PLAT SHOWING BOUNDARY SURVEY

OF

LOTS 9–11, BELLE ISLE NO. 1

(PLAT BOOK 2, PAGE 90)

TAX PARCEL #189A–2–28–001.000

MUNICIPAL: #4301 RIVERSIDE DRIVE

HANCOCK COUNTY, MISSISSIPPI

LEGEND

FOUND PROPERTY MARKER (AS NOTED)	○	EXISTING FIRE HYDRANT	☉
SET 3/4" IRON ROD (unless noted otherwise)	●	EXISTING WATER METER	WM ○
FOUND CONCRETE RIGHT OF WAY MARKER	◪	EXISTING WATER VALVE	⊗WV
EXISTING SPOT ELEVATION	× 10.63	EXISTING REINFORCED CONCRETE PIPE	18" RCP
EXISTING SUBSURFACE DRAINAGE	=======	EXISTING HIGH DENSITY POLYETHYLENE PIPE	12" HDPE

REFERENCE MAPS:

A) Official plat of BELLE ISLE NO. 1 as recorded in Plat Book 2 at Page 90

B) Survey of Lot 15, BELLE ISLE NO. 1 prepared by J. Michael Cassady on April 27, 1988.

REFERENCE BEARINGS:

The bearings shown hereon are based on the "Mississippi State Plane Coordinate System – East Zone – NAD 83" using GPS GCGC–RTN System accessed on February 24, 2025 and having a combined/correctional factor of 1.0000194. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

REFERENCE ELEVATIONS:

The elevations shown hereon are based on the "North American Vertical Datum of 1988 – NAVD 88" (Geoid 12b) using GPS GCGC–RTN System accessed on February 24, 2025.

SITE T.B.M.'s (Temporary Bench Marks):

#1 – Top bolt of fire hydrant near northwest corner of subject property.
Elevation = 3.94 feet N.A.V.D.88

FEMA FLOOD ZONE AND HAZARDS:

This lot is located in Flood Zone "AE" (17) Area of/per FEMA Map Community Panel Number 28045C0401D for Hancock County, Mississippi dated October 16, 2009. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

NOTES:

1.) No attempt has been made by Cassady–Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right–of–ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

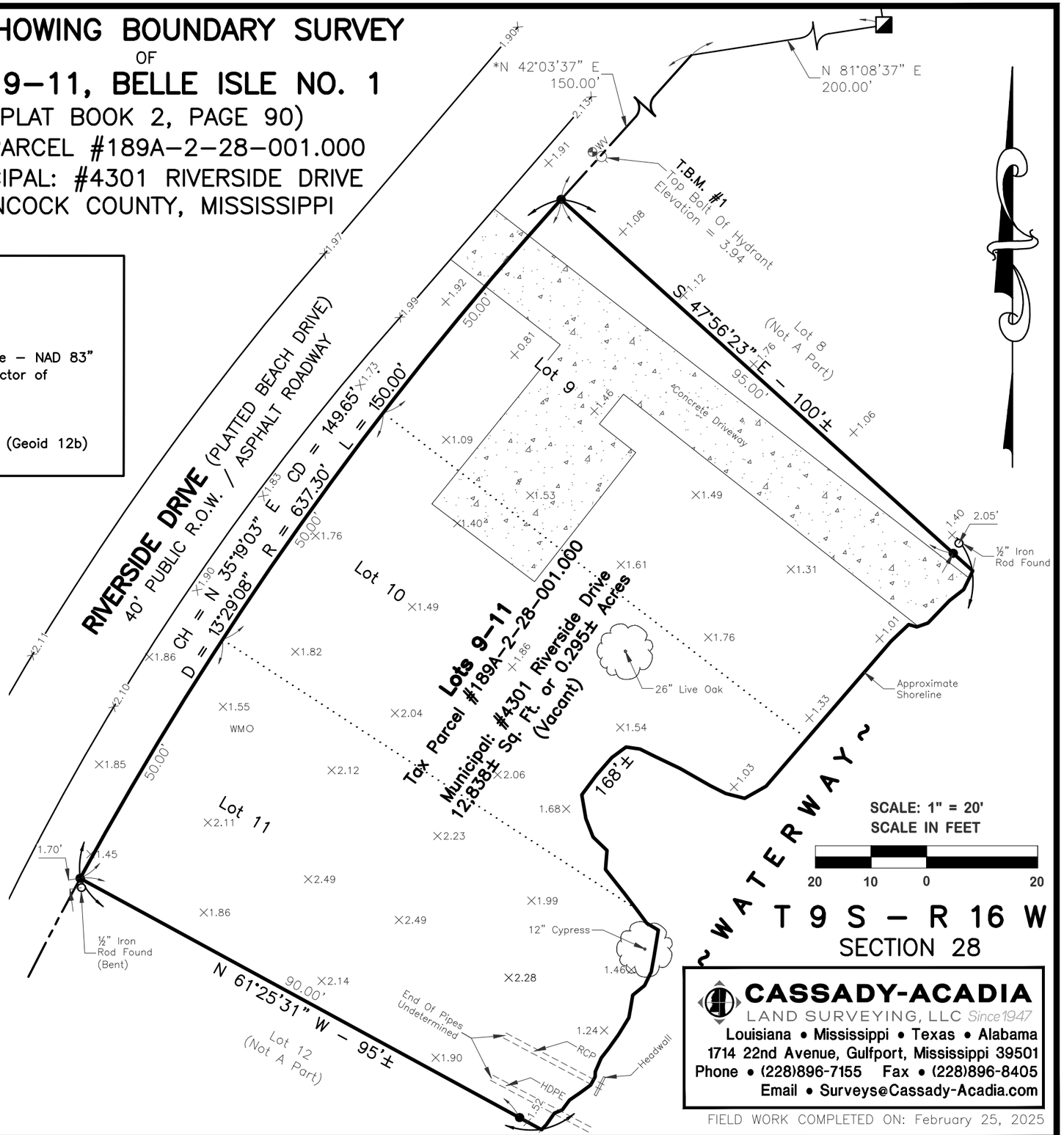
CERTIFICATION:

This is to certify to ZACHARY PISCIOTTA that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Wayne M. Vice, Jr., PS, Reg. No. 32711

LICENSED PROFESSIONAL SURVEYOR PS 32711 STATE OF MISSISSIPPI

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



T 9 S – R 16 W

SECTION 28

CASSADY-ACADIA

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FIELD WORK COMPLETED ON: February 25, 2025

CALS FILE: 25–02–123.dwg FIELD BOOK: 26, PG. 74