

**PROPERTY DESCRIPTION**  
**LOT 54**

Being a 692 square feet tract of land situated in Lot 54 of the Twin Oaks Subdivision, an Addition to the City of Pascagoula, Jackson County, Mississippi, as shown on survey by Paul D. Pitts, Jr., dated February 7, 2022, whose basis of bearings is the Mississippi State Plane Coordinate System, East Zone (2301), NAD 83 (2011 Epoch 2010.00), Geoid 18, grid values, using a scale factor of 0.999961225 and a convergence angle of 00 degrees 09 minutes 31.27 seconds determined specifically for this project using GPS methods from a base station located at N338,112.217, E1,112,070.508 obtained from a USM Network, and being more particularly described as follows:

Commencing at a 1/2 inch iron rod found for the southwest corner of said Lot 54, and being on the north right of way line of Orchard Road, having State Plane Coordinates of N315,842.6660, E1,083,254.3060;

Thence, along the north right of way line of said Orchard Road, South 85 degrees 36 minutes 51 seconds East a distance of 7.52 feet, to a point for corner on the east line of an existing 15 foot utility and drainage easement;

Thence, along said east line, North 00 degrees 00 minutes 09 seconds East a distance of 23.13 feet, to a 1/2 inch iron rod set for the Point of Beginning of the herein described tract, having State Plane Coordinates of N315,865.2182, E1,083,261.8070;

Thence, continuing along said east line, North 00 degrees 00 minutes 09 seconds East a distance of 107.74 feet, to a 1/2 inch iron rod set for corner;


Thence, still continuing along said east line, North 14 degrees 26 minutes 36 East a distance of 0.41 feet, to a 1/2 inch iron rod set on the north line of said Lot 54;


Thence, along said north line, South 85 degrees 48 minutes 08 seconds East a distance of 12.74 feet, to a 1/2 inch iron rod set for corner;

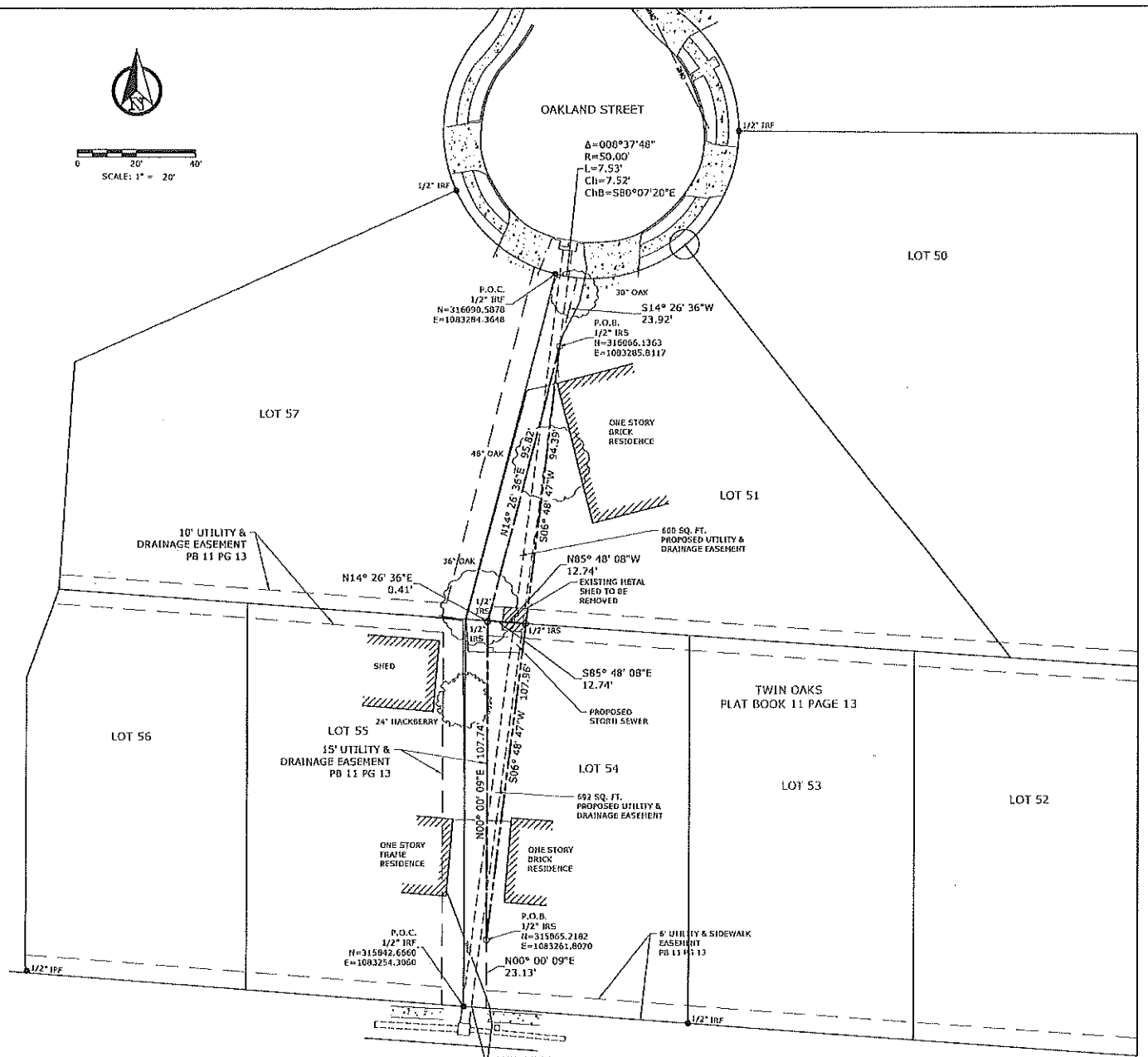
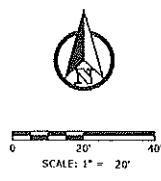
Thence, South 06 degrees 48 minutes 47 seconds West a distance of 107.96 feet, to the Point of Beginning and containing 692 square feet of land.

(A plat of even survey date herewith accompanies this description.)

The undersigned, Professional Licensed Surveyor, hereby certifies that the foregoing description and accompanying survey was made on the ground under my direct supervision and meets or exceeds the requirements of the Standards of Practice for Surveyors in Mississippi as adopted by the Mississippi Board of Licensure for Professional Engineers and Surveyors.

  
Paul D. Pitts, Jr.  
MS PLS No. 3069





**PROPERTY DESCRIPTION  
LOT 51**

Being a 600 square foot tract of land situated in Lot 51 of the Twin Oaks Subdivision, an Addition to the City of Pascagoula, Jackson County, Mississippi, as shown on survey by Paul D. Pitts, Jr., dated February 7, 2022, whose basis of bearings is the Mississippi State Plane Coordinate System, East Zone (2301), NAD 83 (2011 Epoch 2010.00), Geoid 18, grid values, using a scale factor of 0.999961225 and a convergence angle of 00 degrees 09 minutes 31.27 seconds determined specifically for this project using GPS methods from a base station located at N338,112.217, E1,112,070.508 obtained from a USM Network, and being more particularly described as follows:

Commencing at a 1/2 Inch Iron rod found for the northwest corner of said Lot 51, and being on the south right of way line of Oakland Street (50 foot radius), having State Plane Coordinates of N316,090.5878, E1,083,284.3648;

Thence, along the south right of way line of said Oakland Street and a curve to the left having a central angle of 08 degrees 37 minutes 48 seconds, a radius of 50.00 feet, a chord of 7.52 feet which bears South 80 degrees 07 minutes 20 seconds East, for an arc length of 7.53, to a point for corner;

Thence, along the east line of an existing 15 foot utility and drainage easement, South 14 degrees 26 minutes 36 seconds West a distance of 23.92 feet, to a 1/2 Inch Iron rod set for the Point of Beginning of the herein described tract, having State Plane Coordinates of N316,066.1363, E1,083,285.8117;

Thence, South 06 degrees 48 minutes 47 seconds West a distance of 94.39 feet, to a 1/2 Inch Iron rod set on the south line of said Lot 51;

Thence, along said south line, North 85 degrees 48 minutes 08 seconds West a distance of 12.74 feet, to a 1/2 Inch Iron rod set for the Point of Intersection with the east line of the existing 15 foot utility and drainage easement;

Thence, along said east line, North 14 degrees 26 minutes 36 seconds East a distance of 95.82 feet, to the Point of Beginning and containing 600 square feet of land.

**PROPERTY DESCRIPTION  
LOT 54**

Being a 692 square foot tract of land situated in Lot 54 of the Twin Oaks Subdivision, an Addition to the City of Pascagoula, Jackson County, Mississippi, as shown on survey by Paul D. Pitts, Jr., dated February 7, 2022, whose basis of bearings is the Mississippi State Plane Coordinate System, East Zone (2301), NAD 83 (2011 Epoch 2010.00), Geoid 18, grid values, using a scale factor of 0.999961225 and a convergence angle of 00 degrees 09 minutes 31.27 seconds determined specifically for this project using GPS methods from a base station located at N338,112.217, E1,112,070.508 obtained from a USM Network, and being more particularly described as follows:

Commencing at a 1/2 inch iron rod found for the southwest corner of said Lot 54, and being on the north right of way line of Orchard Road, having State Plane Coordinates of N315,842.6660, E1,083,254.3060;

Thence, along the north right of way line of said Orchard Road, South 85 degrees 36 minutes 51 seconds East a distance of 7.52 feet, to a point for corner on the east line of an existing 15 foot utility and drainage easement;

Thence, along said east line, North 00 degrees 00 minutes 09 seconds East a distance of 23.13 feet, to a 1/2 inch iron rod set for the Point of Beginning of the herein described tract, having State Plane Coordinates of N315,865.2182, E1,083,261.8070;

Thence, continuing along said east line, North 00 degrees 00 minutes 09 seconds East a distance of 107.74 feet, to a 1/2 inch iron rod set for corner;

Thence, still continuing along said east line, North 14 degrees 26 minutes 36 seconds East a distance of 0.41 feet, to a 1/2 inch iron rod set on the north line of said Lot 54;

Thence, along said north line, South 85 degrees 48 minutes 08 seconds East a distance of 12.74 feet, to a 1/2 inch iron rod set for corner;

Thence, South 06 degrees 48 minutes 47 seconds West a distance of 107.96 feet, to the Point of Beginning and containing 692 square feet of land.

**GENERAL NOTES**

1. The basis of bearings for this survey is the Mississippi State Plane Coordinate System, East Zone (2301), NAD 83 (2011 Epoch 2010.00), Geoid 18, grid values, using a scale factor of 0.999961225 and a convergence angle of 00 degrees 09 minutes 31.27 seconds determined specifically for this project using G.P.S. methods from a base station located at N380,836.3650, E828,874.6120 obtained by the USM Network.
2. This survey was prepared without the benefit of a Title Search.
3. Date of this Mississippi Standards Class B Survey is February 7, 2022.
4. Reference Material: PB 11 PG 13 Plat Records, Hancock County, Mississippi.

**SURVEYOR'S CERTIFICATE**

The undersigned, Professional Licensed Surveyor, hereby certifies that this survey was made on the ground under my direct supervision and meets or exceeds the requirements of the Standards of Practice for Professional Surveyors as adopted by the Mississippi Board of Licensure for Professional Engineers and Surveyors.

Witness my signature this 7th day of February, 2022.

*Paul D. Pitts, Jr.*  
 Paul D. Pitts, Jr.  
 Surveyor  
 3069  
 MS PLS No. 3069

**COMPTON ENGINEERING, INC.**  
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**CITY OF PASCAGOULA**  
 OAKLAND STREET DRAINAGE  
 UTILITY & DRAINAGE EASEMENT SURVEY

SCALE:	1" = 20'
TITLE NO.:	Z-15-048-027
DATE:	AS NOTED
DESIGN:	PDP
DRAWN:	PDP
CHECK:	PDP
APPROVED:	PDP

DATE: 02-07-22  
 SHEET 0 OF 0