

A.P.R. = AS PER RECORD
A.P.S. = AS PER SURVEY
A.P.C. = AS PER CALCULATION
A.P.T. = AS PER TAX MAP
A.P.P.S. = AS PER PREVIOUS SURVEY
C.N.S. = COULD NOT SET
A.P.D. = AS PER DEED
A.P.P. = AS PER PLAT
00.00 = EXISTING ELEVATION

NOTES:

THIS SURVEY WAS PERFORMED FROM INFORMATION PROVIDED BY CLIENT WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, AND INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND MAY NOT SHOW ALL EASEMENTS, SERVITUDES AND ENCUMBERMENTS ASSOCIATED WITH THE PROPERTY. A TITLE REPORT IS RECOMMENDED FOR FULL DISCOVERY.

ONLY VISIBLE, ABOVE GROUND IMPROVEMENTS WERE LOCATED AS A PART OF THIS SURVEY

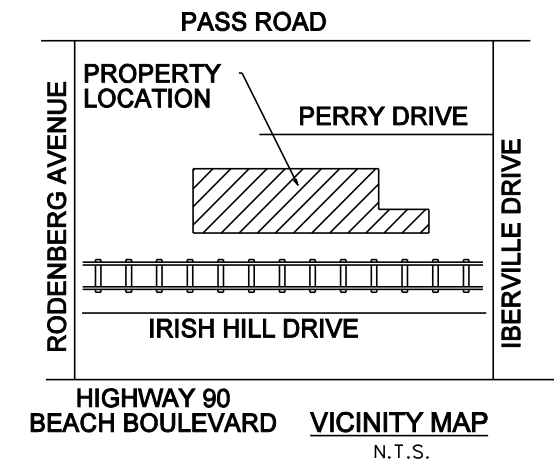
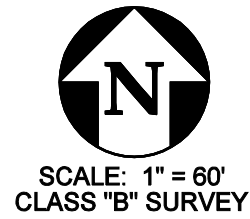
DATES OF FIELD SURVEY: 01-10-24,
01-11-24, 02-15-24 AND 04-03-24

ELEVATIONS BASED FROM
BCBM #133R ELEV = 29.80'

REFERENCE MATERIAL:

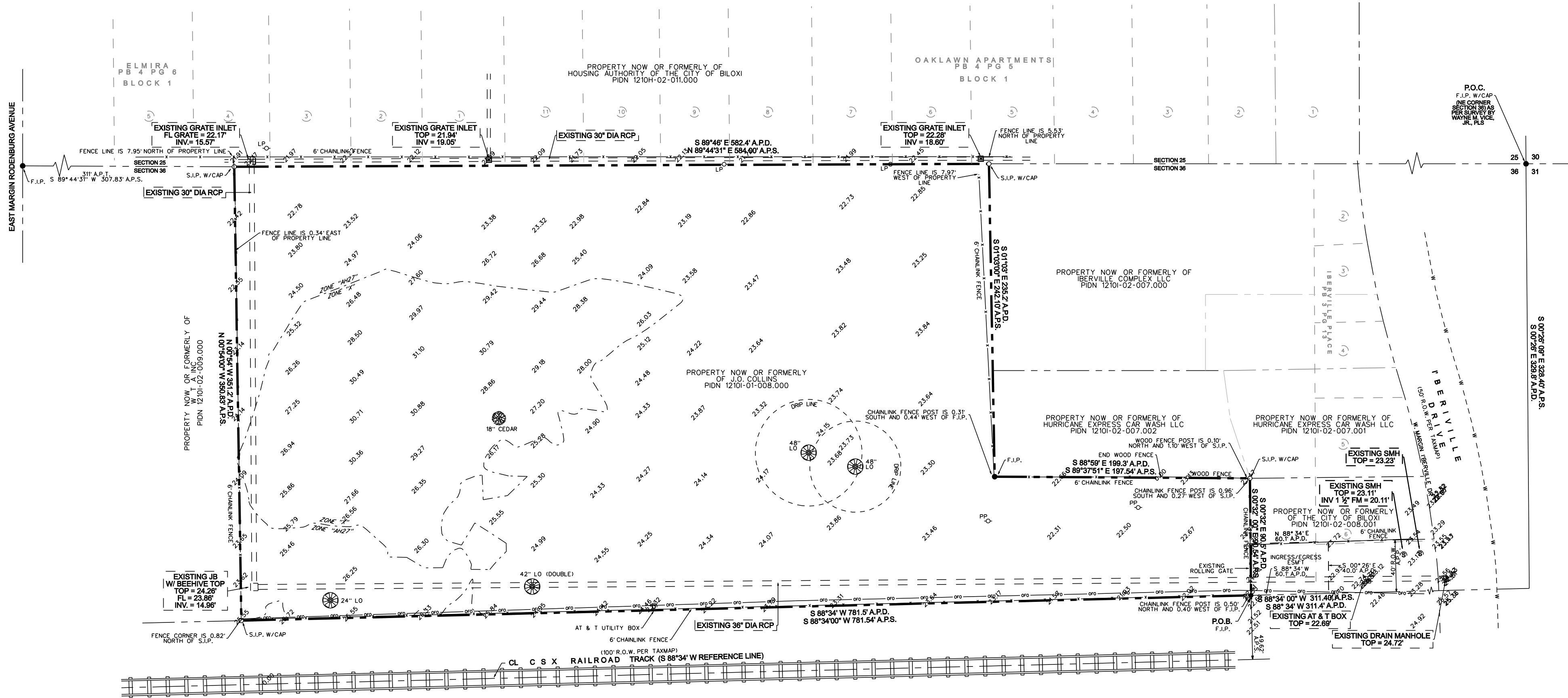
-HARRISON COUNTY WEB MAPPING
-CITY OF BILOXI GEO PORTAL
-SURVEY BY DANIEL C. SEYMOUR, RLS, DATED 4-4-08
-WARRANTY DEED BK 209 PG 355-356
-RECORD PLAT OF ELMIRA - PB 4 PG 6
-RECORD PLAT OF OAKLAWN APARTMENTS - PB 4 PG 5
-RECORD PLAT OF IBERVILLE PLACE PB 3 PG 13
-SURVEY BY WAYNE M. VICE, JR., PLS DATED
NOVEMBER 15, 2023

A BOUNDARY AND TOPOGRAPHIC SURVEY
OF A PARCEL OF LAND LOCATED IN THE
NE 1/4 OF SECTION 36, T7S, R10W,
BILOXI, MISSISSIPPI - HAVING A
PARCEL NUMBER OF 12101-01-008.000



LEGEND:

- = FOUND IRON PIN (F.I.P.)
- = SET CAPPED IRON PIN (S.I.P.)
- 16/20 19/20 30/29 = SECTION CORNER (TYP)
- ⊠ = CONCRETE MONUMENT



LEGAL DESCRIPTION: (WARRANTY DEED BK 209 PG 355-356)

THAT CERTAIN REAL PROPERTY being situated in Section 36, Township 7 South, Range 10 West, Biloxi, Second Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

COMMENCING at a concrete monument marking the Northeast corner of said Section 36, Township 7 South, Range 10 West; running thence South 00°26' East a distance of 329.8 feet to a point on the North margin of the CSXT railroad; running thence South 88°34' West along said North margin a distance of 311.4 feet to the point of beginning of the herein described parcel. From said point of beginning continuing thence South 88°34' West along said North margin of railroad a distance of 781.5 feet to an iron pin found; running thence North 00°54' West a distance of 351.2 feet to an iron pin found; running thence South 89°46' East a distance of 582.4 feet to an iron pipe found at a fence corner; running thence South 01°03' East a distance of 235.2 feet to an iron pin found; running thence South 88°59' East a distance of 199.3 feet to an iron pin found; running thence South 00°32' East a distance of 90.5 feet to the point of beginning. Said parcel contains 218,511.70 square feet, or 5.02 acres, more or less.

ALSO

A non-exclusive easement for ingress and egress to the above described property, more particularly described as follows, to-wit:

THAT CERTAIN REAL PROPERTY being situated in Section 36, Township 7 South, Range 10 West, Biloxi, Second Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

COMMENCING at a concrete monument marking the Northeast corner of said Section 36, Township 7 South, Range 10 West; running thence South 00°26' East a distance of 329.8 feet to a point on the North margin of the CSXT railroad; running thence South 88°34' West along said North margin a distance of 162.0 feet to an iron rod found on the West margin of existing Iberville Drive; running thence South 88°34' West along the North margin of the railroad and the South margin of a 40 foot street a distance of 89.3 feet to the West line of Block 1, Iberville Place Subdivision and the point of beginning of the herein described easement. From said point of beginning continuing thence South 88°34' West along the North margin of said railroad a distance of 60.1 feet to a point; running thence North 00°32' West a distance of 40.0 feet to an iron pin found; running thence North 88°34' East a distance of 60.1 feet to the Southwest corner of Lot 6, Block 1, Iberville Place Subdivision; running thence South 00°26' East along the West line of Iberville Place Subdivision a distance of 40.0 feet to the point of beginning. Said easement contains 2,403.37 square feet, or 0.05 acres, more or less.

CERTIFICATION:

This is to certify that I have surveyed the property hereon described and delineated and that the measurements and other data indicated are true and correct to the best of my knowledge and belief.

Lawrence C. Rumsey, P.L.S.
MS Reg. No. 2283
April 4, 2024



04/03/24 TLT/ LCR

Rumsey Consulting Engineering, Inc.
Planning, Surveying, Design

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Biloxi, Mississippi 39530
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