



BENVENUTI PROPERTIES MS LLC.
/ DEED BOOK 2022, PAGE 14472

BENVENUTI PROPERTIES MS LLC.
DEED BOOK 2013, PAGE 14252

N 89°56'59" E 1934.68'

S 89°59'38" E
339.86'

**P.O.B
4X4 CONCRETE MONUMENT FOUND
BEING THE CORNER COMMON TO
SECTIONS 19, 25, TOWNSHIP 9 SOUTH
RANGE 16 WEST, AND, 24, 30,
TOWNSHIP 9 SOUTH RANGE 15 WEST
N=269246.22
E=759523.75**

HANCOCK COUNTY, MISSISSIPPI
DEED BOOK BB 140, PAGE 68
±476.433 ACRES

DAK AMERICAS MISSISSIPPI INC.
DEED BOOK 2022, PAGE 882

**ROUND CONCRETE MONUMENT FOUND
WITH 4" BRASS PLATE**

- $N=264439.68$
 $E=758996.36$

N 83°42'37" E
846.00'
N 00°19'10" E
1030.26'
R=1945.11'
AL=527.33'
D=015°32'00"
CL=525.72'
CB=S37°03'00"E

SECTION 19, TOWNSHIP 9 SOUTH,
RANGE 15 WEST
SECTION 30, TOWNSHIP 9 SOUTH,
RANGE 15 WEST

S 00°11'00" W
160.57'

S 44°11'58" W
246.07'

$R=906.52'$
 $AL=855.26'$
 $D=054^{\circ}03'21''$
 $CL=823.89'$
 $CB=S26^{\circ}53'04''W$

S 53°56'50" W
405.63'

S 53°59'50" W 2454.92'

A circular blue ink seal for a professional surveyor. The outer ring contains the text "J. COLTER RATLIFF" at the top and "STATE OF MISSISSIPPI" at the bottom. Inside this ring, the words "LICENSED PROFESSIONAL" are at the top and "SURVEYOR" is in the center. At the bottom of the inner circle is the license number "PS-3008". The seal is stamped in blue ink on a white background.

BOUNDARY DESCRIPTION

A parcel of land located in Fractional Section 25 of Township 9 South Range 16 West and the West ½ of Section 30 and the Southwest ¼ of the Southwest ¼ of Section 19, Township 9 South Range 15 West, St. Stephens Principal Meridian, Hancock County, Mississippi being more particularly described as follows:

Begin at a 4 inch square concrete monument being at the Northwest corner said Section 30 having grid coordinates of N=269246.22 and E=759523.75 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 1.000007861 and a convergence angle of -00 degrees 21 minutes 30.234 seconds (at the P.O.B.); thence North 00 degrees 19 minutes 10 seconds East 1030.26 feet along the east line of the property conveyed to BENVENUTI Properties MS, LLC per Deed Book 2022, Page 14472 to the south margin of Port and Harbor Drive and a ½ inch iron rod found; thence North 83 degrees 42 minutes 37 seconds East 846.00 feet along the south margin of said Port and Harbor Drive to the west margin of Lower Bay Road and a ½ inch iron rod with cap; thence South 29 degrees 23 minutes 18 seconds East 609.30 feet along the west margin of said Lower Bay Road to a ½ Inch Iron rod; thence 527.33 feet along the arc of a curve to the left having a radius of 1945.11, a central angle of 15 degrees 32 minutes 00 seconds and a chord which bears South 37 degrees 03 minutes 00 seconds East 525.72 feet along the west margin of said Lower Bay Road to a ½ inch iron rod with cap; thence South 44 degrees 49 minutes 00 seconds East 1227.76 feet along the west margin of Lower Bay Road to a ½ inch iron rod with cap; thence South 00 degrees 11 minutes 00 seconds West 160.57 feet to a ½ inch iron rod with cap; thence South 44 degrees 11 minutes 58 seconds West 246.07 feet to a ½ inch iron rod with cap; thence South 00 degrees 08 minutes 36 seconds East 1354.46 feet along the west margin of South Port Bienville Road to a 4 inch square concrete monument; thence 855.26 feet along the arc of a curve to the right having a radius of 906.52 feet, a central angle of 54 degrees 03 minutes 21 seconds, and a chord which bears South 26 degrees 53 minutes 04 seconds West 823.89 feet along the west margin of said South Port Bienville Road to a 4 inch square concrete monument; thence South 53 degrees 56 minutes 50 seconds West 405.63 feet along the west margin of said South Port Bienville Road to a 4 inch square concrete monument; thence South 53 degrees 59 minutes 50 seconds West 2454.92 feet along the west margin of said South Port Bienville Road to a round concrete monument found with 4 Inch brass plate; thence North 45 degrees 36 minutes 32 seconds West 4605.42 along the northeast line of the property conveyed to DAK Americas Mississippi Inc per Deed Book 2022, Page 882 to a ½ Inch Iron rod with cap; thence North 44 degrees 16 minutes 46 seconds East 2211.25 feet along the southeast line of the property conveyed to Hancock County Port and Harbor Commission per Deed Book 2018, Page 14782 to a ½ Inch Iron rod; thence North 89 degrees 56 minutes 59 seconds East 1934.68 feet along the south line of the property conveyed to BENVENUTI Properties MS LLC per Deed Book 2013, Page 14252 to a ½ Inch Iron rod; thence South 89 degrees 59 minutes 38 seconds East 339.86 feet along the south line of said Benvenuti Properties MS LLC per Deed Book 2022, Page 14472 to the point of beginning.

Said property containing 476.433 acres, more or less.

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. ■ = 4 inch square Concrete Monument Found
8. Parcel Indexing Instructions: Fractional Section 25 of Township 9 South Range 16 West and the West 1/2 of Section 30 and the Southwest 1/4 of the Southwest 1/4 of Section 19, Township 9 South Range 15 West, St. Stephens Principal Meridian, Hancock County, Mississippi
9. All ownership information shown hereon are "now or formally".
10. If shown, the aerial image in the background is for geographic reference only, and is provided by Maris.
11. This survey referenced to the Mississippi State Plane East Zone(2301) with NAD (83) Datum. Scale Factor: 1.000007861

Convergence angle: -00° 21' 30.234"
All distances and coordinates shown hereon are in U.S. Survey Feet (3.280833 feet per meter)

J. Colter Ratliff, P.S.
Field Surveyed April 24, 2024

The logo for TEI Engineering, Inc. features the letters "TEI" in a large, white, serif font inside a dark red square. To the right of the square, the text "TICE" is written in a large, bold, black serif font, with "ENGINEERING, INC." in a smaller, black serif font below it. Underneath "ENGINEERING, INC." is the text "ENGINEERS / SURVEYORS" in a black serif font. Below the entire logo section is a horizontal line, and underneath that line is the tagline "Trusted Engineers. Experienced Surveyors. Innovative Results" in a black serif font. Below the tagline is another horizontal line, and underneath that line is the address "510 S. VARDAMAN ST." in a black serif font, followed by "WIGGINS, MS 39577" in a black serif font, then "PHONE: 601.928.4121" in a black serif font, and finally "EMAIL: info@ticeeng.com" in a black serif font. At the bottom of the advertisement, the text "PROJECT NUMBER : 1807-24" is written in a large, bold, black serif font.