

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

JOHN C ROBINSON ROAD
(ASPHALT PAVED ROAD IN A PUBLIC RIGHT OF WAY)

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

P.O.B.
N = 320439.343
E = 790076.699

N 89°59'51" E 305.14'
269.90'

S 35°01'51" W 626.18'

S 00°14'35" W 241.98'

FARRIS CONCRETE PUMPING, LLC
DEED BOOK BB253, PAGE 700

HANCOCK COUNTY PORT AND HARBOR COMMISSION
DEED BOOK BB237, PAGE 406
± 1.693 ACRES

N = 320197.416
E = 789771.275

N 89°59'23" W 304.40'

S 89°59'23" E
269.90'



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

HANCOCK COUNTY PORT AND HARBOR COMMISSION
DEED BOOK BB237, PAGE 406



BOUNDARY DESCRIPTION

A Parcel of land located in the Southwest 1/4 of the Northeast 1/4 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 1/2 inch iron rod being the northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 1; thence South 35 degrees 01 minutes 51 seconds West 626.18 feet to a 1/2 inch iron rod with cap and the Point of Beginning, having grid coordinates of N=320439.343 and E=790076.699 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 0.999993196 and a convergence angle of -00 degrees 18 minutes 41.128 seconds (at the P.O.B.); thence South 00 degrees 14 minutes 35 seconds West 241.98 feet along the west line of the property conveyed to Farris Concrete Pumping, LLC per Deed Book BB253, Page 700 to a 1/2 inch iron rod; thence North 89 degrees 59 minutes 23 seconds West 304.40 feet to the eastern margin of Fred and Al Key Road and a 1/2 inch iron rod with cap; thence North 00 degrees 03 minutes 59 seconds East 241.91 feet along the east line of said Fred and Al Key road to a 1/2 inch iron rod; thence North 89 degrees 59 minutes 51 seconds East 305.14 feet along the south margin of John C. Robinson Road to the Point of Beginning.

Said parcel containing 1.693 acres, more or less being a portion of the property conveyed to Hancock County Port and Harbor Commission per Deed Book BB237, Page 406.

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: Southwest 1/4 of the Northeast 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: 0.999993196
Convergence angle Point of Beginning: -00° 18' 41.128"
All distances and coordinates shown hereon are in U.S. survey feet (3.280833 feet per meter)

TEI	TICE ENGINEERING, INC. ENGINEERS / SURVEYORS
	<i>Trusted Engineers. Experienced Surveyors. Innovative Results.</i>
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	PROJECT NUMBER: 1813-24 SITE 10

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