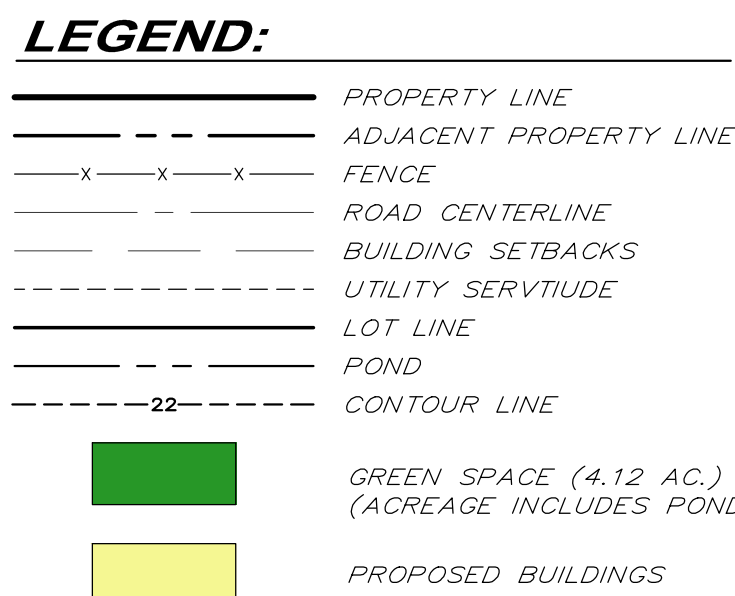




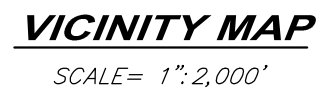
$S77^{\circ}04'43''$
 36.5
 $L=90.24'$
 $R=1703.90'$
 $\Delta=003^{\circ}02'04''$
 $T=45.13'$
 $CHB=N13^{\circ}21'07''W$
 $CHD=90.23'$
 $N89^{\circ}17'$



FLOOD ZONE NOTE:

ZONING NOTES:

ZONED: R-1A
MAX BUILDING HEIGHT: 50'
EXISTING LAND USE: UNDEVELOPED
NUMBER OF LOTS: 123 LOTS
TOTAL ACRAGE: 19.46 AC.
DENSITY: 123/19.46= 6.32 LOTS/AC.
PARCEL ID #: 6027170.000 & 60128042.002



REFERENCE MAPS:

1) BOUNDARY SURVEY OF 19.41 ACRE TRACT AND PARCEL B. BY PATRICK M. MARTINO PROFESSIONAL LAND SURVEYOR.
DATED 08-25-2025.

2) LEGAL DESCRIPTION OF A PARCEL OF LAND CONTAINING 19.41 ACRES.

3) SURVEY OF PARCEL A & B AT GOVERNMENT ST. & PABST ROAD. FOR DAVID DALE, BY GARY A. DURBIN. DATED 04-16-2024. INSTRUMENT # 202409927.

REFERENCE BEARING: *S89°49'35"W

BASED UPON GPS OBSERVATIONS, REFERENCE MAPS, AND FOUND MONUMENTS "A" & "B". BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, MS EAST

REFERENCE BENCHMARK:

THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "SJB1" (PID DG4818). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, MS EAST.



SKETCH PLAT
OF

HOLLY GROVE

(SINGLE-FAMILY RESIDENTIAL TOWNHOME DEVELOPMENT)

LOTS 1 THRU 123 (INCLUSIVE)

& TRACTS CA-1 THRU CA-8 & PS
BEING A SUBDIVISION OF 19.41 ACRES

SITUATED IN THE SW. $\frac{1}{4}$ OF THE NW $\frac{1}{4}$
& PARCEL B

LOCATED IN

SECTION 27, T7S-R8W,
CITY OF OCEAN SPRINGS,
JACKSON COUNTY,
STATE OF MISSISSIPPI,
FOR

DANTIN BRUCE DEVELOPMENT, LLC

GREEN SPACE

REQUIRED GREEN SPACE: $5\% \times 19.46 \text{ AC} = 0.97 \text{ AC}$

PROVIDED GREEN SPACE: 21.2% = 4.12 AC.

GENERAL NOTES:

1) WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY.

2) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.

3) NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.

4) THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

5) BOUNDARY INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY. INFORMATION IS BASED ON SURVEY BY PATRICK MARINO, P.L.S.

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

**HOLLY GROVE
PABST ROAD,
CITY OF OCEAN SPRINGS,
JACKSON COUNTY, MS**

DESIGNED	TRB
CHECKED	MLR
DETAILED	TRB
CHECKED	MLR
DATE	11/20

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NUMBER

D:\MRES PROJECTS DROPBOX\MRES\PROJECTS\HOLLY GROVE TOWNHOMES (OCEAN SPRINGS, MS)\DWG\HOLLY GROVE PRELIMINARY PLAT (11-04-25).DWG NOV-05-2025 THOMAS