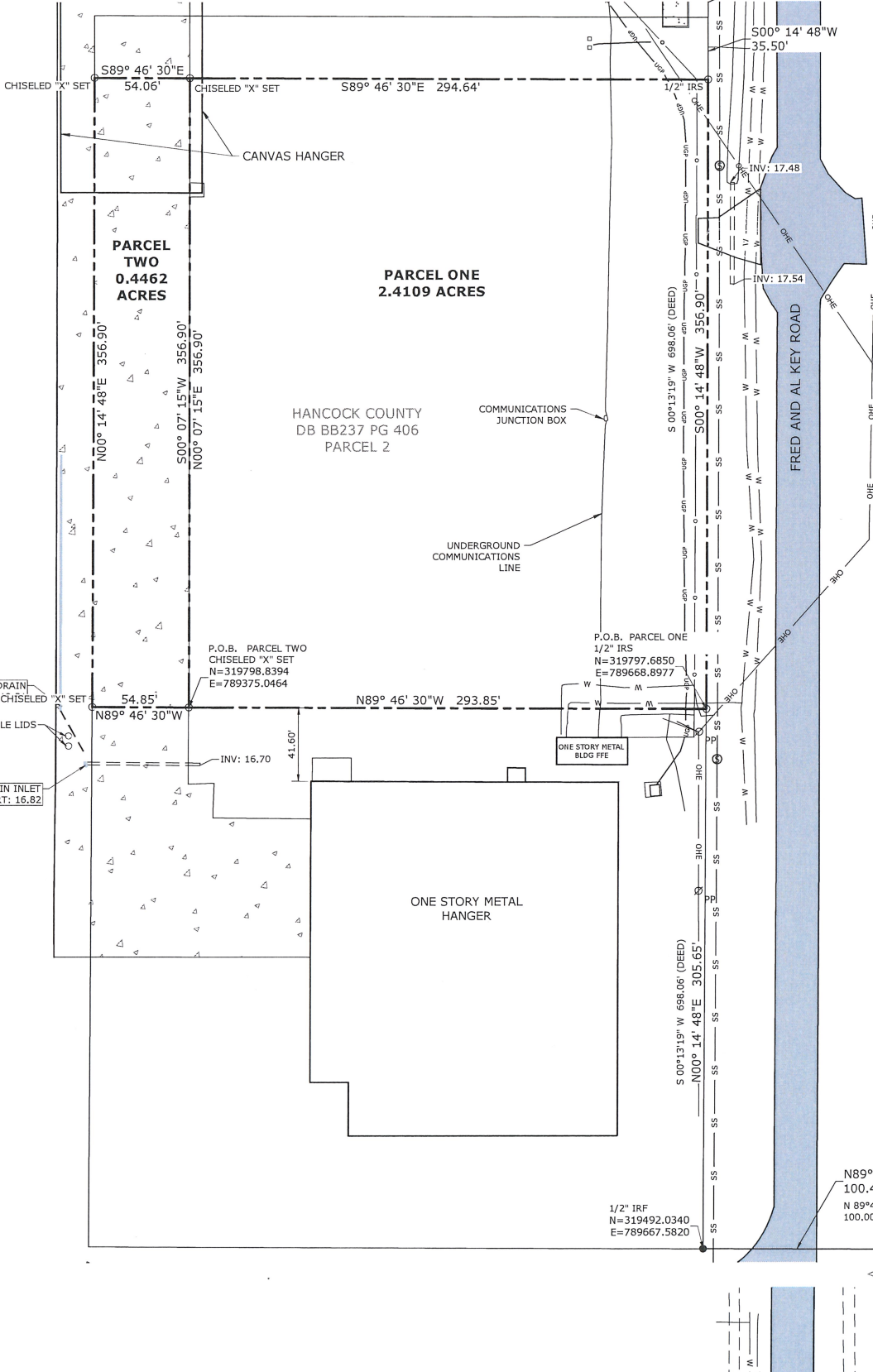


HANCOCK COUNTY
DB T 5 PG 530



PROPERTY DESCRIPTION
PARCEL ONE

Being a 2.4109 acre tract of land situated in the southwest quarter of the northeast quarter of Section 1, Township 8 South, Range 15 West, as shown on survey by Paul D. Pitts, Jr., dated June 17, 2023 whose basis of bearings is the Mississippi State Plane Coordinate System, East Zone (2301), NAD 83 (2011 Epoch 2010.00), Geoid 18, grid values, using a scale factor of 0.999993378 and a convergence angle of (Neg.) 00 degrees 18 minutes 43.37 seconds determined specifically for this project using GPS methods from a static base station located at N300,836.3650, E828,874.6120 obtained from a USM Network, and being a portion of that tract of land conveyed to Hancock County, as recorded in Deed Book BB237, Page 406, Deed Records, Hancock County, Mississippi, and being more particularly described as follows:

Commencing at a brass disc in concrete found on the easterly right of way line of Fred and Al Key Road, having Mississippi State Plane Coordinates N318,667.1050 (N257,993.14 Deed), E789,764.7900 (E305,526.17 Deed);

Thence, North 00 degrees 13 minutes 24 seconds East a distance of 824.54 feet (N 00° 13' 19" E 824.41' Deed), to a point for corner;

Thence, North 89 degrees 46 minutes 30 seconds West a distance of 100.42 feet (N 89° 46' 41" W 100.00' Deed), to a 1/2 inch iron rod found for the southeast corner of the aforementioned Hancock County tract, same being on the west right of way line of Fred and Al Key Road, having Mississippi State Plane Coordinates N319,492.0340, E789,667.5820;

Thence, along said west right of way line, North 00 degrees 14 minutes 48 seconds East a distance of 305.65 feet, to a 1/2 inch iron rod set for the Point of Beginning of the herein described tract, having Mississippi State Plane Coordinates N319,797.6850 E789,668.8977;

Thence, North 89 degrees 46 minutes 30 seconds West a distance of 293.85 feet, to a chiseled "x" set on the edge of a concrete pavement, having Mississippi State Plane Coordinates N319,798.8394, E789,375.0464;

Thence, along the east edge of said concrete pavement, North 00 degrees 07 minutes 15 seconds East a distance of 356.90 feet, to a chiseled "x" set for corner;

Thence, South 89 degrees 46 minutes 30 seconds East a distance of 294.64 feet, to a 1/2 inch iron rod set on the west right of way line of the aforementioned Fred and Al Key Road;

Thence, along said west right of way line, South 00 degrees 14 minutes 48 seconds West a distance of 356.90 feet (S 00° 13' 19" W Deed), to the Point of Beginning and containing 2.4109 acres of land.

PROPERTY DESCRIPTION
PARCEL TWO

Being a 0.4462 acre tract of land situated in the southwest quarter of the northeast quarter of Section 1, Township 8 South, Range 15 West, as shown on survey by Paul D. Pitts, Jr., dated June 17, 2023 whose basis of bearings is the Mississippi State Plane Coordinate System, East Zone (2301), NAD 83 (2011 Epoch 2010.00), Geoid 18, grid values, using a scale factor of 0.999993378 and a convergence angle of (Neg.) 00 degrees 18 minutes 43.37 seconds determined specifically for this project using GPS methods from a static base station located at N300,836.3650, E828,874.6120 obtained from a USM Network, and being a portion of that tract of land conveyed to Hancock County, as recorded in Deed Book BB237, Page 406, Deed Records, Hancock County, Mississippi, and being more particularly described as follows:

Commencing at a brass disc in concrete found on the easterly right of way line of Fred and Al Key Road, having Mississippi State Plane Coordinates N318,667.1050 (N257,993.14 Deed), E789,764.7900 (E305,526.17 Deed);

Thence, North 00 degrees 13 minutes 24 seconds East a distance of 824.54 feet (N 00° 13' 19" E 824.41' Deed), to a point for corner;

Thence, North 89 degrees 46 minutes 30 seconds West a distance of 100.42 feet (N 89° 46' 41" W 100.00' Deed), to a 1/2 inch iron rod found for the southeast corner of the aforementioned Hancock County tract, same being on the west right of way line of Fred and Al Key Road, having Mississippi State Plane Coordinates N319,492.0340, E789,667.5820;

Thence, along said west right of way line, North 00 degrees 14 minutes 48 seconds East a distance of 305.65 feet, to a 1/2 inch iron rod set for corner, having Mississippi State Plane Coordinates N319,797.6850 E789,668.8977;

Thence, North 89 degrees 46 minutes 30 seconds West a distance of 293.85 feet, to a chiseled "x" set on the edge of a concrete pavement for the Point of Beginning of the herein described tract, having Mississippi State Plane Coordinates N319,798.8394, E789,375.0464;

Thence, North 89 degrees 46 minutes 30 seconds West a distance of 54.85 feet, to a chiseled "x" set on the west line of the aforementioned Hancock County tract;

Thence, along said west line, North 00 degrees 14 minutes 48 seconds East a distance of 356.90 feet, to a chiseled "x" set for corner;

Thence, South 89 degrees 46 minutes 30 seconds East a distance of 54.06 feet, to a chiseled "x" set on the east edge of said concrete pavement;

Thence, along the east edge of said concrete pavement, South 00 degrees 07 minutes 15 seconds West a distance of 356.90 feet, to the Point of Beginning and containing 0.4462 acres of land.

GENERAL NOTES

- The basis of bearings for this survey is the Mississippi State Plane Coordinate System, East Zone (2301), NAD 83 (2011 Epoch 2010.00), Geoid 18, grid values, using a scale factor of 0.999993378 and a convergence angle of (Neg.) 00 degrees 18 minutes 43.37 seconds determined specifically for this project using G.P.S. methods from a base station located at N300,836.3650, E828,874.6120 obtained by the USM Network.
- This survey was prepared without the benefit of a Title Search.
- Date of this Mississippi Standards Class B Survey is June 17, 2023.
- Reference Material: DB T 5 PG 530, DB BB 237 PG 406, Deed Records, Hancock County, Mississippi, and previous surveys by Compton Engineering.

SURVEYOR'S CERTIFICATE

The undersigned, Professional Licensed Surveyor, hereby certifies that this survey was made on the ground under my direct supervision and meets or exceeds the requirements of the Standards of Practice for Surveyors in Mississippi as adopted by the Mississippi Board of Licensure for Professional Engineers and Surveyors.

Witness my signature this 17th day of June, 2023.

Paul D. Pitts Jr.
MS PLS No. 3069

Surveyor
3069

BOUNDARY SURVEY

WORKING NUMBER:
V1.00

DRAWING NUMBER:
1

NOTICE TO DRAWING HOLDER

NEEL-SCHAFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS				DRAWING INFORMATION	
NO.	DATE	BY	DESCRIPTION	N-S PROJECT NO.	FILENAME/BOUNDARY-PDP.dwg
0	6/17/23	PDP	ISSUED AS FINAL SURVEY		
				SCALE: = AS NOTED	
				SURVEYED BY: DON F.	
				DSGN: PDP	DATE: 6/17/23
				DRWN: PDP	DATE: 6/17/23
				CHKD: PDP	DATE: 6/17/23
				QA/QC:	DATE:

VERIFY SCALES.
BASIC ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

PROPOSED SITE 2 BOUNDARY
SURVEY

HANCOCK COUNTY PORT & HARBOR COMMISSION

