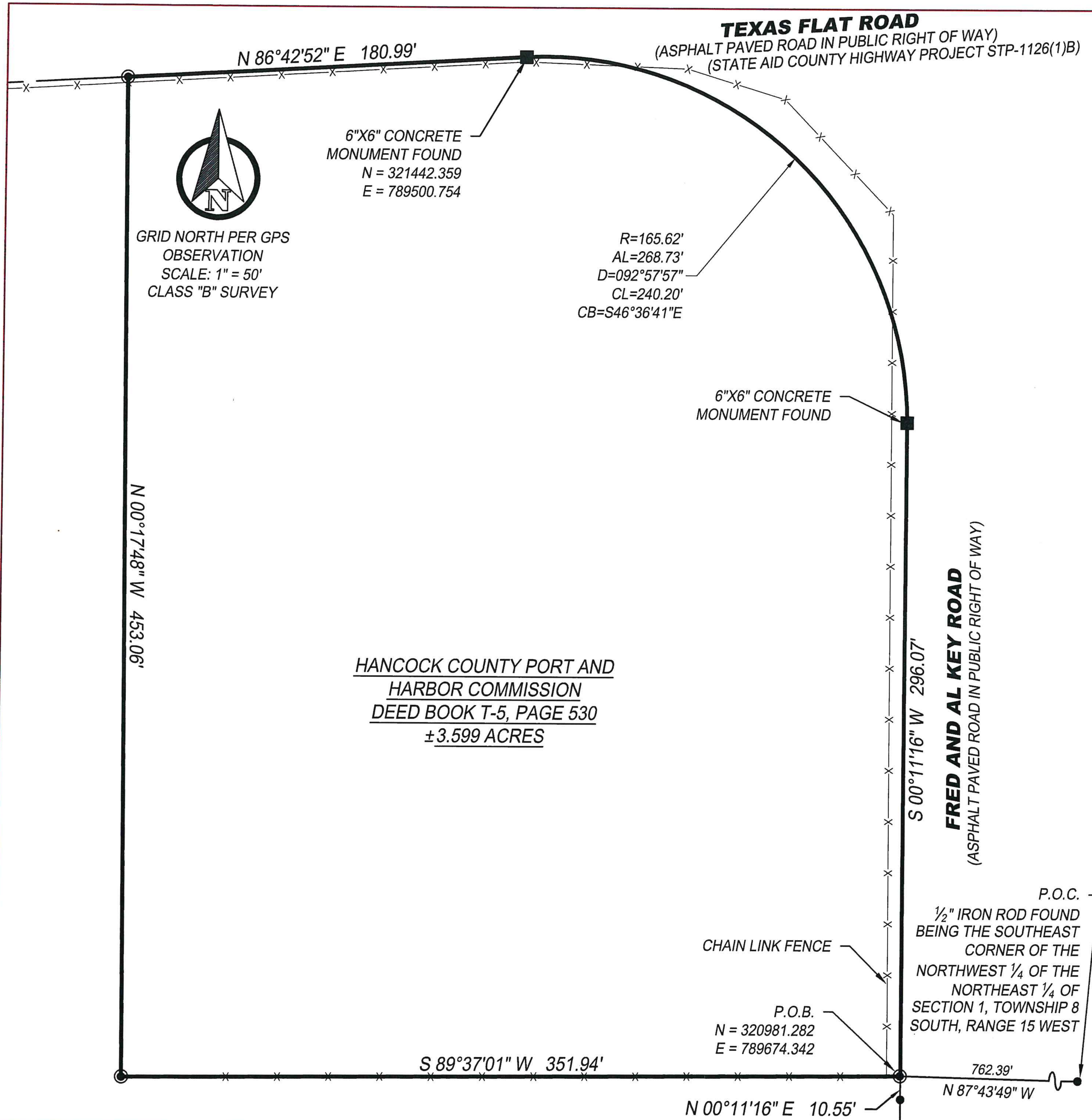

BOUNDARY DESCRIPTION:

A Parcel of land located in the Northwest ¼ of the Northeast ¼ of Section 1, Township 8 South, Range 15 West, St. Stephens Principal Meridian, Hancock County, Mississippi being more particularly described as follows:

Commence at a ½ inch iron rod being the southeast corner of the Northwest ¼ of the Northeast ¼ of said Section 1; thence North 87 degrees 43 minutes 49 seconds West 762.39 feet to a ½ inch iron rod with cap and the Point of Beginning, having grid coordinates of N=320981.282 and E=789674.342 based on the Mississippi State Plane Coordinate System, East Zone, NAD 83 (U.S. Survey feet), bearings and distances herein are grid values based on said coordinate system using a scale factor of 0.999993376 and a convergence angle of -00 degrees 18 minutes 43.527 seconds (at the P.O.B.); thence South 89 degrees 37 minutes 01 second West 351.94 feet to a ½ inch iron rod with cap; thence North 00 degrees 17 minutes 48 seconds West 453.06 feet to the south margin of Texas Flat Road and a ½ inch iron rod with cap; thence North 86 degrees 42 minutes 52 seconds East 180.99 feet along the south line of said Texas Flat Road to a 6 inch square concrete monument; thence 268.73 feet along the arc of a curve to the right having a radius of 165.62 feet, a central angle of 92 degrees 57 minutes 57 seconds, and a chord which bears South 46 degrees 36 minutes 41 seconds East 240.20 feet to a 6 inch square concrete monument; thence South 00 degrees 11 minutes 16 seconds West 296.07 feet along the western margin of Fred and Al Key Road to the Point of Beginning.

Said parcel containing 3.599 acres, more or less being a portion of the property conveyed to Hancock County Port and Harbor Commission per Deed Book T5, Page 530.

Surveyor's Notes:

1. This survey has been performed without the benefit of a title report and may not show all rights-of-way, easements, and restrictions. Such features can be added if a current title report is performed and certified by an attorney, and is provided to the surveyor.
2. Copies of this survey without an original signature and seal in blue ink are not valid. Any alteration of this survey, in whole or part, without prior written permission of Tice Engineering, Inc. is prohibited.
3. No flood zone information is shown hereon.
4. No wetland information is shown hereon.
5. ● = 1/2 Inch Iron Rod found unless otherwise noted
6. ◉ = 1/2 Inch Iron Rod Set unless otherwise noted
7. Parcel Indexing Instructions: Northwest ¼ of the Northeast ¼ of Section 1, Township 8 South, Range 15 West, St. Stephens Principal Meridian, Hancock County, Mississippi
8. All ownership information shown hereon are "now or formally".
9. If shown, the aerial image in the background is for geographic reference only, and is provided by Maris.
10. This survey referenced to the Mississippi State Plane East Zone(2301) with NAD (83) Datum.
11. Scale Factor at the Point of Beginning: 0.999993376
    Convergence angle Point of Beginning: -0° 18' 43.527"
    All distances and coordinates shown hereon are in U.S. survey feet (3.2808$\overline{33}$ feet per meter)

J. COLTER RATLIFF LICENSED PROFESSIONAL SURVEYOR PS-3008 STATE OF MISSISSIPPI

J. Colter Ratliff, P.S.
Field Surveyed April 30, 2024

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PROJECT NUMBER : 1813-24-SITE 1