



Vicinity Map: 1: 1,000'

Reference Maps:

- 1) Plat of survey of a part of that tract of land known as Brickyard Bluff, signed by Francis G. Clifford, dated July 12, 1980.
- 2) Plat of survey of a 1/2 acre parcel of land, signed by Francis G. Clifford, R.L.S., dated February 8, 1980.
- 3) Plat of survey of a part of the property of Moss Point Marine, signed by Francis G. Clifford, R.L.S., dated May 29, 1980.
- 4) Plat of survey of a 2/5 Acre property of Moss Point Marine, Inc., signed by Francis G. Clifford, R.L.S., dated December 18, 1986.
- 5) Plat of survey of the property of Waterways Property, Inc. and Moss Point Marine, Inc.
- 6) Plat of survey of Joseph D. McQueen, Jr., signed by Bobby L. Sanford, County Surveyor, dated August 9, 1990.

Standard Notes:

The servitudes and restrictions shown on this survey are limited to those set forth in the description furnished us, and there is no representation that all applicable servitudes and restrictions are shown herein. The surveyor made no attempt to verify title, actual legal ownership, or other burdens on the property.

This survey is in accordance with the applicable standards of practice as stipulated in Part 901 Chapter 21 of the Standards of Practice for Surveying for a Class "B" survey.

Horizontal Datum: NAD-1983 (Based on C4G)

Projection: Lambert, Mississippi East Zone

Units: U.S. Survey Feet

Bearings are based on the Mississippi State Plane Coordinate System

Zoning: (North of Moss Point City Limits)

- The herein surveyed area is Zoned I-3 (Heavy Industrial), as per the official zoning map of the City of Moss Point, Mississippi. Area, Yard and Height Requirements are as follows:
 - Minimum lot area: N/A
 - Minimum lot width: 0
 - Maximum building coverage (% of lot area): 60%
 - Maximum height: 60 ft.
 - Minimum yard setback requirements:
 - a. Front Yard: 60 ft.
 - b. Side Yard: 25 ft.
 - c. Rear Yard: 30 ft.
- The herein surveyed area is Zoned A-1 (Agricultural), as per the official zoning map of the City of Moss Point, Mississippi. Area, Yard and Height Requirements are as follows:
 - Minimum lot area: N/A
 - Minimum lot width: 250 ft.
 - Maximum building coverage (% of lot area): 5%
 - Maximum height: 35 ft.
 - Minimum yard setback requirements:
 - a. Front Yard: 30 ft.
 - b. Side Yard: 30 ft.
 - c. Rear Yard: 30 ft.

Riparian Notes:

A portion of the boundary line for Lot 5 represents the water's edge of Brickyard Bayou, Paschaloula River and Smear Bayou. The water's edge of Smear Bayou and Paschaloula river was surveyed on November 9, 2022. The water's edge of Brickyard Bayou was surveyed on November 10, 2022. The water's edge of the boundary is subject to change due to natural causes and the surveyor makes no claims that the location of the water's edge on the survey date represents the location of the limits of title.

Line Table		
Line #	Length	Direction
L1	50.57	56° 14' 01" W
L2	71.10	58° 09' 20" W
L3	93.32	56° 22' 05" W
L4	115.77	55° 53' 53" W
L5	63.87	54° 29' 29" W
L6	36.17	64° 42' 21" W
L7	51.35	56° 00' 01" W
L8	30.99	58° 54' 00" W
L9	38.55	57° 40' 21" W
L10	40.37	58° 45' 49" W
L11	58.68	57° 56' 13" W
L12	30.70	53° 12' 10" W
L13	30.50	52° 15' 52" W
L14	55.94	52° 27' 13" W
L15	101.72	50° 55' 24" W
L16	48.02	50° 44' 45" E
L17	70.19	52° 36' 25" W
L18	62.34	53° 54' 45" W
L19	62.28	53° 25' 12" W
L20	47.39	58° 03' 45" W
L21	52.59	57° 44' 22" W
L22	90.95	53° 39' 33" W
L23	40.35	52° 53' 13" W
L24	134.77	54° 55' 52" W
L25	40.52	58° 02' 58" W
L26	86.04	57° 02' 52" W
L27	52.24	57° 07' 58" W
L28	89.14	55° 19' 16" W
L29	18.76	58° 09' 42" W
L30	49.33	53° 59' 15" E
L31	63.76	53° 33' 59" W
L32	112.38	52° 59' 08" W
L33	42.34	56° 34' 16" W
L34	46.45	56° 38' 43" W
L35	44.22	54° 03' 58" W
L36	74.86	52° 25' 15" E
L37	171.13	54° 17' 41" E
L38	63.86	53° 59' 15" E
L39	52.20	54° 32' 34" E
L40	57.44	52° 58' 26" E
L41	30.83	50° 46' 43" W
L42	70.01	50° 20' 35" W
L43	210.13	52° 43' 24" W
L44	45.14	51° 57' 35" W
L45	39.11	50° 03' 23" W
L46	51.94	53° 25' 22" W
L47	200.59	51° 12' 27" W
L48	205.94	49° 46' 16" W
L49	108.34	49° 44' 10" W
L50	79.46	49° 03' 42" W
L51	53.00	49° 05' 10" W
L52	63.78	49° 08' 42" W
L53	203.95	49° 31' 31" W
L54	53.70	49° 32' 17" W
L55	107.49	49° 10' 18" E
L56	81.72	53° 51' 15" E
L57	72.22	50° 49' 28" E
L58	171.88	54° 07' 27" E
L59	174.94	54° 07' 03" E
L60	79.38	54° 03' 15" E

Certification

To VT Halter Marine, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Surveys, jointly established and adopted by ALTA and NSPS in 2021, and includes Items 1.2, 7.6, 8.1 & 10 of table A thereof. The field work was completed on November 10, 2022.

Date of Plat or Map: February 7, 2023

PRELIMINARY-5

February 7, 2023

Date:

James H. Chustz, Jr.
Licensed Professional Surveyor
Professional Surveyor No. 2604
223-636-5949

Purpose:
To perform an ALTA Survey on 7 Parcels of Land, currently belonging to VT Halter Marine, Inc., located in Sections 2, 11, Township 7 South, Range 6 West, City of Moss Point, Jackson County, Mississippi.

Encroachment and/or Easement Notes:
1) Easement for ingress and egress to Waterways Property, Inc., a Mississippi corporation as contained in Warranty Deed recorded in Book 684 at Page 296.
2) Right of Way Deed to Jackson County, Mississippi recorded in Book 691 at Page 331.
3) Right of Way as contained in Deed by Gift to the County of Jackson, State of Mississippi, recorded in Book 917 at Page 158.
4) Easement (Ingress/Egress) to OMP-USA, Inc., recorded in Book 1153 at Page 161.
5) Easement (Ingress/Egress) to OMP-USA, Inc., recorded in Book 1153 at Page 164.
6) Easement to Singing River Electric Power Association and OMP-USA, a Division of American Tower Systems, L.P., a Delaware limited partnership, recorded in Book 1153 at Page 166.
7) Easement to Bell South and OPM-USA, a Division of American Tower Systems, L.P., a Delaware limited partnership, recorded in Book 1153 at Page 168.

8) Easement and Assignment Agreement by and between VT Halter Marine, Inc., a Delaware corporation and American Tower, L.P., a Delaware limited partnership, recorded in Book 1823 at Page 377.

Access:
Property has direct ingress and egress to and from Trinity Drive.

Flood Note:
According to Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) Community Panel Number 28059C 0333 G, dated March 16, 2009 this property is located in flood zone AE & X.

Utilities:
All above ground utilities shown have been located from visible evidence during the field survey only. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned.

Zoning: (South of Moss Point City Limits)

• The herein surveyed area is Zoned I-3 (Heavy Industrial), as per the official zoning map of the City of Moss Point, Mississippi. Area, Yard and Height Requirements are as follows:

- Minimum lot area: N/A
- Minimum lot width: 0
- Maximum building coverage (% of lot area): 60%
- Maximum height: 60 ft.

• Minimum yard setback requirements:

- a. Front Yard: 60 ft.
- b. Side Yard: 25 ft.
- c. Rear Yard: 30 ft.

• The herein surveyed area is Zoned A-1 (Agricultural), as per the official zoning map of the City of Moss Point, Mississippi. Area, Yard and Height Requirements are as follows:

- Minimum lot area: N/A
- Minimum lot width: 250 ft.
- Maximum building coverage (% of lot area): 5%
- Maximum height: 35 ft.

• Minimum yard setback requirements:

- a. Front Yard: 30 ft.
- b. Side Yard: 30 ft.
- c. Rear Yard: 30 ft.

• The herein surveyed area is Zoned R-1 (Single Family Residential), as per the official zoning map of Jackson County, Mississippi. Area, Yard and Height Requirements are as follows:

- Minimum lot area: N/A
- Minimum lot width: 0
- Maximum building coverage (% of lot area): 75%
- Maximum height: 60 ft.

• Minimum yard setback requirements:

- a. Front Yard: 35 ft.
- b. Side Yard: 10 ft.
- c. Rear Yard: 25 ft.

• The herein surveyed area is Zoned R-1 (Single Family Residential), as per the official zoning map of Jackson County, Mississippi. Area, Yard and Height Requirements are as follows:

- Minimum lot area: N/A
- Minimum lot width: 80 ft.
- Maximum building coverage (% of lot area): 30%
- Maximum height: 35 ft.

• Minimum yard setback requirements:

- a. Front Yard: 35 ft.
- b. Side Yard: 10 ft.
- c. Rear Yard: 25 ft.

• The herein surveyed area is Zoned R-1 (Single Family Residential), as per the official zoning map of Jackson County, Mississippi. Area, Yard and Height Requirements are as follows:

- Minimum lot area: N/A
- Minimum lot width: 80 ft.
- Maximum building coverage (% of lot area): 30%
- Maximum height: 35 ft.

• Minimum yard setback requirements:

- a. Front Yard: 35 ft.
- b. Side Yard: 10 ft.
- c. Rear Yard: 25 ft.

• The herein surveyed area is Zoned R-1 (Single Family Residential), as per the official zoning map of Jackson County, Mississippi. Area, Yard and Height Requirements are as follows:

- Minimum lot area: N/A
- Minimum lot width: 80 ft.
- Maximum building coverage (% of lot area): 30%
- Maximum height: 35 ft.

• Minimum yard setback requirements:

- a. Front Yard: 35 ft.
- b. Side Yard: 10 ft.
- c. Rear Yard: 25 ft.

• The herein surveyed area is Zoned R-1 (Single Family Residential), as per the official zoning map of Jackson County, Mississippi. Area, Yard and Height Requirements are as follows:

- Minimum lot area: N/A
- Minimum lot width: 80 ft.
- Maximum building coverage (% of lot area): 30%
- Maximum height: 35 ft.

• Minimum yard setback requirements:

- a. Front Yard: 35 ft.
- b. Side Yard: 10 ft.
- c. Rear Yard: 25 ft.

• The herein surveyed area is Zoned R-1 (Single Family Residential), as per the official zoning map of Jackson County, Mississippi. Area, Yard and Height Requirements are as follows:

- Minimum lot area: N/A
- Minimum lot width: 80 ft.
- Maximum building coverage (% of lot area): 30%
- Maximum height: 35 ft.

• Minimum yard setback requirements:

- a. Front Yard: 35 ft.
- b. Side Yard: 10 ft.
- c. Rear Yard: 25 ft.

• The herein surveyed area is Zoned R-1 (Single Family Residential), as per the official zoning map of Jackson County, Mississippi. Area, Yard and Height Requirements are as follows:

- Minimum lot area: N/A
- Minimum lot width: 80 ft.
- Maximum building coverage (% of lot area): 30%
- Maximum height: 35 ft.

• Minimum yard setback requirements:

- a. Front Yard: 35 ft.
- b. Side Yard: 10 ft.
- c. Rear Yard: 25 ft.

• The herein surveyed area is Zoned R-