



GRID NORTH PER GPS
OBSERVATION
SCALE: 1" = 40'
CLASS "B" SURVEY

TYONEK SERVICES GROUP, INC (LESSEE)
DEED BOOK 2021, PAGE 18675

N = 318668.390
E = 789316.083

S 89°49'05" E 348.69'

HANCOCK COUNTY PORT AND
HARBOR COMMISSION
DEED BOOK 2019, PAGE 11589
± 1.422 ACRES

P.O.B
N = 318491.609
E = 789315.405

N 89°33'05" W 348.68'

P.O.C.
1/2 INCH IRON ROD
FOUND BEING THE
SOUTHWEST CORNER OF
THE SOUTHEAST 1/4 OF
SECTION 1, TOWNSHIP 8
SOUTH, RANGE 15 WEST

S 00°13'31" W 178.41'

FRED AND AL KEY ROAD
(ASPHALT PAVED ROAD IN PUBLIC RIGHT OF WAY)

BOUNDARY DESCRIPTION

A Parcel of land located in the Northwest 1/4 of the Southeast 1/4 of Section 01, Township 8 South, Range 15 West, St. Stephens Principal Meridian, Hancock County, Mississippi being more particularly described as follows:

Commence at a 1/2 inch iron rod being the southwest corner of the Southeast 1/4 of said Section 1; thence North 08 degrees 00 minutes 24 seconds East 1548.71 feet to a 1/2 inch iron rod and the Point of Beginning, having grid coordinates of N=318491.609 and E=789315.405 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 0.999993536 and a convergence angle of -00 degrees 18 minutes 45.283 seconds (at the P.O.B.); thence North 00 degrees 13 minutes 11 seconds East 176.78 feet to a 1/2 inch iron rod; thence South 89 degrees 49 minutes 05 seconds East 348.69 feet along the south line of the property leased to Tyonek Services Group, Inc per Deed Book 2021, Page 18675 to the western margin of Fred and Al Key Road and a 1/2 inch iron rod; thence South 00 degrees 13 minutes 31 seconds West 178.41 feet along the western margin of said Fred and Al Key Road to a 1/2 inch iron rod with cap; thence North 89 degrees 33 minutes 05 seconds West 348.68 feet to the Point of Beginning.

Said parcel containing 1.422 acres, more or less being a portion of the property conveyed to Hancock County Port and Harbor Commission per Deed Book 2019, Page 11589.

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 1/4 of the Southeast 1/4 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: 0.999993536
Convergence angle Point of Beginning: -00° 18' 45.283"
All distances and coordinates shown hereon are in U.S. survey feet (3.280833 feet per meter)



J. Colter Ratliff
J. Colter Ratliff, P.S.
Field Surveyed May 22, 2024

TEI	TICE
	ENGINEERING, INC.
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PROJECT NUMBER : 1813-24 SITE 4	