

**BOUNDARY NOTE:**

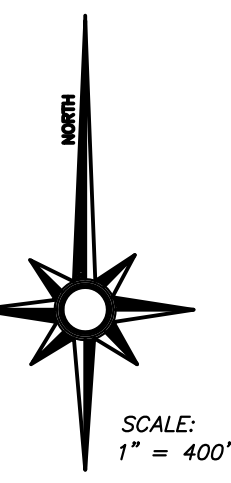
ALL PROPERTY MARKERS, PROPERTY LINES, BOUNDARY INFORMATION, AND OTHER SURVEY DATA SHOWN HEREON WERE OBTAINED FROM A PRIOR SURVEY COMPLETED ON SEPT. 4, 2001 BY DUKE LEVY, JR., R.L.S., ONLY NECESSARY PROPERTY TIES WERE MADE AT THIS TIME TO FURNISH THIS MAP. PRIOR SURVEY INFORMATION, PRIOR FLOODZONES AS PER F.I.R.M. MAP NUMBER 285254 0130 C AND 285254 0140 C, REVISED SEPT. 18, 1987.

**WETLANDS NOTE:**

ALL ENVIRONMENTAL INFORMATION SHOWN HEREON WAS DETERMINED IN THE FIELD IN AUGUST 2007 BY ENVIRONMENTALIST PATRICK CHUBB. INFORMATION SHOULD BE USED FOR CONCEPTUAL PURPOSES ONLY.

**LEGEND:**

- BOUNDARY FOUND
- IRON PIPE FOUND
- IRON ROD SET
- SPIKE FOUND
- SPIKE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- SURVEY MARK FOUND
- AS PER SURVEY



**COASTAL PRESERVATION NOTE:**

COASTAL PRESERVATION AREA SHOWN IS PROPOSED AS PER MISSISSIPPI DEPARTMENT OF MARINE RESOURCES WEBSITE. FOR ANY FURTHER INFORMATION CONTACT JEFF CLARK, MISSISSIPPI DEPARTMENT OF MARINE RESOURCES. (228)923-5106.

**MISSISSIPPI STATE HIGHWAY 603**

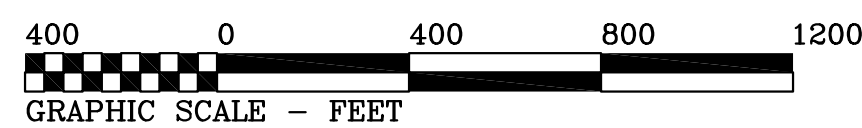
R/W VARIES ASPHALT SURFACE

**NOTES:**

- 1.) THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.
- 2.) THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONES AS SHOWN HEREON, ACCORDING TO FEDERAL INSURANCE RATE MAP NUMBER 285255 0130 C AND 285255 0140 C, REVISED SEPT. 18, 1987.
- 3.) BEARINGS SHOWN HEREON ARE DERIVED BY: PRIOR SURVEY BEING THE SOUTH MARGIN OF INTERSTATE 10.
- 4.) THIS IS A CLASS "B" SURVEY AS DEFINED BY THE CURRENT MANUAL OF RULES AND REGULATIONS PRODUCED BY MISSISSIPPI STATE BOARD FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- 5.) THIS PLAT IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

**REFERENCE MATERIALS:**

- 1.) M.D.O.T. PLANS OF MS. STATE HWY 603
- 2.) HANCOCK COUNTY TSM MAPS
- 3.) USGARS QUADRANGLE MAP-WETLAND
- 4.) USGARS QUADRANGLE MAP-HIGH
- 5.) PRIOR SURVEY OF SUBJECT PROPERTY BY DUKE LEVY, R.L.S., DATED SEPT. 4, 2001.



**NOTE:**

REVISION OF THIS PROPERTY IS SUBJECT TO CURRENT SUBDIVISION AND ZONING REGULATIONS AND CITY APPROVAL. NEEDS TO BE OBTAINED FROM THE APPLICABLE GOVERNING BODIES.



**LEGAL DESCRIPTION: AS PER PRIOR SURVEY BY DUKE LEVY, R.L.S., DATED SEPT. 4, 2001**

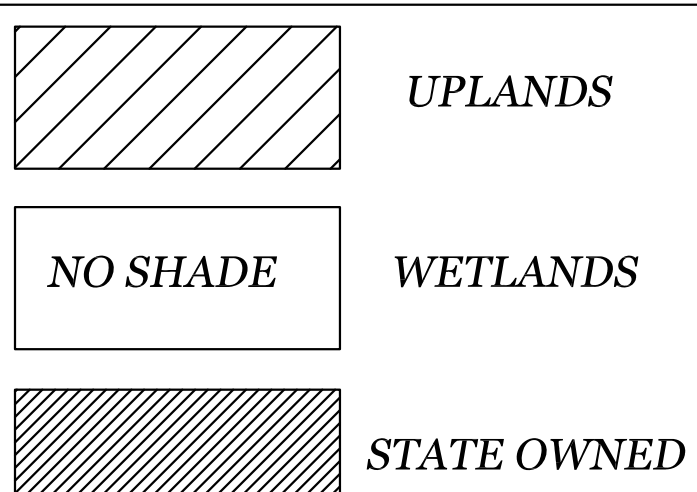
A PARCEL OF LAND SITUATED IN PART OF THE CINQUE-BAMBINI PROPERTY AND LOCATED IN PART OF SECTIONS 17, 19, 20, 24, & 25-14W, HANCOCK COUNTY, MISSISSIPPI, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SECTION 17-85-14W, HANCOCK COUNTY, MISSISSIPPI, THENCE N 00 DEGREES 17 MINUTES 30 SECONDS E ALONG THE WEST LINE OF SECTION 17 A DISTANCE OF 1466.61' TO A POINT; THENCE S 68 DEGREES 10 MINUTES 18 SECONDS E 64.83' TO A POINT; THENCE S 08 DEGREES 50 MINUTES 47 SECONDS E 49.95' TO A POINT; THENCE S 32 DEGREES 05 MINUTES 46 SECONDS E 85.21' TO A POINT; THENCE S 48 DEGREES 43 MINUTES 52 SECONDS E 741.30' TO A POINT; THENCE S 28 DEGREES 39 MINUTES 26 SECONDS E 153.58' TO A POINT; THENCE S 18 DEGREES 48 MINUTES 38 SECONDS E 284.22' TO A POINT; THENCE S 30 DEGREES 40 MINUTES 54 SECONDS E 79.53' TO A POINT; THENCE S 33 DEGREES 53 MINUTES 29 SECONDS E 216.03' TO A POINT ON THE WEST R.O.W. OF MS POWER CO. TRANSMISSION LINE ESM; THENCE N 10 DEGREES 48 MINUTES 40 SECONDS E ALONG SAID ESM 1194.06' TO A POINT; THENCE N 70 DEGREES 28 MINUTES 39 SECONDS W 1176.94' TO A POINT ON THE EAST R.O.W. OF HWY. 603; THENCE N 22 DEGREES 24 MINUTES 20 SECONDS E ALONG THE EAST R.O.W. OF HWY. 603 A DISTANCE OF 2391.24' TO A POINT ON A CURVE TO THE NORTHWEST, HAVING A RADIUS OF 2344.00; THENCE NORTHERLY ALONG CURVE AND EAST R.O.W. OF HWY. 603 A DISTANCE OF 1694.85' TO A POINT; THENCE N 19 DEGREES 07 MINUTES 10 SECONDS W ALONG THE EAST R.O.W. OF HWY. 603 A DISTANCE OF 150.50' TO A POINT, SAID POINT BEING INTERSECTION OF EAST R.O.W. OF HWY. 603 WITH THE SOUTH R.O.W. OF INTERSTATE 10; THENCE N 10 DEGREES 24' 24" TO A POINT, SAID POINT ON A FENCE LINE; THENCE N 54 DEGREES 57 MINUTES 00 SECONDS E ALONG FENCE LINE AND THE SOUTH R.O.W. OF INTERSTATE 10 A DISTANCE OF 728.60' TO A POINT; THENCE N 70 DEGREES 28 MINUTES 39 SECONDS E ALONG A FENCE LINE AND THE SOUTH R.O.W. OF INTERSTATE 10 A DISTANCE OF 6261.28' TO THE WEST MARGIN OF THE JOURDAN RIVER; THENCE SOUTHERLY ALONG THE MEANDERING MARGIN OF THE JOURDAN RIVER 4.163' MORE OR LESS TO A POINT ON THE SOUTH LINE OF SECTION 8; THENCE WEST ALONG THE SOUTH LINE OF SECTION 9 A DISTANCE OF 903' MORE OR LESS TO A POINT; THENCE S 07 DEGREES 00 MINUTES 00 SECONDS W 1453.00' TO A POINT; THENCE SOUTH 2.53' MORE OR LESS TO THE NORTH MARGIN OF BAYOU LACROIX; THENCE WESTERLY ALONG THE MEANDERING MARGIN OF BAYOU LACROIX 11.642' MORE OR LESS TO A POINT ON THE EAST R.O.W. OF HWY. 603; THENCE N 29 DEGREES 03 SECONDS W 116 MINUTES W ALONG THE EAST R.O.W. OF HWY. 603 A DISTANCE OF 644.84' TO A POINT; THENCE N 41 DEGREES 31 MINUTES 10 SECONDS W ALONG THE EAST R.O.W. OF HWY. 603 A DISTANCE OF 163.74' TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3769.72; THENCE NORTHERLY ALONG THE EAST R.O.W. OF HWY. 603 A DISTANCE OF 3,003.00' TO A POINT; THENCE EAST 580.96' TO THE P.O.B. CONTAINING 1,213 ACRES OF LAND, MORE OR LESS.

LESS AND EXCEPT: PROPERTY IDENTIFIED AS STATE OWNED PROPERTY AND DESCRIBED AS PER DEED BOOK 95, PAGE 739-743 ALL AS SHOWN ON SURVEY AND CONTAINING 49.57 ACRES OF LAND, MORE OR LESS.

**AREA SUMMARY:**

TOTAL AREA = 1213 ACRES +/- (100%)  
STATE OWNED PROPERTY = 49.6 ACRES +/- (4%)  
ESTIMATED UPLANDS = 108.7 ACRES +/- (9%)  
ESTIMATED WETLANDS = 1054.7 ACRES +/- (87%)



**FLOODZONE NOTE:**

THIS PROPERTY IS CURRENTLY LOCATED IN A FLOOD AREA WITH AN ADVISED BASE FLOOD ELEVATION OF 24' TO 26' AS PER HURRICANE KATRINA SURGE INUNDATION AND ADVISORY BASE FLOOD ELEVATION MAP NUMBERS "C-8", "H-8" AND "H-9" DATED JANUARY 6, 2006.

PRIOR FLOODZONES AS PER F.I.R.M. MAP NUMBER 285254 0130 C AND 285254 0140 C, REVISED SEPT. 18, 1987.

**LUGENE P. STENUM & ASSOC.**  
PROFESSIONAL LAND SURVEYORS

8593 OAKLAWN ROAD  
BILOXI, MISSISSIPPI 39532  
PHONE: 228-392-5552  
FAX: 228-392-6106  
Email: stenumsurvey@comcast.net

**A WETLAND DETERMINATION MAP OF 1163 ACRES +/- SITUATED IN SECTIONS 8, 9, 17, 19, 20, AND 24, T 8 S, R 14 W, HANCOCK COUNTY, MISSISSIPPI, LYING EAST OF HIGHWAY 603 AND SOUTH OF INTERSTATE 10**

Table with 4 columns: SCALE (1" = 400'), APPROVED (MOG), PARTY CHIEF (MOG), DRAWN BY (MOG). Includes a DATE field with 8/16/07.

FOR: STEAMBOAT CREEK LLC, ATTENTION: ANDREW ZOIS  
303 NAJOLAS ROAD, SUITE 101  
MILLERSVILLE, MD 21108 PH: (443)336-1514

Table with 2 columns: LUGENE P. STENUM & ASSOC. (8593 OAKLAWN ROAD, BILOXI, MISS, 39532, PHONE: 228-392-5552) and DRAWING NUMBER: 07666SOUTH.dwg