



Vicinity Map: 1:1,000'

Reference Maps:

1) Survey for Halter Marine Fabricator, Inc., signed by Joseph H. Seal, P.L.S., dated August 4, 1994, recorded in Land Deed Book No. 1066, Page No. 910 in the Jackson County Clerk of Courts Office.
 2) Plat showing survey of Miller Road, signed by Lewis Aldred, Jr., P.L.S., dated June 10, 2001 in Land Deed Book No. 1244, Page No. 756 in the Jackson County Clerk of Courts Office.

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 hereon. The surveyor has 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 in Mississippi 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

Purpose:

To perform an ALTA Survey on 54.78 Acres, currently belonging to VT Halter Marine, Inc., located in Section 19, Township 7 South, Range 5 West, City of Moss Point, Jackson County, Mississippi.

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:

The herein surveyed area is Zoned HI (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: 43,560 sq. ft. (1 acre)
 • Minimum lot width: 150 ft.
 • Maximum building coverage (% of lot area): 60%
 • Maximum height: (Approved by the City Fire Chief)
 • Minimum yard setback requirements:
 a. Front Yard: 60 ft.
 b. Side Yard: 25 ft.
 c. Rear Yard: 50 ft.

Encroachment Notes:

No visible evidence of encroachments onto or over subject property's boundary lines as per this survey.

Access:

Property has direct ingress and egress to and from Elder Ferry Road.

Flood Note:

According to Federal Emergency Management Agency Flood Insurance Rate Map (F.I.R.M.) Community Panel Number 28059 C 0342 G, dated March 16, 2009 this property is located in flood zone AE, which is located in Special Flood Hazard Area Subject to inundation by the 1% annual chance flood. This area has a Base Flood Elevation of 10-12 feet.

Riparian Notes:

A portion of the boundary line for Lot 6 represents the water's edge of Bounds Lake. The water's edge of Bounds Lake was surveyed on November 4, 2022. 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.

