

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, JANUARY 28, 2021 AT 4:30 PM

- A. Prayer**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Determination of a Quorum**
- E. Confirmation of Agenda**

E1. PC Proof of Publication

- F. Adoption of Minutes**

F1. Planning Commission Meeting - December 17, 2020

- G. Hearing of Cases**

G1. Public Declaration of Appeal Process of Chairman

Any person or any officer, department or agency of the City aggrieved by any decision of the Planning Commission may, within fifteen (15) days thereafter, appeal there from to the Mayor and City Council by filing with the Planning Commission a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Commission shall cause a transcript of the proceedings in the case to be certified to the Mayor and City Council, and the matter will be heard on said transcripts. The filing fee for an appeal is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development-Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. Anyone speaking today is asked to complete a "Speaker's Card".

Please provide the completed card at the time you speak to the Planning Commission. City staff personnel can assist in any questions you may have or in completing the card. This public meeting is open to all for comment.

G3. Routine Agenda

1. Resubdivision 2101PC005:

Resubdivision 2101PC005, by agent Thomas Clower Jr, tax parcel 0911F-01-008.001, Divide into two new parcels, Bouslog St & E Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

2. Special Exception 2101SE006:

Special Exception 2101SE006, by agent Angeline M. Lampkin, tax parcel 0711J-07-050.000, Request liquor sales use, 4416 W Railroad St, Zoned B-1 (Neighborhood business), Ward 1

3. Planning Commission Approval 2101PC007:

Planning Commission Approval 2101PC007, by agent Stephan M. Nelson, tax parcel 0911A-01-013.000, Request for auto sales, 320 Courthouse Rd, Zoned T-5 (Urban Center Zone), Ward 2

4. Zoning Map Amendment 2101PC009:

Zoning Map Amendment 2101PC009, by owner Malcom Jackson, tax parcel 0910I-02-029.002, Request to rezone from T3 (Sub-Urban Zone) to T4L (General Urban Zone "Limited"), 620 Moose Ave, Ward 2

5. Zoning Map Amendment 2101PC012: (Withdrawn by applicant)

Zoning Map Amendment 2101PC012, by agent Heinrich and Associates, tax parcels 0707H-01-014.000, 0707H-01-012.000, 0707H-01-013.000, Request to rezone from R-1-15 (Single-family) and B-4 (Highway business) to completely B-4, S Swan Rd, Ward 7

6. Sketch Plan 2101PC013: (Withdrawn by applicant)

Sketch Plan 2101PC013, by agent Heinrich & Associates, tax parcels 1009O-02-002.000 and 1009O-02-002.015, Preliminary approval of layout for 65-lot subdivision, Bayou Plantation Ln, Zoned R-2 (Single-family), Ward 5

7. General Plan 2102PC016:

General Plan 2102PC016, by Owner Harrison County Development Commission, tax parcel 0909A-01-001.044, Approval for General Plan for 8-lot subdivision (Corporate Court), Corporate Dr, Zoned I-3 (Planned industrial park), Ward 5

G4. Other Business

H. Adjournment

MEMORANDUM

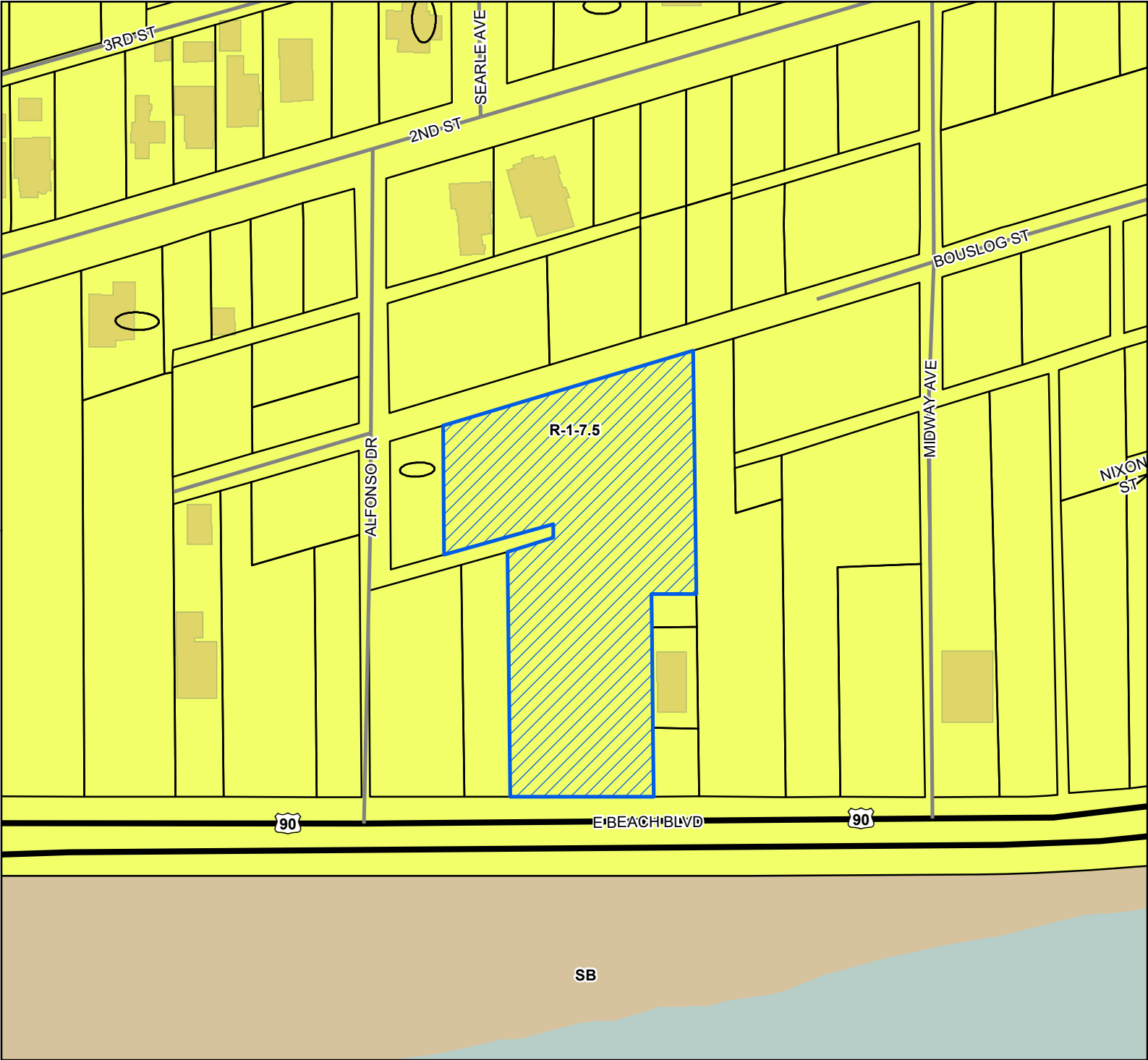
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 28, 2021

Re: Resubdivision 2101PC005:

Resubdivision 2101PC005, by agent Thomas Clower Jr, tax parcel 0911F-01-008.001, Divide into two new parcels, Bouslog St & E Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2



Site

US or State Highway

Street

Parcels

Buildings

Water Features

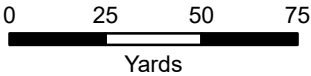
Zoning

R-1-7.5 - Single Family

Residence District (Low Density)

SB - Sand Beach

Site Information
0911F-01-008.001
Zoning: R-1-7.5 (Single-family)
Size: 2.053 acres
Flood: AE



1 inch = 150 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

CITY of GULFPORT

Kenneth L. Casey, Sr.
Councilman, Ward 1
Ella Holmes-Hines
Councilwoman, Ward 3
Myles Sharp
Councilman, Ward 5
Cara L. Pucheu
Councilwoman, Ward 7

Ron Roland
Councilman, Ward 2
F.B. Walker, IV
Councilman, Ward 4
Robert Flowers
Councilman, Ward 6



BILLY HEWES
MAYOR

Our mission: To provide efficient, effective and openly responsive municipal services to all citizens while promoting responsible economic development, preserving our heritage, and enhancing our quality of life, and creating a better community.

Tuesday, December 1, 2020

MICHELLE HERRIN
1714 22ND AVE
GULFPORT, MS 39501

Dear HERRIN:

Thank you for reporting the following concern to the Department of Public Works:

REQUEST ID: 267692

CONCERN: WATER & SEWER SERVICE VERIFICATION REQUEST

INCIDENT ADDRESS: 424 E BEACH BLVD

The Service Request was closed on 11/30/2020 10:30:05AM and was addressed as follows:

RESOLUTION: WATER AND SEWER AVAILABLE FOR SUBDIVIDING. DEVELOPER IS RESPONSIBLE FOR RUNNING WATER AND SEWER LINES TO CITY EASEMENT FOR CONNECTION.

We appreciate your patience and cooperation. If there are any questions or concerns with the work performed, please contact one of our Quality Control Inspectors between the hours of 7:00 A.M. to 3:30 P.M., Monday through Friday. Their phone numbers are listed below:

For concerns about the work completed, please call:

Type	Inspector	Phone Number
Solid Waste	Mark Kraninger	(228) 297-2495
Water & Sewer	Brian Jones Brian McKnight	(228) 518-0431 (228) 860-4256
Streets & Drainage	John Thomas Joe Johnson	(228) 518-0775 (228) 518-2223
Traffic	Ken Northington	(228) 868-5742
Billing Department		(228) 868-5720 (228) 831-0711
To report an additional complaint or new work request, please call the following departments: Streets & Drainage and Water & Sewer issues: 311 Traffic issues: 868-5740		

City Maintained Sewer Cleanout Information

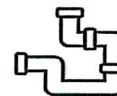
Contact: David Sanzin

Phone Number: 228-861-3601

Email: dsanzin@gulfport-ms.gov

Sewer Cleanout Specification Sheet is available:

Must have Adobe Reader (PDF) to View Link:
www.gulfport-ms.gov/sewercleanout



Have a Great Mississippi Gulf Coast Day!

Department of Public Works

4050 Hewes Avenue
Gulfport, MS 39507
(228) 868-5740

"Providing Quality Service in a Timely Manner to Exceed our Citizens' Expectations"

11/24/20

THERE ARE NO RESTRICTIVE COVENANTS
THAT ~~WILL~~ RESTRICT THE RE-SUBDIVISION
OF PARCEL # 0911F-01-008.001.

Thomas D. Clowry

Sworn to and subscribe
to me this 24th day of November 2020

SULIN
Notary Public



CLOWER FIVE INVESTMENTS, INC.

NOVEMBER 5, 2020

The shareholders of Clower Five agree on the following resolution.

The President (Chief Executive Officer) of Clower Five Investments, Inc. Thomas S. Clower, Jr. has the authority to sign documents pertaining to the company's property at 424 E. Beach Blvd. Gulfport, MS 39507.

Secretary: Margaret C. Hannen

Margaret C. Hannen

Treasurer: Catherine M. Cottrell

Catherine M. Cottrell

President: Thomas S. Clower, Jr.

Thomas S. Clower Jr.

Christopher J. Estrade
11/5/2020



STATE OF MISSISSIPPI
COUNTY OF HARRISON



1st Judicial District
Instrument 2008 2836 D -J1
Filed/Recorded 4 2 2008 4 39 P
Total Fees 28.00
3 Pages Recorded

CORRECTED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Catherine Clower Thornhill, do hereby sell, convey and warrant unto Clower Five Investments, Inc., a Mississippi corporation, that certain real property located in the First Judicial District of Harrison County, and being more particularly described as follows:

Lots E, F, G and H of Block 8 of Mississippi Land and Abstract Company Subdivision of Hewes Addition, Harrison County, Mississippi.

And also,

Lots 4 to 8 in Blocks 6 and 7 of Mississippi Land and Abstract Company Subdivision of Hewes Addition to the City of Gulfport, Harrison County, Mississippi, and also a lot known as the "Barrett Lot" in Blocks 6 and 7 in said addition; all of said property measuring 155 feet on the Beach.

And also,

All of Lot 17 and Lot 18, less the East 43.88 feet of Lot 18, Block 3, Mississippi L & A Subdivision of Hewes Addition, City of Gulfport, First Judicial District, Harrison County, Mississippi.

Less and except:

A parcel of land situated and being located in a part of Lot 17 and Lot 18, Block 3, Mississippi L & A Subdivision of Hewes Addition, City of Gulfport, First Judicial District, Harrison County, Mississippi, and being more particularly Described as: beginning at the intersection of the West Line of the East 43.88 feet of said Lot 18 with the northerly Margin of U.S. Highway 90, being a point on the West line of Hewes and the East line of Clower; thence run North 00 degrees 06 minutes West 220.1 feet along the West line of the East 43.88 feet of said Lot 18 and the line common to Hewes and Clower; thence run West 50.0 feet; thence run South 00 degrees 06 minutes East 220.1 feet; thence run East 50.0 feet to the Point of Beginning.

And also,

A parcel of land located in a part of the North $\frac{1}{2}$ of Lot 23, Satsuma Subdivision, Gulfport, Harrison County, Mississippi, described as: Commencing at the intersection of the South line of the North $\frac{1}{2}$ of said Lot 23 and the Easterly margin of Courthouse Road: thence run East along the said South Line a distance of 300 feet; thence run North $04^{\circ}05'30''$ West a distance of 63.97 feet to the point of beginning; thence run North $04^{\circ}05'30''$ West a distance of 151.73 feet to the North line of the North $\frac{1}{2}$ of said Lot 23; thence run East along the said North line a distance of 190 feet to the West line of David A. Owen; thence run South $04^{\circ}05'30''$ East a distance of 100.7 feet to the North margin of a roadway; thence run West and parallel to the said North line of the North $\frac{1}{2}$ of said Lot 23 a distance of 90.0 feet to the beginning of a curve concave to the South and having a radius of 114.97 feet and a central angle of 50° ; thence run Westerly and Southwesterly along said curve a distance of 100.32 feet; thence run South 40° West a distance of 12.89 feet to the point of beginning.

This property does not constitute the homestead of the grantor, nor any part thereof.

Ad valorem taxes for the current year are assumed by the grantee herein.

The Grantor is one of the devisees of Olive Barnett Clower, whose estate was administered as cause number 01-00355 in the Chancery Court for the First Judicial District of Harrison County, Mississippi.

This Corrected Warranty Deed is executed in order to correct an error in the legal description contained in that deed filed July 3, 2003, and recorded in Book 1633 at Page 566.

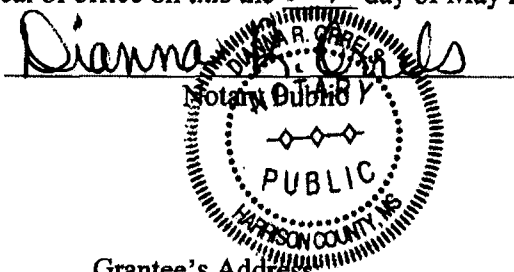
WITNESS my signature on this the 24 day of May 2006.

Catherine Clower Thornhill
CATHERINE CLOWER THORNHILL

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority for said state and county, Catherine Clower Thornhill, who acknowledged to me that she signed and delivered the foregoing Corrected Warranty Deed on the day and year therein stated.

GIVEN under my hand and official seal of office on this the 24 day of May 2006.



My Commission Expires:
NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
~~MY COMMISSION EXPIRES: Feb 16, 2009~~
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Grantors' Address:
1504 Ridgewood Drive
Columbia, MS 39429
Unknown

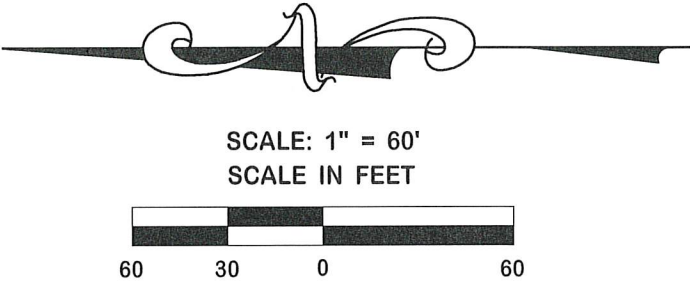
Grantee's Address:
P. O. Box 1594
Gulfport, MS 39502
228-861-6849

Document prepared by and Return to:
John Galloway, MS Bar #4385
Butler, Snow, O'Mara, Stevens & Cannada, PLLC
1300 25th Avenue, Suite 204
Gulfport, MS 39501
228.864.1170

Indexing Instructions:
Lots E-H Block 8 & Lots 4-8, Blocks 6-7 & Lots 17-18, Block 3, MS Land & Abstract Co.,
Subdivision of Hewes Addition, Harrison County, MS;
and
N ½ of Lot 23, Satsuma Subdivision, Gulfport, Harrison County, MS

PLAT SHOWING RESUBDIVISION SURVEY
OF
#424 EAST BEACH BOULEVARD
(TAX PARCEL #0911F-01-008.001)
INTO TWO NEW PARCELS,
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI
FOR
CLOWER FIVE INVESTMENTS, INC.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 74°16'01" E	52.32'
L2	N 1°00'05" W	17.74'
L3	S 89°49'10" W	50.11'



U. S. HIGHWAY 90 / EAST BEACH BOULEVARD
85' R.O.W. / PUBLIC ASPHALT ROADWAY

UTILITIES STATEMENT:
The subject property has an 8" sewer line and a 6" water line available. Both services are provided by City of Gulfport Public Works.

REFERENCE MAPS:
A) Survey of subject property prepared by J. Michael Cassady on August 30, 2002.
B) Survey of adjacent property prepared by J. Michael Cassady on January 10, 2008.

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 November 2, 2020. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

FEMA FLOOD ZONE AND HAZARDS:
This lot is located in Flood Zones "AE" (19), "AE" (20), "VE" (21), & "VE" (22) Areas of/per FEMA Map Community Panel Number 28047C 0268 G for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

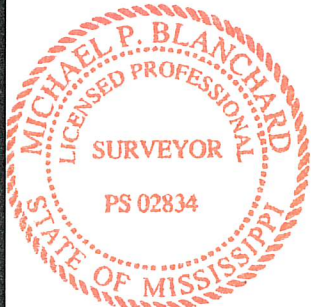
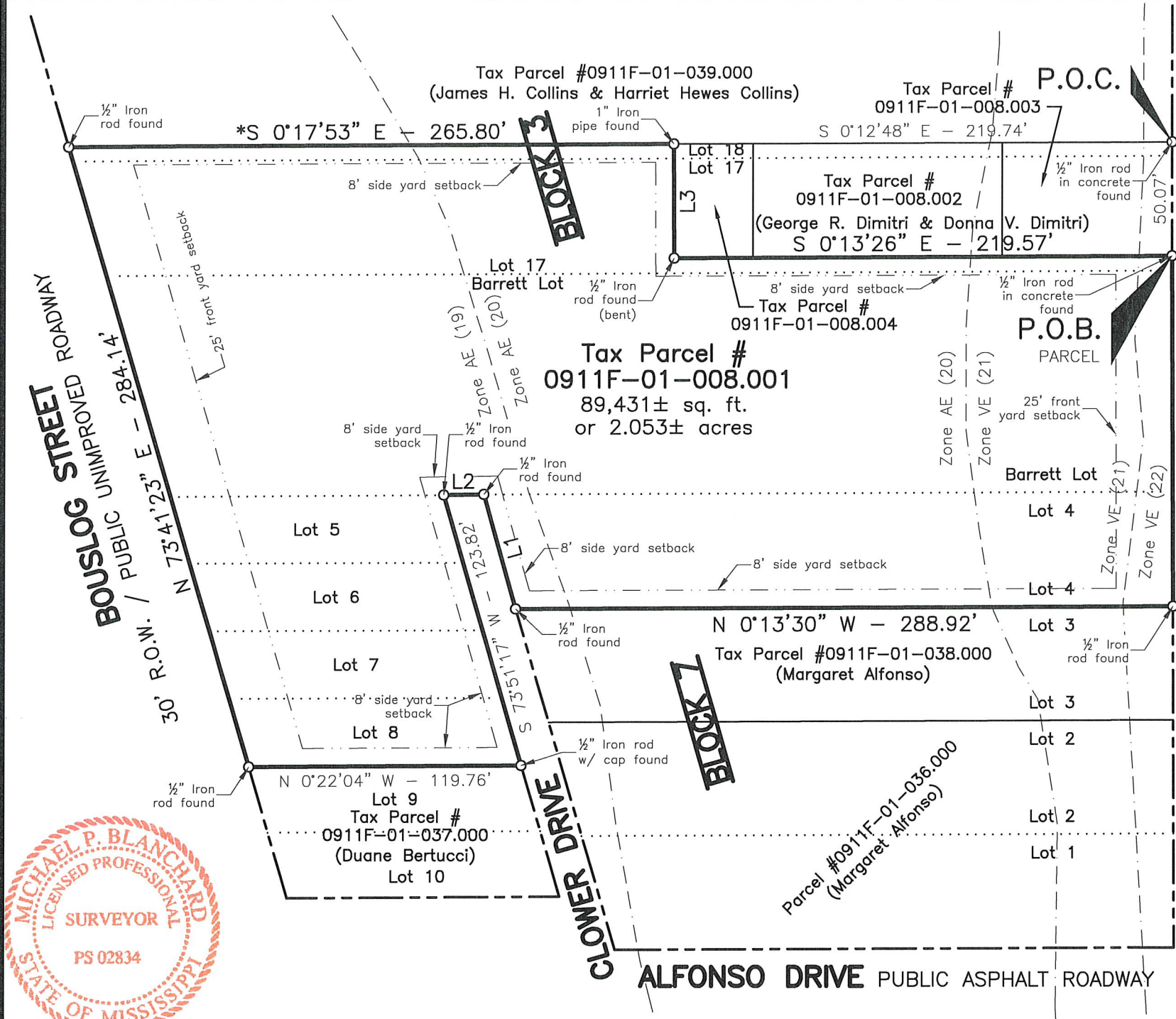
T 8 S - R 11 W
SECTION 2

LEGEND	
FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●

SHEET 1 OF 4

**CASSADY-ACADIA**
LAND SURVEYING, LLC *Since 1947*
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

FIELD WORK COMPLETED ON: November 23, 2020



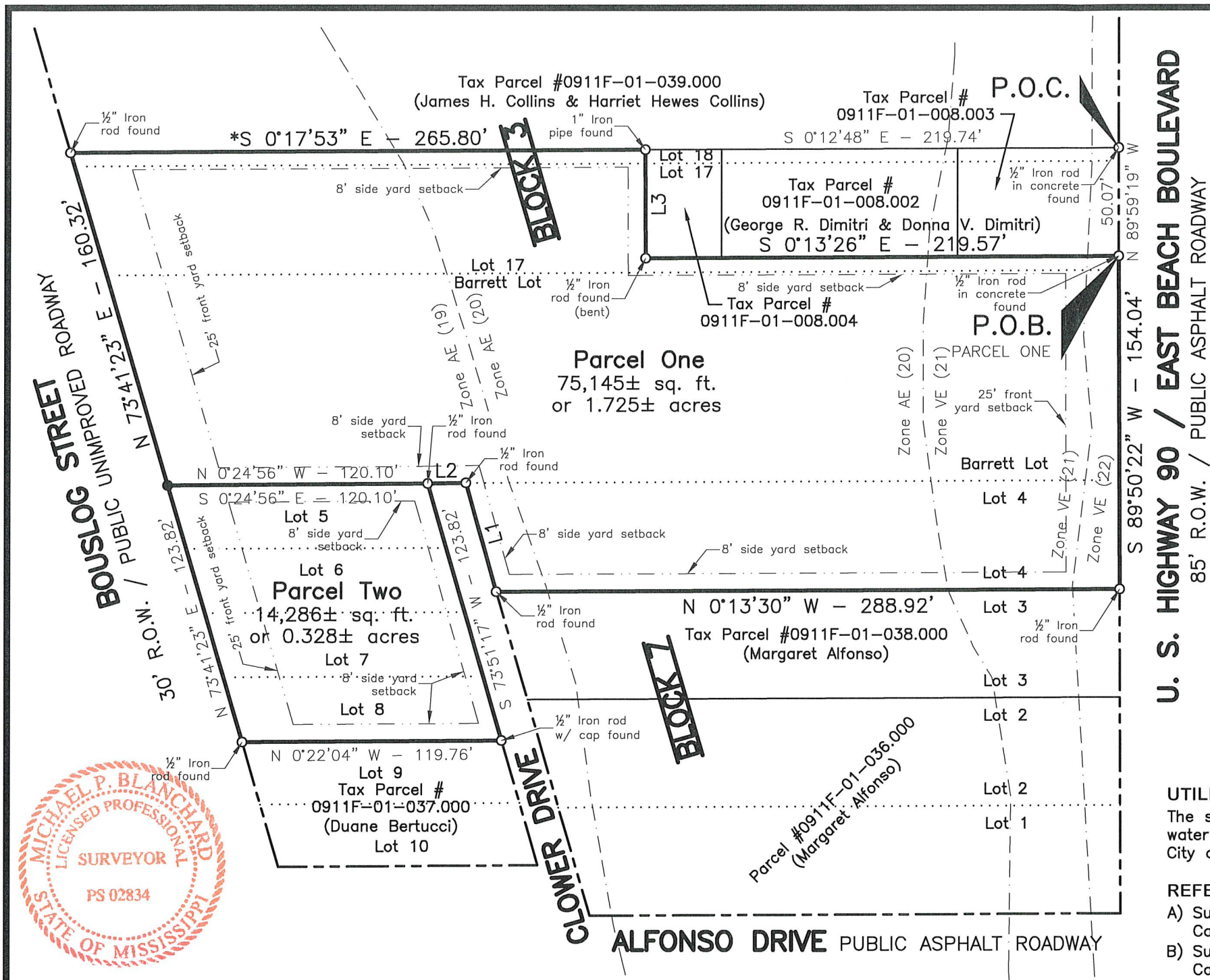
CERTIFICATION:
This is to certify to CLOWER FIVE INVESTMENTS, INC. that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State 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.

Michael P. Blanchard 11/23/2020
Michael P. Blanchard, PS, Reg. No. 2834

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

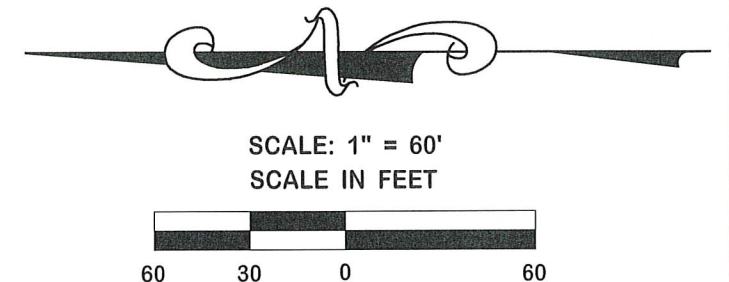
NOTES:
1.) No attempt has been made by Cassady-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation 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.



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T 8 S - R 11 W
SECTION 2

LEGEND

- FOUND PROPERTY CORNER (AS NOTED) ○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE) ●

SHEET 2 OF 4

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LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

FIELD WORK COMPLETED ON: November 23, 2020

CERTIFICATION:

This is to certify to **CLOWER FIVE INVESTMENTS, INC.** 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.

Michael P. Blanchard, PS, Reg. No. 2834

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

NOTES:

- 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.
- 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.

CERTIFICATE OF RESUBDIVISION

In accordance with Section 9-48 of the Code of Ordinance (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission Chairman and Gulfport City Council have reviewed and approved this Final Plat for the Resubdivision of "PARCEL 0911F-01-008.001" in Section 2, Township 8 South, Range 11 West into Parcel "One" and Parcel "Two". The subject property is generally described as being located south of Bouslog Street, east of Alfonso Drive, and north of U. S. Highway 90/Beach Boulevard. The ad valorem tax parcel number of the subject property is 0911F-01-008.001. (Instrument No. 2008-2836-D-J1). The Case File Number is _____.

LEGAL DESCRIPTION OF LANDS PRIOR TO THIS RESUBDIVISION (PER DEED):

Lots E, F, G and H of Block 8 of Mississippi Land and Abstract Company Subdivision of Hewes Addition, Harrison County, Mississippi.

And also,

Lots 4 to 8 in Blocks 6 and 7 of Mississippi Land and Abstract Company Subdivision of Hewes Addition to the City of Gulfport, Harrison County, Mississippi, and also a lot known as the "Barrett Lot" in Blocks 6 and 7 in said addition; all of said property measuring 155 feet on the Beach.

And also,

All of Lot 17 and Lot 18, less the East 43.88 feet of Lot 18, Block 3, Mississippi L & A Subdivision of Hewes Addition, City of Gulfport, First Judicial District, Harrison County, Mississippi.

Less and except:

A parcel of land situated and being located in a part of Lot 17 and Lot 18, Block 3, Mississippi L & A Subdivision of Hewes Addition, City of Gulfport, First Judicial District, Harrison County, Mississippi, and being more particularly described as: Beginning at the intersection of the West Line of the East 43.88 feet of said Lot 18 with the northerly Margin of U.S. Highway 90, being a point on the West line of Hewes and the East line of Clower; thence run North 00 degrees 06 minutes West 220.1 feet along the West line of the East 43.88 feet of said Lot 18 and the line common to Hewes and Clower; thence run West 50.0 feet; thence run South 00 degrees 06 minutes East 220.1 feet; thence run East 50.0 feet to the Point of Beginning.

And also,

A parcel of land located in a part of the North ½ of Lot 23, Satsuma Subdivision, Gulfport, Harrison County, Mississippi, described as: Commencing at the intersection of the South line of the North ½ of said Lot 23 and the Easterly margin of Courthouse Road: thence run East along the said South Line a distance of 300 feet; thence run North 04°05'30" West a distance of 63.97 feet to the point of beginning; thence run North 04°05'30" West a distance of 151.73 feet to the North line of the North ½ of said Lot 23; thence run East along the said North line a distance of 190 feet to the West line of David A. Owen; thence run South 04°05'30" East a distance of 100.7 feet to the North margin of a roadway; thence run West and parallel to the said North line of the North ½ of said Lot 23 a distance of 90.0 feet to the beginning of a curve concave to the South and having a radius of 114.97 feet and a central angle of 50°; thence run Westerly and Southwesterly along said curve a distance of 100.32 feet; thence run South 40° West a distance of 12.89 feet to the point of beginning.

LEGAL DESCRIPTIONS OF THE (2) PARCELS CREATED BY THIS RESUBDIVISION:

LEGAL DESCRIPTION OF PARCEL ONE: AS PER SURVEY

A parcel of land situated and being located in Lot 17 and part of Lot 18, Block 3, HEWES ADDITION, and also in Lot 4 and a lot known as Barrett Lot, Block 7, MISSISSIPPI LAND & ABSTRACT COMPANY SUBDIVISION OF HEWES ADDITION, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2-inch iron rod found in concrete at the intersection of the West line of the East 43.88 feet of Lot 18, Block 3, HEWES ADDITION, and the northerly margin of US Highway 90; thence run North 89 degrees 59 minutes 19 seconds West along the northerly margin of US Highway 90 a distance of 50.07 feet to a 1/2-inch iron rod found in concrete at the POINT OF BEGINNING of the parcel herein described;

thence run from said POINT OF BEGINNING South 89 degrees 50 minutes 22 seconds West along the northerly margin of US Highway 90 a distance of 154.04 feet to a 1/2-inch iron rod found at the Southwest corner of Lot 4, Block 7, MISSISSIPPI LAND & ABSTRACT COMPANY SUBDIVISION OF HEWES ADDITION; thence departing said northerly margin of US Highway 90 run North 00 degrees 13 minutes 30 seconds West along the West line of said Lot 4 a distance of 288.92 feet to a 1/2-inch iron rod found on the southerly margin of Clower Drive; thence run North 74 degrees 16 minutes 01 seconds East along the said southerly margin of Clower Drive a distance of 52.32 feet to a 1/2-inch iron rod found at the intersection of said southerly margin of Clower Drive and the East line of said Lot 4; thence run North 01 degrees 00 minutes 05 seconds West along the easterly margin of Clower Drive a distance of 17.74 feet to a 1/2-inch iron rod found at the Southeast corner of Lot 5, Block 7, MISSISSIPPI LAND & ABSTRACT COMPANY SUBDIVISION OF HEWES ADDITION; thence run North 00 degrees 24 minutes 56 seconds West along the East line of said Lot 5 a distance of 120.10 feet to a 3/4-inch iron rod set at the Northeast corner of said Lot 5, also being a point located on the southerly margin of Bouslog Street; thence run North 73 degrees 41 minutes 23 seconds East along the said southerly margin of Bouslog Street a distance of 160.32 feet to a 1/2-inch iron rod found; thence departing said southerly margin of Bouslog Street run South 00 degrees 17 minutes 53 seconds East along the West line of the East 43.88 feet of said Lot 18 a distance of 265.80 feet to a 1-inch iron pipe found; thence run South 89 degrees 49 minutes 10 seconds West a distance of 50.11 feet to a 1/2-inch iron rod found bent; thence run South 00 degrees 13 minutes 26 seconds East a distance of 219.57 feet to the POINT OF BEGINNING. Said parcel contains 1.725 acres, more or less.

LEGAL DESCRIPTION OF PARCEL TWO: AS PER SURVEY

Lots 5, 6, 7, and 8, Block 7, Mississippi Land and Abstract Company Subdivision of Hewes Addition, City of Gulfport, First Judicial District of Harrison County, Mississippi.

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SHEET 3 OF 4

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#424 EAST BEACH BOULEVARD
(TAX PARCEL #0911F-01-008.001)
INTO TWO NEW PARCELS,
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI
FOR
CLOWER FIVE INVESTMENTS, INC.

The applicant hereby covenants and agrees to indemnify and hold harmless the City of Gulfport, its agents, servants, and/or employees against any and all claims, demands, or causes of action of whatever nature which may arise as a result of the action of the Planning Commission, its agents, and/or employees concerning the petition for resubdivision of the real property described herein.

Ratified and Approved by:

Thomas S. Clower, Jr.
(Signature)

By: Thomas S. Clower, Jr. President
Clower Five Investments, Inc.

This 24 day of NOVEMBER, 2020.

ACKNOWLEDGE

Before me, the undersigned, personally appeared the aforementioned Thomas S. Clower, Jr., who acknowledged that he is the President of Clower Five Investments, Inc. and he accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

Janice M. Adkins
NOTARY PUBLIC

My Commission Expires: AUGUST 11, 2022



S E A L

PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission on the _____ day of _____, 2020.

Gulfport City Planning Commission
Keith Williams

Planning Division Administrator
Gregory Holmes

APPROVAL

Submitted to and approved by the City of Gulfport, City Council, at the regular meeting of said Council held on the _____ day of _____, 2020.

ATTEST:

ADOPT:

CLERK OF COUNCIL
Brittany Rodgers

PRESIDENT OF COUNCIL
F. B. "Rusty" Walker, IV

This resubdivision plat and Certificate of Resubdivision, having been submitted and approved by the Mayor, this _____ day of _____, 2020.

BILLY HEWES, MAYOR

SHEET 4 OF 4



FIELD WORK COMPLETED ON: November 23, 2020

RE: Resubdivision 2102PC005, by agent Thomas Clower Jr, tax parcel 0911F-01-008.001, Divide into two new parcels, Bouslog St & E Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

To Applicants and Adjacent Property Owners:

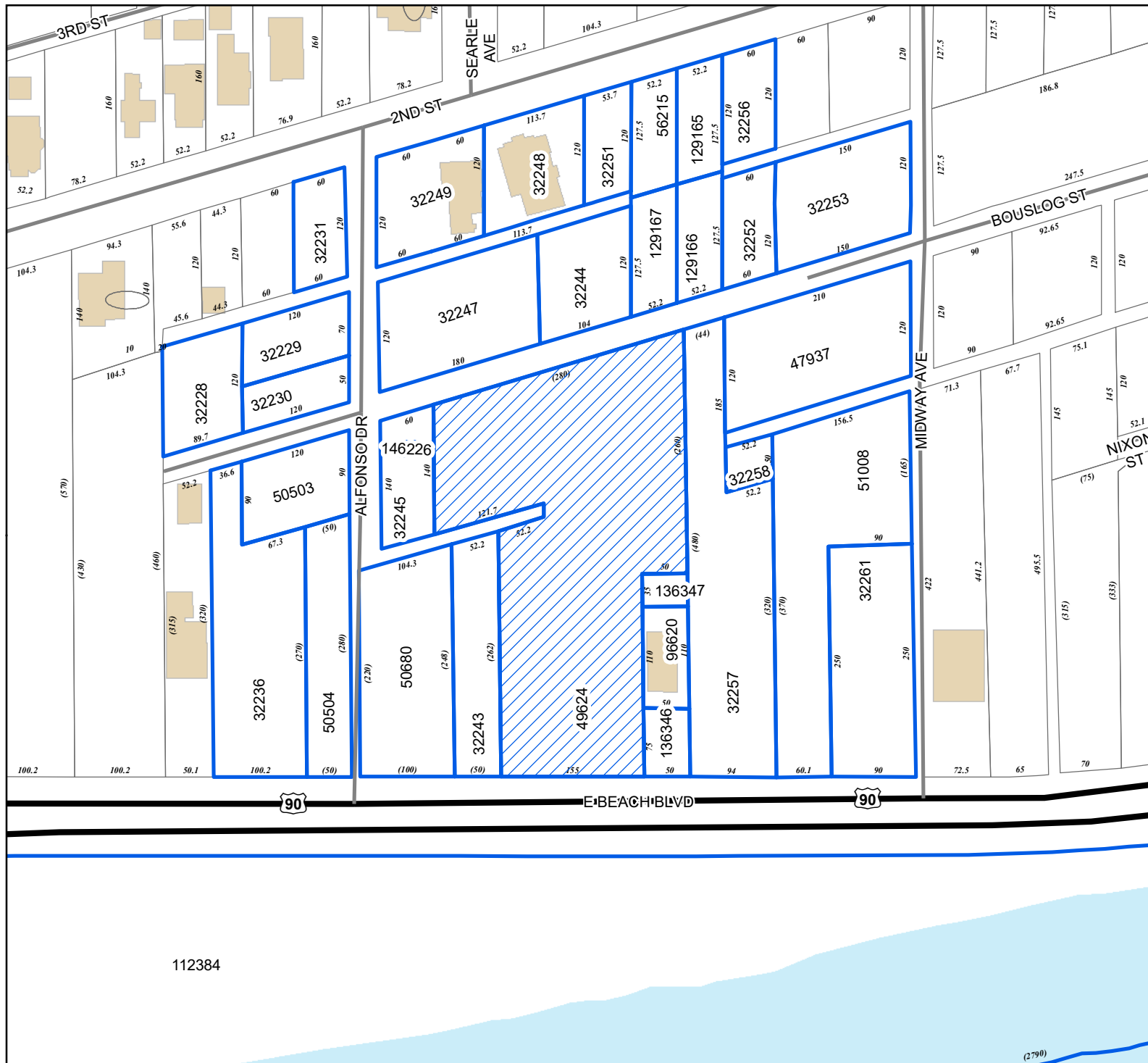
The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, January 28, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, January 28, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y	49624	0911F-01-008.001	CLOWER FIVE INVESTMENTS INC	P O BOX 1594	GULFPORT	MS	39502
Y			Thomas Clower Jr (Agent)	PO Box 1594	Gulfport	MS	39502
Adjacent Property Owners							
Y	50503	0911F-01-033.000	ALFONSO AUGIE	710A GARDENDALE AVE	LONG BEACH	MS	39560
Y	32253	0911F-01-006.000	ALFONSO CARLENE & KETCHINGS W	9153 LORRAINE RD	GULFPORT	MS	39503
	32252	0911F-01-006.001	ALFONSO CARLENE & KETCHINGS WA	9153 LORRAINE RD	GULFPORT	MS	39503
Y	32229	0911F-01-031.000	ALFONSO CARLENE & MARGARET	P O BOX 1446	GULFPORT	MS	39502
	32230	0911F-01-032.000	ALFONSO CARLENE & MARGARET	P O BOX 1446	GULFPORT	MS	39502
Y	32248	0911F-01-010.000	ALFONSO DON & SHERRY	429 2ND ST	GULFPORT	MS	39507
Y	32243	0911F-01-038.000	ALFONSO MARGARET	P O BOX 1446	GULFPORT	MS	39502
	50680	0911F-01-036.000	ALFONSO MARGARET	P O BOX 1446	GULFPORT	MS	39502
Y	32249	0911F-01-011.000	BAGWELL MICHAEL A & LAURIE L	501 2ND STREET	GULFPORT	MS	39507
Y	32245	0911F-01-037.000	BERTUCCI DUANE	413 KAHLER ST UNIT 22	GULFPORT	MS	39507
	146226	0911F-01-037.001	BERTUCCI DUANE	413 KAHLER ST UNIT 22	GULFPORT	MS	39507
Y	32261	0911F-01-042.000	BRANNAN CAREY W	4516 BLUEBONNET RD	BATON ROUGE	LA	70809
	32244	0911F-01-008.000	CLOWER FIVE INVESTMENTS INC	P O BOX 1594	GULFPORT	MS	39502
Y	32258	0911F-01-040.000	COLLINS JAMES H & HARRIET HEWES	12243 WINDANCE DR	GULFPORT	MS	39503
	32257	0911F-01-039.000	COLLINS JAMES H & HARRIET HEWES	12243 WINDANCE DR	GULFPORT	MS	3503
Y	32236	0911F-01-034.000	DANIEL JOHN & DANESE	P O BOX 6976	GULFPORT	MS	39506
Y	96620	0911F-01-008.002	DIMITRI GEORGE R & DONNA V	50 BERESFORD RD	METAIRIE	LA	70001
	136347	0911F-01-008.004	DIMITRI GEORGE R & DONNA V	50 BERESFORD DR	METAIRIE	LA	70001
	136346	0911F-01-008.003	DIMITRI GEORGE R & DONNA V	50 BERESFORD DR	METAIRIE	LA	70001
	112384	0911F-02-001.000	GULFPORT CITY OF				0
Y	32228	0911F-01-030.000	GULOTTA LLC	19 KIMBALL DR	GULFPORT	MS	39507
Y	32231	0911F-01-013.000	MONTOYA JULIA & JOE	2309 SW ROLLING HILLS PLACE	LAWTON	OK	73505
Y	51008	0911F-01-041.000	MORALES CARLOS & LESLIE ANIKE	480 COVE DR	BILOXI	MS	39531
Y	56215	0911C-02-050.000	PAGE WAYNE P & KATHRYN M	2918 LAUREL MIST CT	KINGWOOD	TX	77345
	129165	0911C-02-050.001	PAGE WAYNE P & KATHRYN M	2918 LAUREL MIST CT	KINGWOOD	TX	77345
	129166	0911F-01-007.000	PAGE WAYNE P & KATHRYN M	2918 LAUREL MIST CT	KINGWOOD	TX	77345
	32256	0911C-02-049.000	PAGE WAYNE P & KATHRYN M	2918 LAUREL MIST COURT	KINGWOOD	TX	77345
	129167	0911F-01-007.001	PAGE WAYNE P & KATHRYN M	2918 LAUREL MIST CT	KINGWOOD	TX	77345
	32251	0911C-02-051.000	PAGE WAYNE P & KATHRYN M	2918 LAUREL MIST COURT	KINGWOOD	TX	77345
Y	47937	0911F-01-005.000	PHILLIPS MARGARET E & CLAY C HENLEY	9 PARSON'S CREEK RD	HATTIESBURG	MS	39402
Y	50504	0911F-01-035.000	ROBERSON HELEN B	P O BOX 6406	GULFPORT	MS	39506
Y	32247	0911F-01-009.000	WHITE COTTEN HOLDINGS LLC	29815 HAYDEN DR	ORANGE BEACH	AL	36561

2101PC005

Resubdivision



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MEMORANDUM

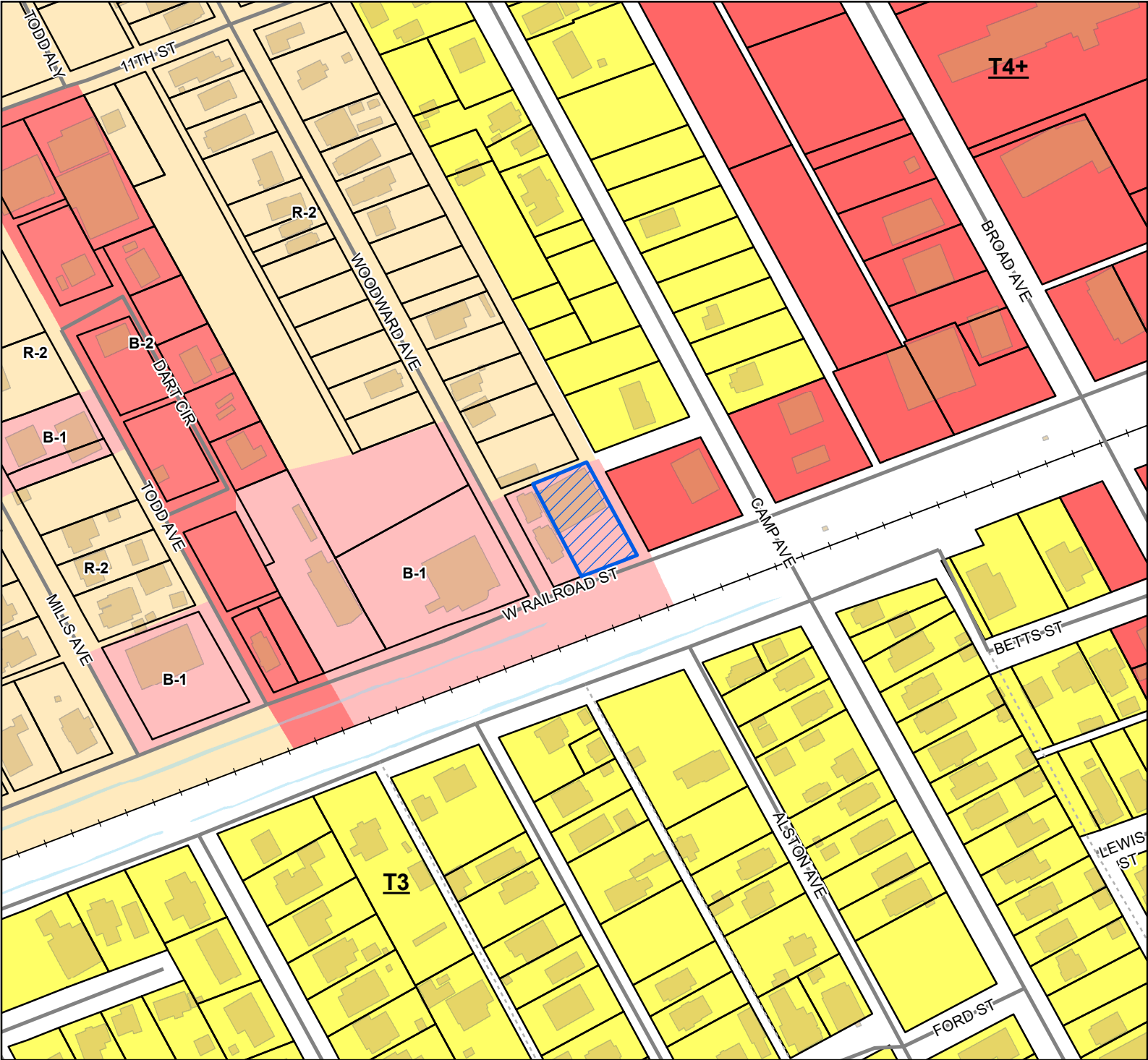
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 28, 2021

Re: Special Exception 2101SE006:

Special Exception 2101SE006, by agent Angeline M. Lampkin, tax parcel 0711J-07-050.000,
Request liquor sales use, 4416 W Railroad St, Zoned B-1 (Neighborhood business), Ward 1



Site

Street

Alley

Railroad

Parcels

Buildings

Water Features

Smart Code

T4+

T3

Zoning

B-1 - Neighborhood Business District

B-2 - General Business District

R-2 - Single Family Residence District (Medium Density)

Site Information

0711J-07-050.000

Zoning: B-1 (Neighborhood business)

Size: 12,759 sq ft

Flood: X

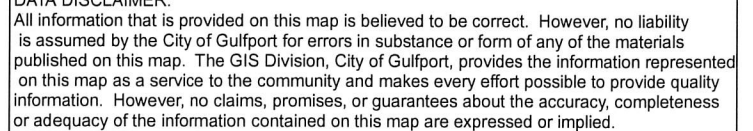
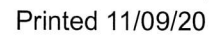
0306090

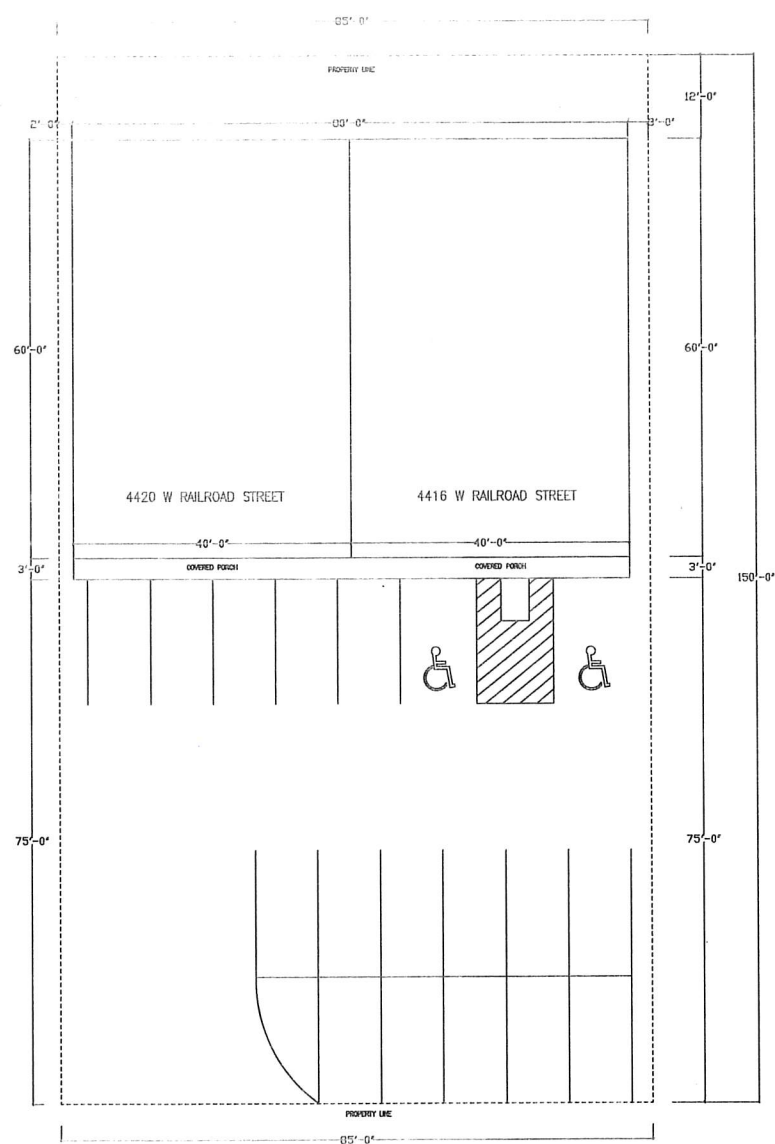
Yards

1 inch = 200 feet

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- Ingress & Egress to property is ok due to being an existing building
- Off-sheet parking & loading area are on property & will not effect the surrounding area
- We will refuse issues that would affect the items above.
- Utilities are available at the existing location
- There is the proper screening & buffering.
- Our signs & lighting will not cause issues to the district
- It is an existing building.
- It is an existing building.
- Because of it being a Wine & Liquor Store
- There is access to the building for customer to parking & not affect the flow of traffic.
- There is water supply & water supply in the existing building
- Fire, Police protection & other facilities are in place because it is an existing building.
- We will not cause any traffic congestion or traffic hazard to the district.





SITE PLAN

General Notes

THESE PLANS ARE FOR
DESIGN PURPOSES ONLY
NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

First Name and Address

N C DESIGNS & CONSULTING,
LLC
980 COURTHOUSE ROAD
GULFPORT, MS 39507

Project Name and Address

Mr. & Mrs. Lampkin
4416 & 4420 W. Railroad Street
Gulfport, MS. 39501

Project	202011C_2	Sheet SITE PLAN
Date	12/03/20	
Scale	1/8" = 1'-0"	

SITE
PLAN



4420 W RAILROAD STREET

4416 W RAILROAD STREET

FLOOR PLAN

General Notes

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No.	Revision/Issue	Date

Plan Name and Address
N C DESIGNS & CONSULTING,
LLC
980 COURTHOUSE ROAD
GULFPORT, MS 39507

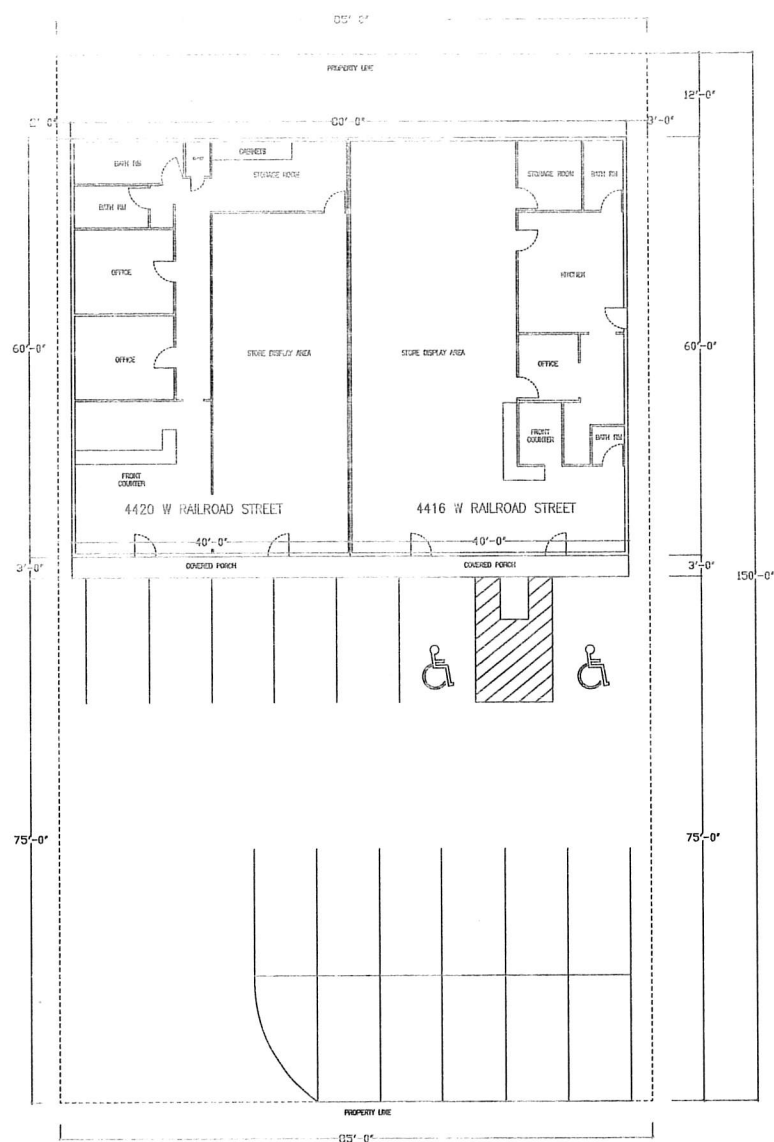
Project Name and Address
Mr. & Mrs. Lampkin
4416 & 4420 W. Railroad Street
Gulfport, MS. 39501

Project	2020111C_2	Sheet	FLOOR PLAN
Date	12/15/20		
Scale	1/4" = 1'-0"		

FINAL

REVDATE

USER



FLOOR PLAN

General Notes

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DESIGN PURPOSES ONLY
NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

Draw Name and Address
N C DESIGNS & CONSULTING, LLC
980 COURTHOUSE ROAD
GULFPORT, MS 39507

Project Name and Address
Mr. & Mrs. Lampkin
4416 & 4420 W. Railroad Street
Gulfport, MS, 39501

Project	202011C_2	Sheet	DB-100
Date	12/15/20		
Scale	1/8" = 1'-0"		

I, Angeline M. Kamplin, swear that there is not a school,
library, community center, church or any other concerning
buildings within 1000 feet of 4416 W. Railroad St.
Gulfport, MS 39501

Kamplin 11/25/20

Matilda Welch
Notary.

11-25-2020





Designation of Agent

I, H & S HOLDINGS, LLC, being owner of the property 4416 W. Railroad Street which is the subject of this application hereby authorize Angeline Lampkin to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Signature

11-10-2020

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 10 day of November, 20 2020

Notary Public

5/8/22

Commission Expiration





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
H & S HOLDINGS, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	728619
Status:	Good Standing
Effective Date:	01/29/2003
State of Incorporation:	Mississippi
Principal Office Address:	11502 Stanton Circle, 11502 Stanton Circle GULFPORT, MS 39503

Registered Agent

Name
CHRISTOPHER S HEBERT
11502 Stanton Circle
Gulfport, MS 39503

Officers & Directors

Name	Title
Chris Hebert 11502 STANTON CIRCLE GULFPORT, MS 39503	Member

Christopher S Hebert
11502 Stanton Circle
Gulfport, MS 39503



John 1st Judicial District
Instrument 2019 7161 D -J1
Filed/Recorded 8/26/2019 03:26 P
Total Fees \$ 15.00
3 Pages Recorded

Indexing: Lot 31, Lot 32, Lot 33 and the east 10 feet of Lot 34, Block 5, Gaston Point
Addition, Harrison County, MS

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
2200 25th Avenue
Gulfport, MS 39501
(228)896-8962

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid,
and other good and valuable considerations, the receipt and sufficiency of all of which is hereby
acknowledged, the undersigned,

ACL PROPERTIES NO. 1, LLC
A Mississippi Limited Liability Company
2910 West Hawthorne Rd.
Tampa, FL 33611
(813) 390-7653

does hereby **SELL, CONVEY** and **WARRANTY** unto

H & S HOLDINGS, LLC
A Mississippi Limited Liability Company
11502 Stanton Circle
Gulfport, MS 39503
(228)297-9876

the following described land together with all improvements thereon located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

Lot 31, Lot 32, Lot 33 and the east 10 feet of Lot 34, Block 5, Gaston Point Addition to the City of Gulfport, Mississippi, as per the official map or plat thereof on file and of record in the Office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi, together with all improvements located thereon.

THIS CONVEYANCE is subject to any and all easements, restrictive or protective covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

TAXES for the year ~~2018~~ ^{2019 DCL} are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

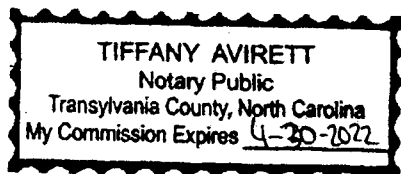
WITNESS its signature on this the 23 day of August, 2019.

ACL PROPERTIES NO. 1, LLC
A Mississippi Limited Liability Company

By: Dianne C. Lykes
Dianne C. Lykes, Manager

STATE OF North Carolina
COUNTY OF Jackson

Personally appeared before me, the undersigned authority in and for the said county and state on this 23 day of August, 2019, within my jurisdiction, the within named Dianne C. Lykes who acknowledged that she is Manager of ACL PROPERTIES NO. 1, LLC, and that for and on behalf of said company, and as its act and deed he/she executed the above foregoing instrument, after first having been duly authorized by said company so to do.



(SEAL)

[Signature]
NOTARY PUBLIC

Tiffany Avirett

My Commission Expires: 4-30-2022

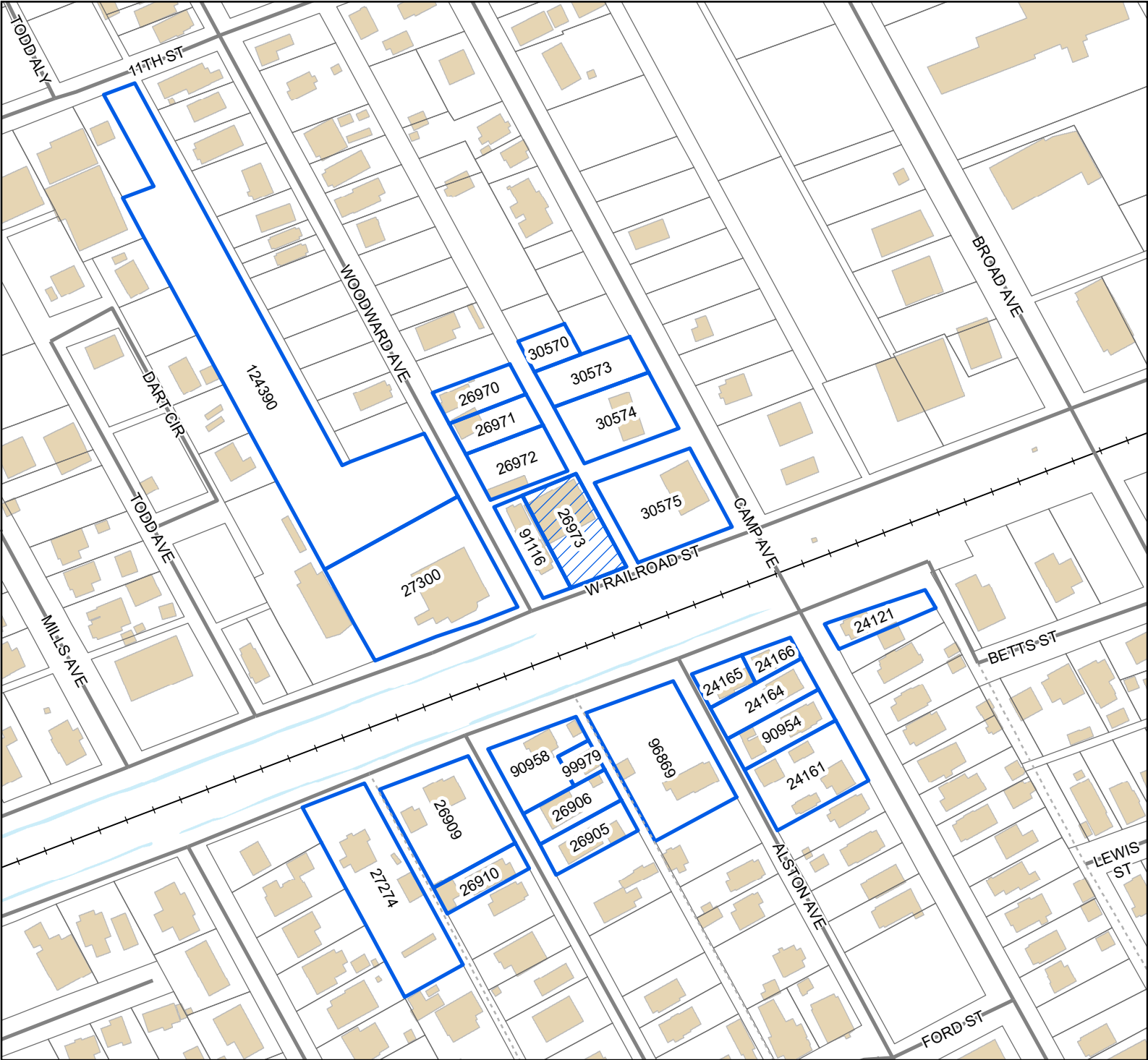
RE: Special Exception 2101SE006, by agent Angeline M. Lampkin, tax parcel 0711J-07-050.000, Request liquor sales use, 4416 W Railroad St, Zoned B-1 (Neighborhood business), Ward 1

To Applicants and Adjacent Property Owners:

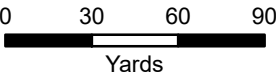
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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			H&S HOLDINGS, LLC (OWNER)	440 E PASS ROAD	GULFPORT	MS	39507
Y			ANGELINE M. LAMPKIN (AGENT)	23535 MEAUT RD	PASS CHRISTIAN	MS	39571
Adjacent Property Owners							
	26905	07110-03-085.000	HASSELBERG GROVES LLC	453 S SIERRA #163	SOLANA BEACH	CA	92075
	91116	0711J-07-051.000	JOHNSTON JAMES W -TRUST-	1922 23RD AVE	GULFPORT	MS	39501
	24121	0711J-03-041.000	H & H INVESTMENT GROUP LLC	17260 SOUTHERN AVE UNIT B	GULFPORT	MS	39503
	30573	0711J-07-023.000	BROWN FANNIE -ESTATE-	11271 FIRETOWER RD	PASS CHRISTIAN	MS	39571
	90954	07110-03-057.000	DONIVAN GEORGE I & ELINOR E	819 CAMP AVE	GULFPORT	MS	39501
	27274	07110-04-046.000	ROE SUMNER E & DEBORAH E	4513 W RAILROAD ST	GULFPORT	MS	39501
	99979	07110-03-083.001	HILGEMAN DEBRA	1000 38TH AVE	GULFPORT	MS	39501
	26970	0711J-07-047.000	EVANS CLINT JR	1020 WOODWARD AVE	GULFPORT	MS	39501
	26971	0711J-07-048.000	MS ROCK LLC	3827 NE 5TH STREET	RENTON	WA	98056
	96869	07110-03-082.001	CAMPO DEBRA B & BATTISTE HARRIET	428 ORION AVE	METAIRIE	LA	70005
	90958	07110-03-083.000	HILGEMAN DEBRA	1000 38TH AVE	GULFPORT	MS	39501
	30574	0711J-07-022.000	BROWN FANNIE E -ESTATE-	11271 FIRETOWER RD	PASS CHRISTIAN	MS	39571
	24165	07110-03-055.000	CANTRELL JACK E JR	6205 SAVANNA DR	OCEAN SPRINGS	MS	39564
	24164	07110-03-056.000	SMITH CAROL A	13218 THREE RIVERS RD	GULFPORT	MS	39503
	30575	0711J-07-021.000	PARKER FRANK	3209 JOHNSON STILL ROAD	D'IBERVILLE	MS	39540
	26972	0711J-07-049.000	MAY HENRY L NEWSOME JR	P O BOX 66	LONG BEACH	MS	39560
	24166	07110-03-054.000	GRANTHAM JOHN M	831 CAMP AVE	GULFPORT	MS	39501
	26910	07110-04-002.000	COWLING WILLIAM DEAN	827 WOODWARD AVE	GULFPORT	MS	39501
	24161	07110-03-058.000	SHOLTZ STANLEY E	7008 CRAZYHORSE DR	KILN	MS	39556
N	30570	0711J-07-024.000	STATE OF MISS 8/26/2013				0
	26909	07110-04-001.000	WELCHER SHAWN THOMAS	14756 TOWER RD	HINCKLEY	MN	55037
	26906	07110-03-084.000	MERRILL GEORGE RAY & BEATON LILLIAN	828 WOODWARD AVE	GULFPORT	MS	39501
	27300	0711J-07-052.000	4500 W RAILROAD STREET LLC	P O BOX 8833	GULFPORT	MS	39506
	124390	0711J-07-052.002	DIGESTIVE INVESTMENTS LLC	4500 W RAILROAD ST	GULFPORT	MS	39501
	26973	0711J-07-050.000	H & S HOLDINGS LLC	11502 STANTON CIRCLE	GULFPORT	MS	39503



- Site
- Adjacent Properties
- Street
- Alley
- Railroad
- Buildings
- Water Features



1 inch = 200 feet



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MEMORANDUM

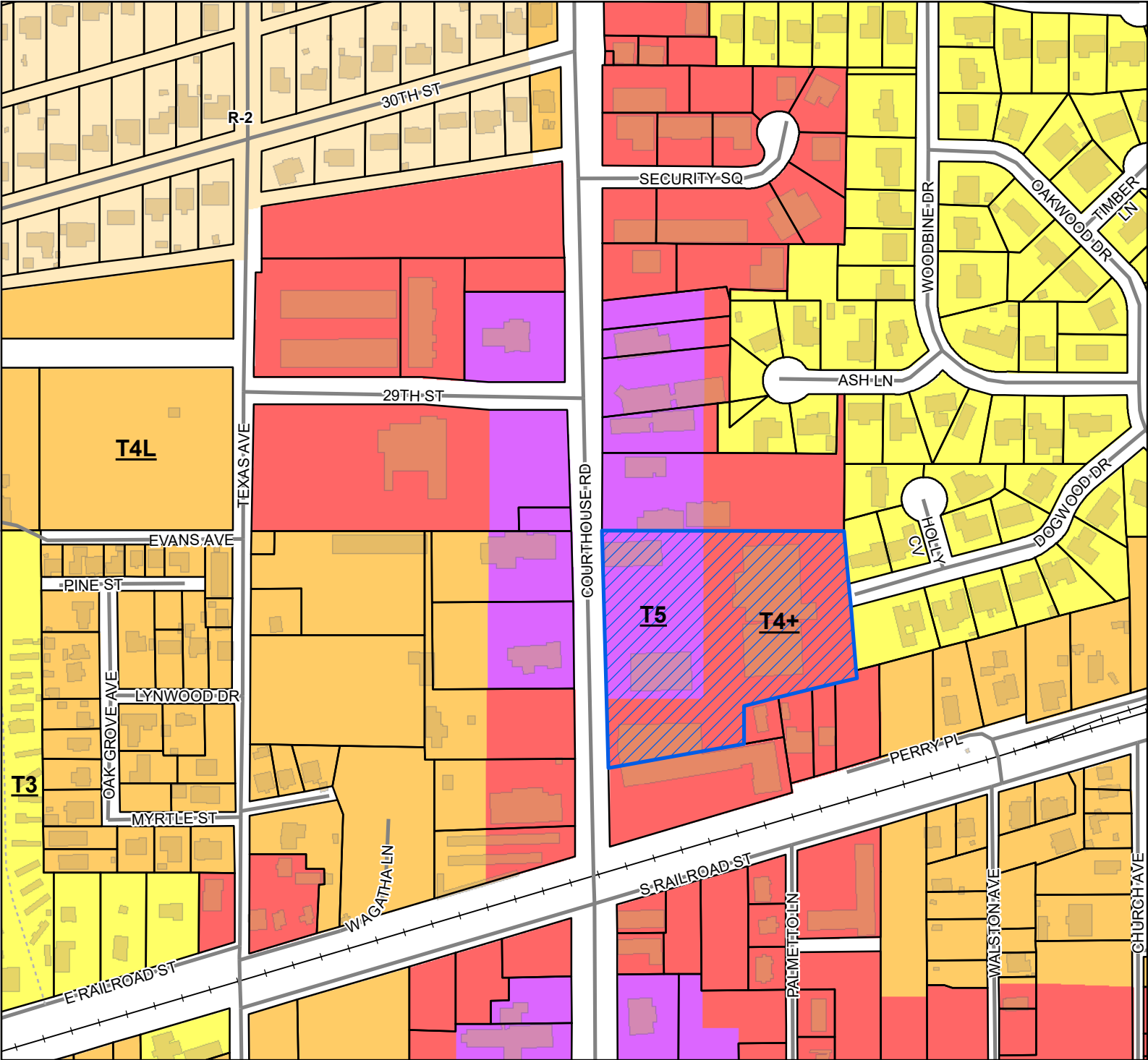
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 28, 2021

Re: Planning Commission Approval 2101PC007:

Planning Commission Approval 2101PC007, by agent Stephan M. Nelson, tax parcel 0911A-01-013.000, Request for auto sales, 320 Courthouse Rd, Zoned T-5 (Urban Center Zone), Ward 2



Legend

- Site
- Street
- Alley
- Railroad
- Parcels
- Buildings

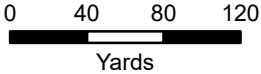
Smart Code

- T5
- T4+
- T4L
- T3

Zoning

- R-2 - Single Family
- Residence District (Medium Density)

Site Information
0911A-01-013.000
Zoning: T5 (Urban Center Zone)
Size: 5.1 acres
Flood: X, 0.2% Annual



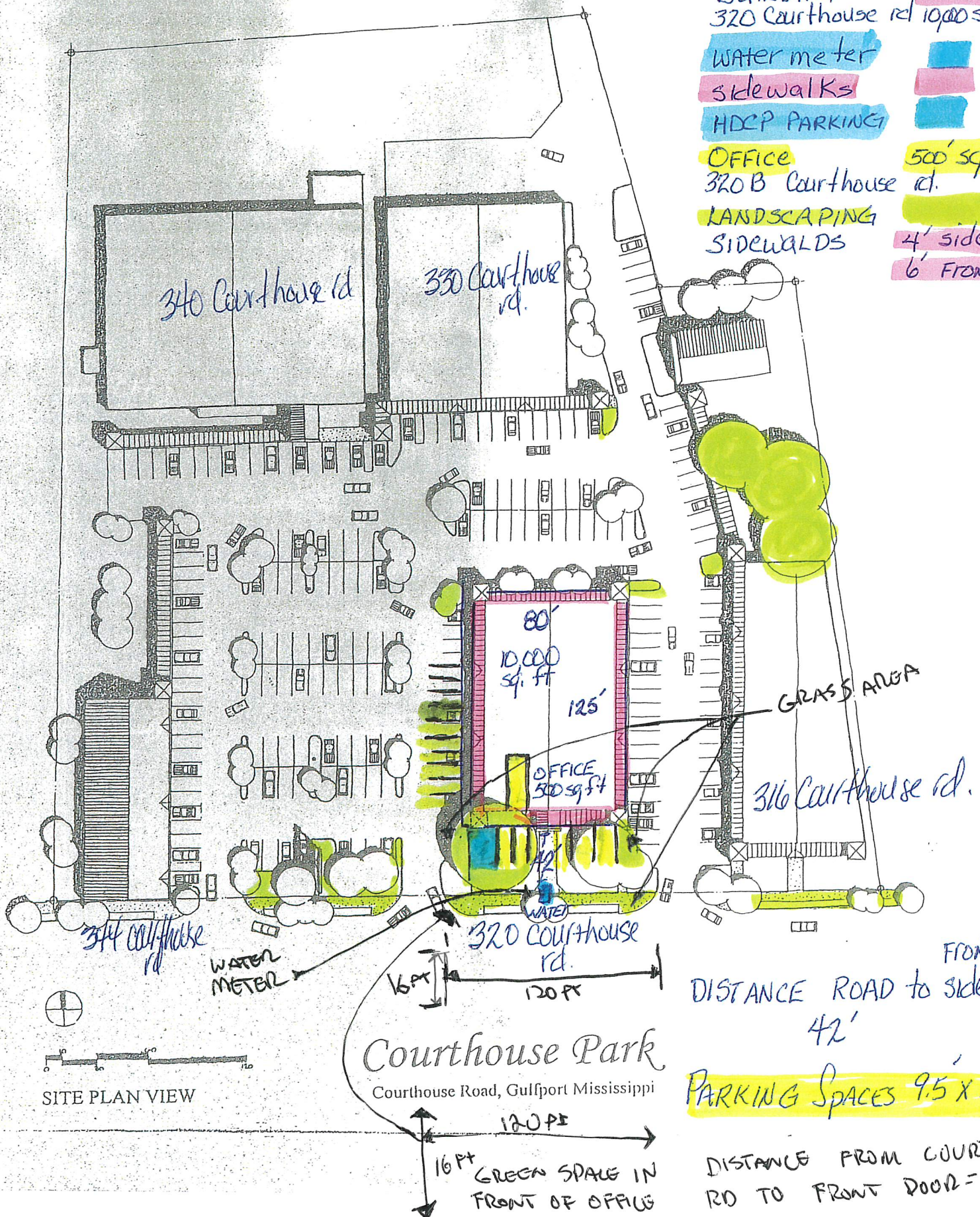
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LEGEND:

BUILDING	80' X 125'
320 Courthouse rd	10,000 sq ft
WATER meter	
sidewalks	
HDCP PARKING	
OFFICE	500' sq ft
320 B Courthouse rd.	
LANDSCAPING	
SIDEWALKS	4' side
	6' Front





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APPROVAL

Hollywood Automotive LLC Proposal for Zone ~~Adjustment~~

I would like to open a small volume Auto Brokerage and retail business. The current zone requirements for the office will not allow me to open in the location. I propose a zone ~~change~~ ^{APPROVAL} to one that is appropriate for me to establish a retail auto brokerage business. MS Dealer licensing requirements mandate that I maintain a physical office. I would like to use that office on Courthouse Rd. as my base of operations. My business will mostly be conducted online except when my customers are required to fill out their paperwork at which time we will meet at the office location. There will be no more than 6 cars at the courthouse location at a time. This will be specified in the lease agreement.

Here are the answers to your application queries:

1. **Transportation and Access:** The site plan shows that I have direct access to Courthouse Rd. My business will not impact anyone's else's access. Since I'm lease limited to 6 cars or less on the premises, the impact to access will be minimal. The former occupants of the building were Military recruitment and they also kept their fleet of recruitment vehicles at the same facility and they had more vehicles that I will have in the future.
2. **Water Supply:** Full utilities will be provided as part of my lease. Water will be supplied by the City of Gulfport and paid as part of my lease.
3. **Waste Disposal:** Full utilities will be provided as part of my lease. Waste Disposal will be supplied by the City of Gulfport and paid as part of my lease.
4. **Fire and Police Protection:** I will be in the city limits of Gulfport. I will be relying on their umbrella of protection for my new business.
5. **Other Public Facilities:** N/A
6. **Why the proposal will not cause undue traffic congestion or create traffic hazard:**
Since my business will mainly be conducted online, traffic to and from the office will be limited. The office location is only to conduct final business transactions. I will identify my customers online and once the deal needs to be consummated we will meet at my office to finalize the transaction.
7. **Why the proposal is in harmony with the orderly and appropriate development of the district in which the use is located:** As I stated before, the impact to the community is minimal based upon my business model, which I have already stated. The office location will be unmanned except when I need to conduct transactions.



Designation of Agent

I, Bob Faler, being owner of the property 320 Courthouse Rd.
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize STEPHAN M. NELSON to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this
petition. This designation authorizes my agent to make verbal or written representations and/or
declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or
declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in
approval or denial of said petition.

Bob Faler
Signature

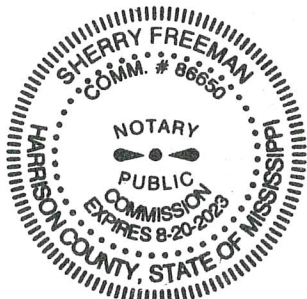
12-4-2020
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 4th day of December, 20 20

Sherry Freeman
Notary Public

8-20-2023
Commission Expiration



BOOK 1639 PAGE 445
STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



1st Judicial District
Instrument Number 2003 6345 D
Filed 8 26 2003 12 35 N
Total Fees 10.00
Book 1639 Page 445.452 Recorded 8-27-03

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, and pursuant to the Order Allowing Debtor to Convey Property Free and Clear of Liens, as filed in Case No. 02-51915 SEG in the United States Bankruptcy Court in the Southern District of Mississippi, Southern Division, a copy being attached hereto and made a part hereof, the undersigned, S.M.N. PROPERTIES, INC., (a/k/a SMN Properties, Inc.), a Mississippi Corporation, 145 MAIN STREET, BILOXI, MS 39530, (228) 432-8123, does hereby sell, convey and warrant unto BOB FALER, LLC, a Mississippi Limited Liability Company, P.O. BOX 1058, COLLINS, MS 39428, (601) 765-4303, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

EXHIBIT "1"/PARCEL 1

A parcel of land situated and being located in the Northwest One-fourth (NW 1/4) of Section 1, Township 8 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the Northeast (NE) corner of the Northwest One-fourth (NW 1/4) of Section 1, Township 8 South, Range 11 West; thence run West a distance of 73.0 feet along the North line of said Section 1, Township 8 South, Range 11 West to a point on the West right-of-way of Courthouse Road; thence run South 01 degrees 23 minutes 14 seconds East a distance of 337.95 feet along the West right-of-way of Courthouse Road to the Southeast (SE) corner of the property of Continental Capital Corp., and the POINT OF BEGINNING of the parcel herein described; thence continue from said Point of Beginning, South 01 degrees 23 minutes 14 seconds East a distance of 150.18 feet along the West right-of-way of Courthouse Road to the Northeast (NE) corner of the property of Catfish Shak of America, Inc.; thence run South 89 degrees 36 minutes 08 seconds West a distance of 330.02 feet along the North line of Catfish Shak of America, Inc.; thence run North 00 degrees 10 minutes 08 seconds East a distance of 490.28 feet to the North line of said Section 1, Township 8 South, Range 11 West; thence run East a distance of 15.17 feet along the North line of said Section 1, Township 8 South, Range 11 West to the Northwest (NW) corner of the property of Wong; thence run South 00 degrees 00 minutes 24 seconds West a distance of 152.68 feet along the West line of Wong to the Southwest (SW) corner of Wong and the

Northwest (NW) corner of Continental Capital Corp.; thence run South 01 degrees 35 minutes 00 seconds East a distance of 187.81 feet along the West line of Continental Capital Corp., to the Southwest (SW) corner of Continental Capital Corp.; thence run North 89 degrees 30 minutes 58 seconds East a distance of 304.60 feet along the South line of Continental Capital Corp., to the Point of Beginning.

AND ALSO an easement for ingress and egress over and across the following: A parcel of land situated and being located in the Northwest One-fourth (NW 1/4) of Section 1, Township 8 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit: Commencing at the Northeast (NE) corner of the Northwest One-fourth (NW 1/4) of Section 1, Township 8 South Range 11 West; thence run West a distance of 73.0 feet along the North line of said Section 1, Township 8 South, Range 11 West to a point on the West right-of-way of Courthouse Road, which point is the Northeast (NE) corner of the property of Wong; thence run South 01 degrees 23 minutes 14 seconds East, along the West margin of Courthouse Road and the East line of Wong for a distance of 130.15 feet to the Point of Beginning of the parcel herein described; thence continue South 01 degrees 23 minutes 14 seconds East along the West right-of-way of Courthouse Road and the East line of Wong, for a distance of 20.0 feet to the Southeast (SE) corner of Wong, which point is also the Northeast (NE) corner of the property of Continental Capital Corp.; thence run South 89 degrees 30 minutes 58 seconds West along the South line of Wong and the North line of Continental Capital Corp., for a distance of 305.24 feet to the Southwest (SW) corner of Wong and the Northwest (NW) corner of Continental Capital Corp.; thence run North 00 degrees 00 minutes 24 seconds East along the West line of Wong, for a distance of 20.0 feet to a point; thence run North 89 degrees 30 minutes 58 seconds East and parallel with the South line of Wong for a distance of 304.75 feet, more or less, to the Point of Beginning.

AND ALSO an easement for utility purposes over and across the following: Beginning at a point on the West line of Railroad Street or Courthouse Road as now used, which point is on the North line of U.S. Lot No. 3 or the Northeast One-quarter of the Northwest One-quarter (NE 1/4 of the NW 1/4) of said Fractional Section 1, Township 8 South, Range 11 West and 73 feet West from the intersection of the one-half mile section line north and south through said Section 1, Township 8 South, Range 11 West, which point is in the center of 13th Street as shown on the map or plat of Original or Old Mississippi City (not of record), running thence West along the center line of said 13th Street a distance of 517 feet; run thence South a distance of 40 feet to the Point of Beginning; run thence in a Southwesterly direction and just South of the house now or formerly occupied by Lawrence Miller, Jr., a distance of 175 feet more or less, to the East line of Texas Street; run thence South along the East line of Texas Street a distance of 25 feet; run thence in a Northeasterly direction and between two now or formerly existing houses a distance of 175 feet more or less; run thence North a distance of 25 feet more or less to the Point of Beginning; said property being located in Fractional Section 1, Township 8 South, Range 11 West, First Judicial District of Harrison County, Mississippi.

EXHIBIT "2"/PARCEL 2

A parcel of land situated and being located in Fractional Section 1, Township 8 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

For the POINT OF BEGINNING, commence at the intersection of the North line of said Fractional Section 1, with the East margin of Courthouse Road; thence run North 89 degrees 39 minutes East a distance of 519.0 feet along the North line of said Fractional Section 1 to the West line of Wood Glen Subdivision -- Section 5; thence run South 05 degrees 00 minutes East a distance of 313.3 feet, more or less, along said West line of Wood Glen Subdivision -- Section 5; thence run South 73 degrees 33 minutes West a distance of 176.5 feet, more or less; thence run South 03 degrees 25 minutes East 83.4 feet; thence run South 80 degrees 45 minutes 40 seconds West a distance of 374.95 feet to the East margin of Courthouse Road; thence run North 01 degrees 21 minutes 30 seconds West a distance of 502.5 feet along said East margin of Courthouse Road to the said Point of Beginning; said parcel of land contains 5.26 acres, more or less.

And being the same Parcel described on the survey dated August 4, 2003, by Kenny L. Alston, P.L.S., as follows, to-wit: A parcel of land situated and being located in Fractional Section 1, Township 8 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi; and being more particularly described as follows: For the POINT OF BEGINNING, commence at the intersection of the North line of said Fractional Section 1, with the East margin of Courthouse Road; thence run North 89 degrees 39 minutes East 519.0 feet along the North line of said Fractional Section 1, to the West line of Wood Glen Subdivision -- Section 5; thence run Southerly along said West line of Wood Glen Subdivision -- Section 5 and the projection thereof the following three courses: South 04 degrees 38 minutes 20 seconds East a distance of 111.75 feet; South 04 degrees 43 minutes 40 seconds East a distance of 50.73 feet; South 04 degrees 49 minutes 20 seconds East a distance of 151.1 feet; thence run South 73 degrees 33 minutes West a distance of 175.05 feet; thence run South 03 degrees 25 minutes East a distance of 83.4 feet; thence run South 80 degrees 45 minutes 40 seconds West a distance of 374.95 feet to the East margin of Courthouse Road; thence run North 01 degree 21 minutes 30 seconds West a distance of 502.5 feet along said East margin of Courthouse Road to the said Point of Beginning; said parcel of land contains 5.25 acres, more or less.

EXHIBIT "3"/PARCEL 3

RECORD DESCRIPTION: A parcel of land located in the City of Gulfport, First Judicial District of Harrison County, State of Mississippi, and being more particularly described as follows:

Beginning at the intersection of 16th Street and Dolan Avenue, it being on the West side of Dolan Avenue and on the South side of 16th Street at the Southwest (SW) corner of said intersection, and running thence West along the South side of 16th Street a distance of 70 feet to a stake; and running thence South and parallel with Dolan Avenue, and 70 feet distance from said Avenue, a distance of 75 feet to a stake, as a starting point or place of beginning, and from said starting point, running thence South and parallel with Dolan Avenue and 70 feet distance from said Avenue, a distance of 134.7 feet to the North side of Front Street or Road, it being sometimes called "The Spanish Trail," and from said North line of said Road, thence continuing South to the water's edge of the Gulf of Mexico or Mississippi Sound, running thence in an Easterly direction along the water's edge of the Gulf of Mexico, a distance of 70 feet, more or less, to a point due South of the intersection of 16th Street and Dolan Avenue, running thence North and along the West side of Dolan Avenue to a point, a distance of 194.5 feet South of the intersection of 16th Street and Dolan Avenue; it being a point on the West side of Dolan Avenue and on

the North side of Front Street and running thence North along the West side of Dolan Avenue a distance of 122.5 feet to a stake on the West side of Dolan Avenue, said stake being 72 feet South of the intersection of 16th Street and Dolan Avenue, running thence in a Westerly direction a distance of 70 feet to the Point of Beginning; said property located in Section 1, Township 8 South, Range 11 West, in Harrison County, Mississippi, and in what was formerly known as Mississippi City.

LESS AND EXCEPT the following described property conveyed by Standard Oil Co., to the State Highway Commission of Mississippi by deed dated October 21, 1942, and, in said deed, more particularly described as follows: Beginning at the intersection of the North line of Beach Boulevard or Front Street in Mississippi City and in Section 1, Township 8 South, Range 11 West, with the West line of Dolan Avenue; thence run Westerly along the North line of Beach Boulevard 70 feet, more or less, to the West line of Grantors property; thence South to the seawall right-of-way; thence to a point due South of the Point of Beginning; thence North to the Point of Beginning on the North side of Beach Boulevard.

BEING THE SAME PROPERTY AS DESCRIBED ON THE SURVEY dated August 8, 2003 by Cassady & Associates, Inc., as follows:
A parcel of land situated and being located in Fractional Section 1, Township 8 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the intersection of the Westerly margin of Dolan Avenue with the Southerly margin of 16th Street; thence run from said Point of Commencing, South 00 degrees 12 minutes 14 seconds West a distance of 75.08 feet along the Westerly margin of Dolan Avenue to the POINT OF BEGINNING of the parcel herein described; thence run from said Point of Beginning, North 89 degrees 48 minutes 25 seconds West a distance of 70.0 feet; thence run South 00 degrees 11 minutes 50 seconds West 146.00 feet to the Northerly right-of-way of U.S. Highway 90; thence run North 78 degrees 52 minutes 32 seconds East a distance of 71.85 feet along the Northerly margin of U.S. Highway 90 to the Westerly margin of Dolan Avenue; thence run North 00 degrees 00 minutes 00 seconds West a distance of 131.90 feet along the Westerly margin of Dolan Avenue to the Point of Beginning.

INDEXING INSTRUCTIONS:

PARCEL 1: 1.30 +/- Acre parcel in the NW 1/4 of Section 1, Township 8 South, Range 11 West, 1st JD, Harrison County, Mississippi Bounded E: by Courthouse Road; w/Easement

PARCEL 2: 5.25 +/- Acre parcel in the NW 1/4 of Section (Fractional Section) 1, Township 8 South, Range 11 West, 1st JD, Harrison County, Mississippi Bounded W: by Courthouse Road; E: by Wood Glen Subdivision

PARCEL 3: 70' x 134.7' parcel in Section (Fractional Section) 1, Township 8 South, Range 11 West, 1st JD, Harrison County, Mississippi Bounded: N by Amjet Petroleum Co; E by Dolan Avenue; S by U.S. Highway 90; W by Solomon

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THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

TAXES for the current year are hereby assumed by the Grantee herein.

IN WITNESS WHEREOF, S.M.N. PROPERTIES, INC., a Mississippi Corporation has caused this conveyance to be executed by its duly authorized officers, they having first been duly authorized to do so, on this the 21st day of August, 2003.

S.M.N. PROPERTIES, INC.

BY: *Belinda J. Nelson, President*
BELINDA F. NELSON, PRESIDENT

BY: *Stephen M. Nelson, Vice-president*
STEPHAN M. NELSON, VICE PRESIDENT

STATE OF MISSISSIPPI

COUNTY OF HARRISON

BOOK 1639 PAGE 450

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, BELINDA F. NELSON and STEPHAN _ NELSON, who acknowledge that they are PRESIDENT and VICE PRESIDENT, respectively, of S.M.N. PROPERTIES, INC., a Mississippi Corporation, and as its act and deed, they signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, they having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 21st day of August, 2003.


NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 10, 2005
BONDED THRU STEGALL NOTARY SERVICE

Prepared by:
Gulf Title Company, Inc.
P. O. Box 280
Gulfport, MS 39502
(228) 865-0011
File #030918/IM

BOOK 1639 PAGE 451

US-BANKRUPTCY COURT
SOUTHERN DISTRICT OF MS
FILED
IN THE UNITED STATES BANKRUPTCY COURT
IN THE SOUTHERN DISTRICT OF MISSISSIPPI
SOUTHERN DIVISION
2003 AUG 15 AM 10:45

CHARLENE J. KENNEDY
CLERK

BY _____ DEPUTY

IN RE: S.M.N. PROPERTIES, INC.

CASE NO. 02-51915 SEG

**ORDER ALLOWING DEBTOR TO CONVEY
PROPERTY FREE AND CLEAR OF LIENS**

HAVING COME ON FOR HEARING this day the Debtor's Motion to Convey Property Free and Clear of Liens, and the Court, being fully advised in the premises and being further advised that only one objection was filed with respect to said Motion, and that said objection, filed on behalf of Beal Bank having been resolved as evidenced by the signature of counsel below, the Court finds that the Motion is well-taken and should be granted; it is therefore

AGREED, ORDERED AND ADJUDGED that S.M.N. PROPERTIES, INC., Debtor-In-Possession be and hereby is authorized to sell to Bob Faler, L.L.C. that certain real estate described in Exhibits "1", "2", "3" and "4", copies of which are attached hereto. Said sale shall be free and clear of liens and encumbrances, with the liens to attach to the proceeds; it is further

AGREED, ORDERED AND ADJUDGED that from the proceeds of the sale, Three Southern Partners shall be paid, at closing, the sum set forth in that Order of this Court entered in that certain adversary proceeding styled, *S.M.N. Properties, Inc. v. Three Southern Partners, L.L.C.*, being Adversary Proceeding No. 1 03-05304; it is further

AGREED, ORDERED AND ADJUDGED that from the proceeds of the sale, Beal Bank

BYRD & WISER
ATTORNEYS AT LAW
146 MAIN STREET
P.O. BOX 1800
BILLO, MISSISSIPPI 39530
TELEPHONE (601) 438-8123
FAX (601) 438-7026

BOOK 1639 PAGE 452

shall be paid, at closing the sum of \$206,136.41 (plus \$18.00 per diem after August 17, 2003).
The sum of \$22,267.52, representing attorney fees incurred in the process of litigating title
issues relating to the extent and priority of the Beal Bank lien shall be held in an interest
bearing, segregated escrow account by Gulf Title Company, pending further order of this court.

AGREED, ORDERED AND ADJUDGED, this the 15th day of
August, 2003.


UNITED STATES BANKRUPTCY JUDGE

AGREED AS TO FORM AND SUBSTANCE:

FOR THE DEBTOR:


NICHOLAS VAN WISER

FOR BEAL BANK:


MICHAEL B. McDERMOTT

BYRD & WISER
ATTORNEYS AT LAW
148 MAIN STREET
P.O. BOX 1888
BILLOXI, MISSISSIPPI 39202
TELEPHONE (228) 432-9123
FAX (228) 432-7026

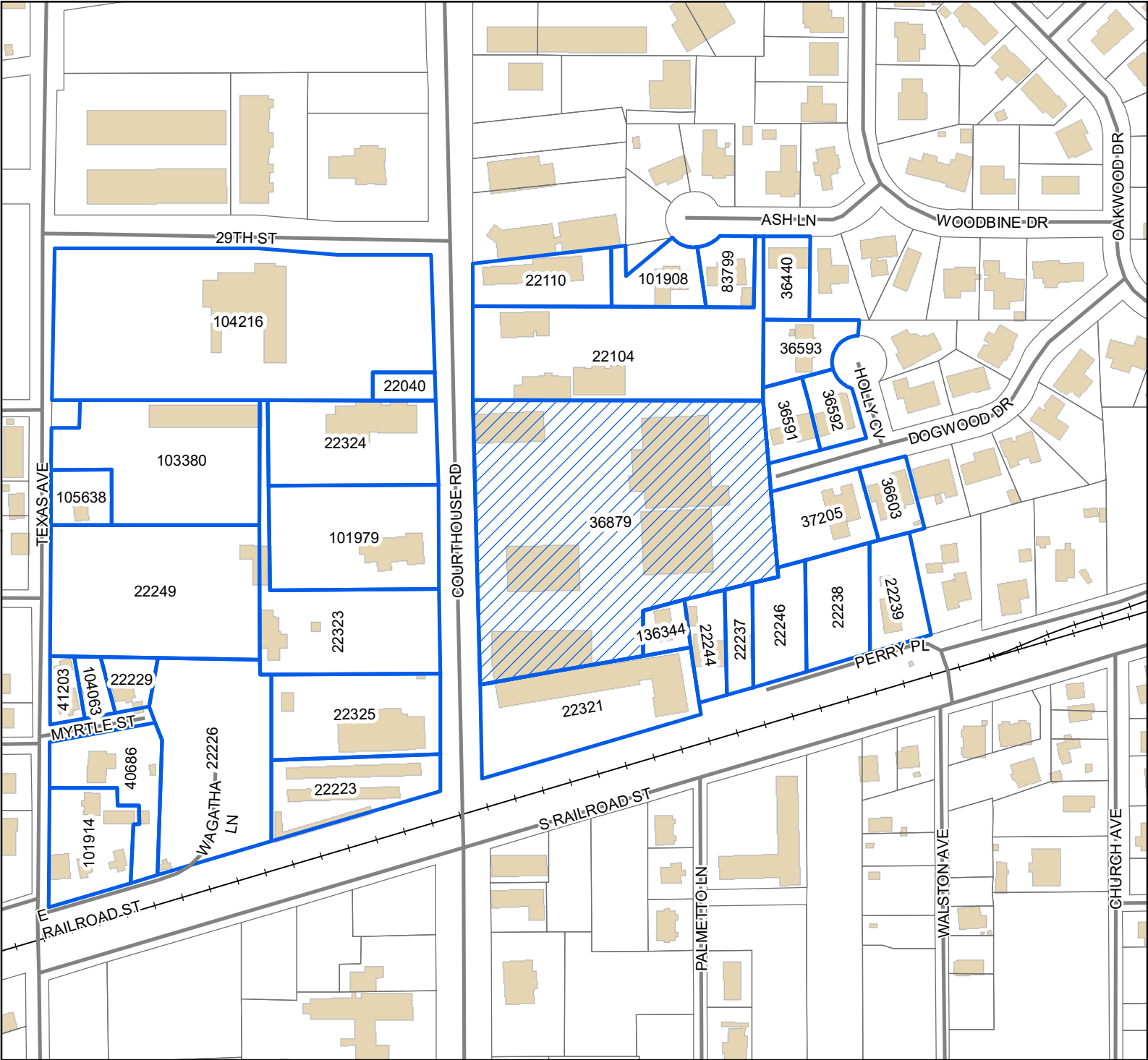
RE: Planning Commission Approval 2101PC007, by agent Stephan M. Nelson, tax parcel 0911A-01-013.000, Request for auto sales, 320 Courthouse Rd, Zoned T-5 (Urban Center Zone), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, January 28, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

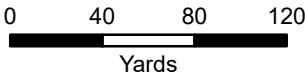
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, January 28, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID (007)	Name	Address	City	State	ZIP
Y	36879	0911A-01-013.000	BOB FALER LLC (Owner)	22 TIMBER LANE	GULFPORT	MS	39507
Y	22244	0911A-01-011.000	NELSON STEPHAN M (Agent)	22 TIMBER LANE	GULFPORT	MS	39507
N			Adjacent Property Owners				
Y	22226	0911B-01-006.000	NR DEED LLC	1266 WEST PACES FERRY RD #517	ATLANTA	GA	30327
Y	22229	0911B-01-009.000	KT HOMES LLC	PO BOX 972	FREDERICK	CO	80530
Y	37205	0911A-01-014.000	NELSON STEPHEN M	114 DOGWOOD DRIVE	GULFPORT	MS	39507
Y	41203	0911B-01-008.000	MOEINI MOHAMMAD	P O BOX 8833	GULFPORT	MS	39506
Y	22325	0911B-01-004.000	COURTHOUSE 309 LLC	P O BOX 7408	DIBERVILLE	MS	39540
Y	22237	0911A-01-010.000	BROCHU HILARY M ETAL	C/O IRIS WEBB MERMILLIAD	PENSACOLA	FL	32514
Y	105638	0911B-01-011.002	KOTSAKOS JAMES C SR	452 TEXAS AVE	GULFPORT	MS	39507
Y	22249	0911B-01-010.000	BOB FALER LLC	205 CAMPBELL RD	COLLINS	MS	39428
Y	22110	0910P-05-044.000	MAJURE LLC	4820 COURTHOUSE RD	GULFPORT	MS	39507
Y	22104	0910P-05-043.000	KLS LLC	P O BOX 836	GULFPORT	MS	39502
Y	36603	0911A-01-015.000	LIANG FANGTING & XIURONG LI	4240 LAKE SHERWOOD AVE EAST	BATON ROUGE	LA	70816
N	36593	0910P-05-040.000	LIANG FANGTING & XIURONG LI	4240 LAKE SHERWOOD AVE EAST	BATON ROUGE	LA	70816
Y	22321	0911A-01-012.000	EVANGELINE PROPERTIES LLC	P O BOX 336	LIVINGSTON	LA	70754
Y	22238	0911A-01-008.000	NELSON STEPHAN M	114 DOGWOOD DR	GULFPORT	MS	39507
Y	40686	0911B-01-007.000	JP SILVA PROPERTIES LLC	P O BOX 7379	GULFPORT	MS	39506
Y	101914	0911B-01-007.001	JP SILVA PROPERTIES LLC	P O BOX 7379	GULFPORT	MS	39506
Y	22223	0911B-01-005.000	TELLUS DEVELOPMENT LTD	P O BOX 3226	GULFPORT	MS	39505
Y	36592	0910P-05-041.000	BOLLING JOHN R & WF	106 DOGWOOD DR	GULFPORT	MS	39507
Y	103380	0911B-01-011.001	BOB FALER LLC	205 CAMPBELL RD	COLLINS	MS	39428
N	22323	0911B-01-003.000	BOB FALER LLC	PO BOX 1058	COLLINS	MS	39428
Y	22324	0911B-01-001.000	YE LAN QING & JIANG DIAN MING	4493 COURTHOUSE RD	GULFPORT	MS	39507
Y	83799	0910P-05-028.000	MOODY WILLIAM F III & BOBBIE JEAN	201 ASH LN	GULFPORT	MS	39507
Y	101979	0911B-01-003.001	FALER BOB	103 MAIN ST	COLLINS	MS	39428
Y	104063	0911B-01-008.001	BARTH FRANCIS E JR	307 MYRTLE ST	GULFPORT	MS	39507
N	22244	0911A-01-011.000	NELSON STEPHAN M	22 TIMBER LANE	GULFPORT	MS	39507
Y	22246	0911A-01-009.000	BROCHU HILARY M	1405 HAROLD AVE	PENSACOLA	FL	32514
Y	104216	0910O-03-023.001	UNITED STATES POSTAL SERVICE	4000 DEKALB TECH PARKWAY BLDG 300	ATLANTA	GA	30340
Y	36440	0910P-05-029.000	STEDMAN JAMES KEVIN & PATRICIA H	203 ASH LN	GULFPORT	MS	39507
Y	101908	0910P-05-027.004	SHEFFIELD ISMA J -L/E-	195 ASH LN	GULFPORT	MS	39507
Y	22239	0911A-01-007.000	LECOMPTE ROSEMARY	3214 SHARON ST	HOUMA	LA	70363
Y	36591	0910P-05-042.000	PAGE GREGORY L & SARAH E	108 DOGWOOD DR	GULFPORT	MS	39507
Y	136344	0911A-01-013.001	NELSON STEPHAN M	5311 QUINCY AVE	GULFPORT	MS	39507



Legend

- Site
- Adjacent Properties
- Street
- Railroad
- Buildings



1 inch = 250 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

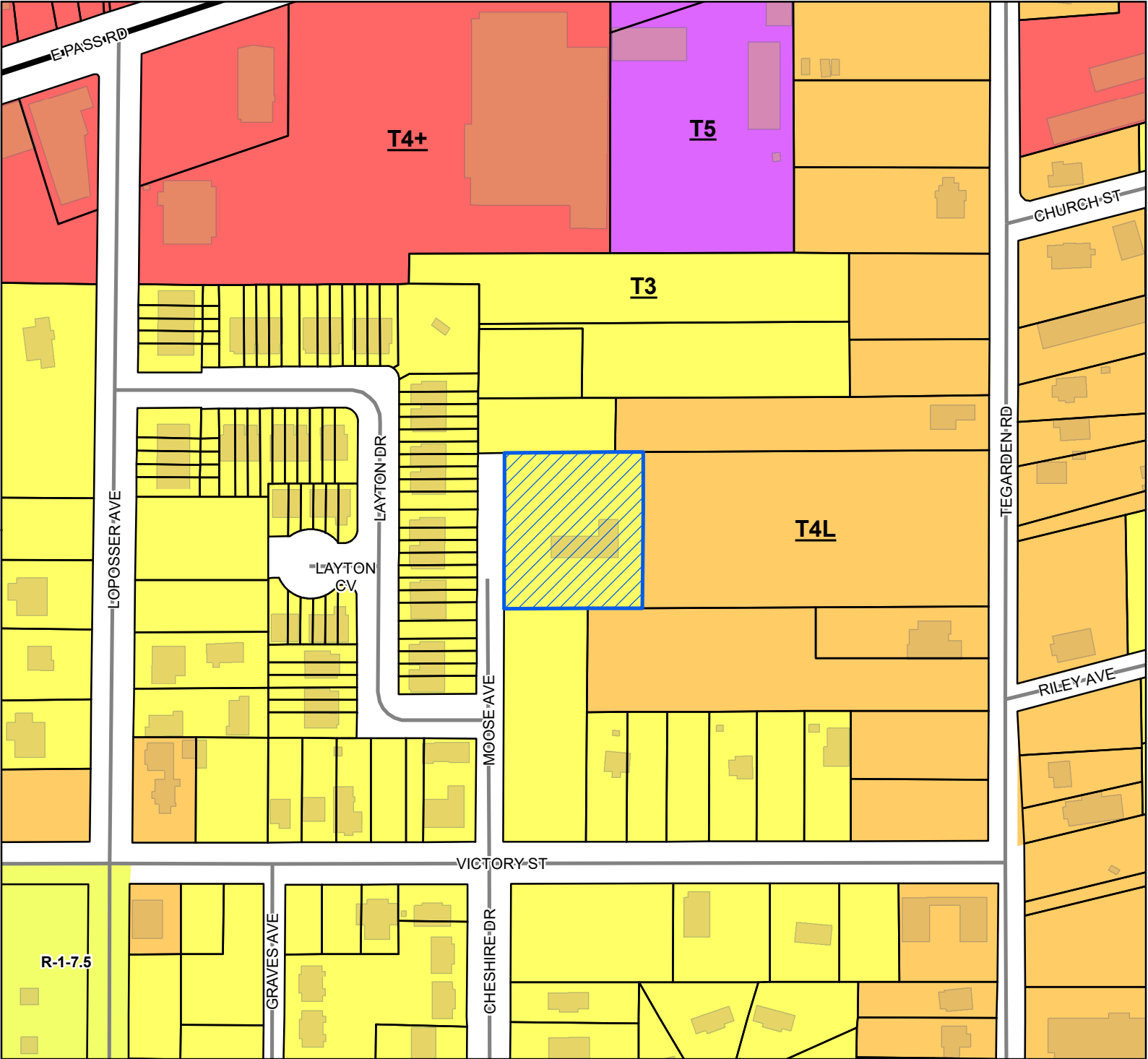
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 28, 2021

Re: Zoning Map Amendment 2101PC009:

Zoning Map Amendment 2101PC009, by owner Malcom Jackson, tax parcel 0910I-02-029.002,
Request to rezone from T3 (Sub-Urban Zone) to T4L (General Urban Zone "Limited"), 620
Moose Ave, Ward 2



Site

US or State Highway

Street

Parcels

Buildings

Smart Code

T5

T4+

T4L

T3

Zoning

R-1-7.5 - Single Family

Residence District (Low Density)

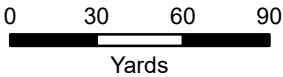
Site Information

0910I-02-029.002

Zoning: T-3 (Sub-Urban Zone)

Size: 1.03 acres

Flood: X



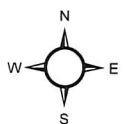
1 inch = 200 feet



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Area Map



Printed 12/8/2020

1 inch = 100 feet

- Site
- Minor/Residential
- Parcels
- Building Footprints

Smart Code

TZone

- T4+
- T4L
- T3

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12-8-20

Reasons for my rezoning request:

(F.) (25) since I have been in the subject area conditions have changed, there are properties on the East, West, North and South of me that are presently zoned T4L. By Rezoning my property I would be conforming to the surrounding Properties.

My name is Malcolm M. Jackson Jr. 620 Moore Ave Gulfport, MS 39509

F₅ - Due to Ordinance changes (Smart Code) I lose my T4L zoning status. There are presently families living on my property now. Since ^(F3) I have been in my location people have requested an additional need for more housing.

Up until 2007 the subject property was zoned B-2 which allowed for Multi Family Housing. It has been brought to my attention by several people that there is a public need for more Multi Family Housing.

G. My Interest is that I am the property Landlord and owner. Once my property is successfully rezoned to T4L, I plan to add all additional Family Housing that I am allowed by Law and Completed by Dec. 2021



John 1st Judicial District
Instrument 2018 4863 D - J1
Filed/Recorded 8/ 3/2018 03:52 P
Total Fees \$ 12.00
3 Pages Recorded

This document prepared by:

Patricia Champagne
Attorney at Law
P.O. Box 6514
Gulfport, MS 39506

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Indexing Instr: Part of Sec. 36-Township 7 So.-
Range 11 West, First Judicial
District of Harrison Co., MS

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of \$10.00, and other good and valuable consideration,
the receipt and sufficiency of which I hereby acknowledged, I,

JOHNNY RAY SMITH
509 Ramsey Avenue
Gulfport, MS 39503
Tele # (228) 960-5794

do hereby sell, convey and quitclaim unto

MALCOLM M. JACKSON, JR.
620 Moose Avenue - Apt. #4
Gulfport, MS 39507
Tele#(228) 383-7868

all right, title and interest I may have in and to the following described real property, to-wit:

A parcel of land situated and being located in Section 36, Township 7 South,
Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi,
And being more particularly described as follows:

Commencing at the intersection of the East margin of Ebony or Moose Avenue
with the North margin of Victory Street; thence run North 00 degrees 15 minutes
West 338.0 feet along the East margin of Ebony or Moose Avenue to the point of
beginning; thence run from said point of beginning East 200.0 feet; thence run
North 00 degrees 15 minutes West 230.8 feet and parallel with the East margin
of Ebony or Moose Avenue; thence run Westerly 200.0 feet along an old fence line
to the East margin of Ebony or Moose Avenue; thence run South 00 degrees 15 minutes
East 230.2 feet along the East margin of Ebony or Moose Avenue to the point of
beginning.

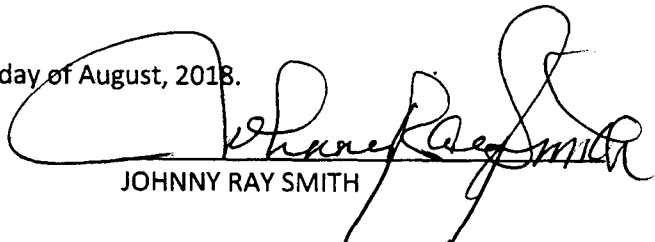
Less and except any road rights-of-ways of record.

This being the parcel of land obtained by Willie Ware Jackson, deceased and Malcolm M.
Jackson, Jr., as joint tenants with full rights of survivorship under Special Warranty Deed
Recorded in Book 1541 at page 365 in the Land Records of the First Judicial District
Of Harrison County, Mississippi.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and
easements applicable to the subject property, and subject to any and all prior recorded reservations,
conveyances and leases of all oil, gas and other minerals by previous owners.

Grantee shall be responsible for payment of any and all ad valorem taxes on the property being
conveyed.

WITNESS MY SIGNATURE, on this 3 day of August, 2018.

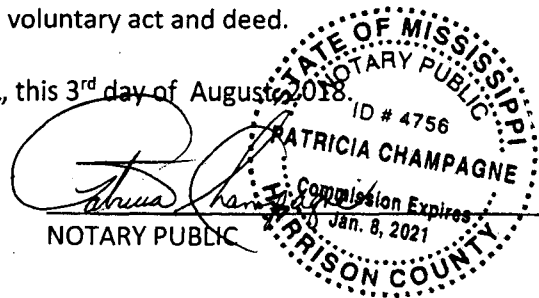

JOHNNY RAY SMITH

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the above jurisdiction, JOHNNY RAY SMITH, who presented his Mississippi Driver's License No. 801474690 as identification, and who acknowledged to me that he signed and delivered the foregoing Quitclaim Deed on the day and in the year therein stated, as his own voluntary act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 3rd day of August, 2018.



My Commission Expires:

NO TITLE SEARCH WAS REQUESTED OR PERFORMED BY THE ATTORNEY PREPARING THIS DOCUMENT, AND THEREFORE NO OPINION, EXPRESS OR IMPLIED IS GIVEN AS TO TITLE, OR SUFFICIENCY THEREOF.

**RE: Zoning Map Amendment 2101PC009, by owner Malcom Jackson, tax parcel 0910I-02-029.002,
Request to rezone from T3 (Sub-Urban Zone) to T4L (General Urban Zone "Limited"), 620 Moose Ave,
Ward 2**

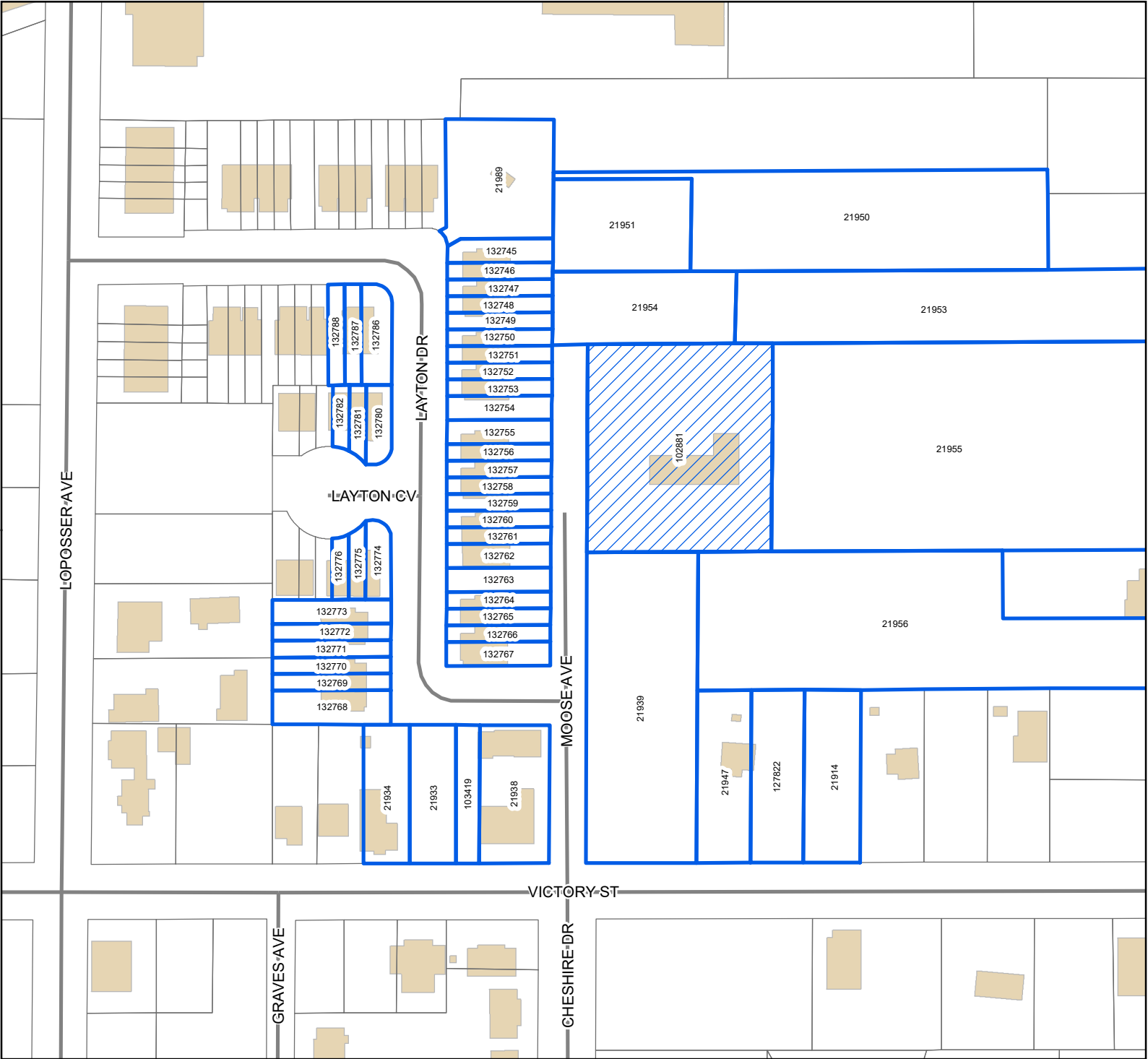
To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, January 28, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, January 28, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

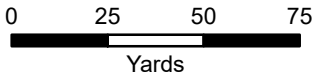
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	102881	0910I-02-029.002	JACKSON MALCOLM M JR	620 MOOSE AVE APT 4	GULFPORT	MS	39507
n			Adjacent Property Owners				
	132788	0910I-02-028.056	BLUE OAK CONSTRUCTION LLC	114 DEL PRADO BLVD	CAPE CORAL	FL	33990
n	132749	0910I-02-028.017	BLUE OAK CONSTRUCTION LLC	114 DEL PRADO BLVD	CAPE CORAL	FL	33990
	132754	0910I-02-028.022	BLUE OAK CONSTRUCTION LLC	12995 S CLEVELAND AVE STE 214	FORT MYERS	FL	33907
n	132763	0910I-02-028.031	BLUE OAK CONSTRUCTION LLC	12995 S CLEVELAND AVE STE 214	FORT MYERS	FL	33907
n	132771	0910I-02-028.039	BLUE OAK CONSTRUCTION LLC	114 DEL PRADO BLVD	CAPE CORAL	FL	33990
	132764	0910I-02-028.032	CABILLO JOSHUA	P O BOX 695	DALY CITY	CA	94017
n	132765	0910I-02-028.033	CABILLO JOSHUA	P O BOX 695	DALY CITY	CA	94017
	132760	0910I-02-028.028	CRIMSON GULF COAST INVESTMENTS LLC	P O BOX 8526	MANDEVILLE	LA	70470
n	132762	0910I-02-028.030	CRIMSON GULF COAST INVESTMENTS LLC	P O BOX 8526	MANDEVILLE	LA	70470
n	132761	0910I-02-028.029	CRIMSON GULF COAST INVESTMENTS LLC	P O BOX 8526	MANDEVILLE	LA	70470
	21953	0910I-02-014.000	CULBERSON LELIA M	655 TEGARDEN RD	GULFPORT	MS	39507
	132769	0910I-02-028.037	DALLAS SAMUEL JR & LORNETTE D	545 SWEETWOOD LANE	OAKWOOD	OH	45419
n	132768	0910I-02-028.036	DALLAS SAMUEL JR & LORNETTE D	545 SWEETWOOD LANE	OAKWOOD	OH	45419
n	132770	0910I-02-028.038	DALLAS SAMUEL JR & LORNETTE D	545 SWEETWOOD LANE	OAKWOOD	OH	45419
n	103419	0910I-02-022.000	DUCKWORTH LARRY	634 VICTORY ST	GULFPORT	MS	39507
	21938	0910I-02-027.000	DUCKWORTH LARRY & CAROLYN W	634 VICTORY ST	GULFPORT	MS	39501
	21933	0910I-02-025.000	DUCKWORTH LARRY SR & CAROLYN	634 VICTORY ST	GULFPORT	MS	39507
	132782	0910I-02-028.050	GARCIA PROPERTIES LLC	2596 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
n	132781	0910I-02-028.049	GARCIA PROPERTIES LLC	2596 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
n	132780	0910I-02-028.048	GARCIA PROPERTIES LLC	2596 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
	21934	0910I-02-024.000	GRAVES DEBORAH	2066 54TH PLACE S APT 2	ST PETERSBURG	FL	33712
	21914	0910I-02-033.000	HALL ANN D & JERRY B	634 VICTORY ST	GULFPORT	MS	39507
	21939	0910I-02-030.000	HALL JERRY B & ANN D	546 E PASS RD APT E39	GULFPORT	MS	39507
n	21954	0910I-02-015.000	HANDBORO POST #223				0
	132766	0910I-02-028.034	HAYCOOK RICHARD B II	612 LAYTON DR	GULFPORT	MS	39507
	21951	0910I-02-011.000	HENDERSON IVA	1001 CHURCH ST	GULFPORT	MS	39507
n	127822	0910I-02-032.001	HENLEY MICHELLE L	5219 MISTY LN	BACLIFF	TX	77518
	21947	0910I-02-032.000	HENLEY MICHELLE LORAIN ETAL	5219 MISTY LN	BACLIFF	TX	77518
	21989	0910I-02-028.000	INDAIN RIDGE LLC	4061 SUZANNE DR SUITE G	DIBERVILLE	MS	39540
	132746	0910I-02-028.014	NEWMAN ROYAL B JR	684 LAYTON DR	GULFPORT	MS	39507
n	132747	0910I-02-028.015	NEWMAN ROYAL B JR	684 LAYTON DR	GULFPORT	MS	39507
n	132748	0910I-02-028.016	NEWMAN ROYAL B JR	684 LAYTON DR	GULFPORT	MS	39507
n	132745	0910I-02-028.013	NEWMAN ROYAL B JR	684 LAYTON DRIVE	GULFPORT	MS	39507
	132759	0910I-02-028.027	OLIVER MARSHALL	10528 SUGARBERRY ST	WALDORF	MD	20603

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	21950	0910I-02-012.000	OWEN JOE SAM	PO BX 673	GULFPORT	MS	39502
	132787	0910I-02-028.055	PARIONA PROPERTIES LLC	2596 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
n	132786	0910I-02-028.054	PARIONA PROPERTIES LLC	2596 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
n	132751	0910I-02-028.019	PARIONA PROPERTIES LLC	2596 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
n	132753	0910I-02-028.021	PARIONA PROPERTIES LLC	2596 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
n	132775	0910I-02-028.043	PARIONA PROPERTIES LLC	2596 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
n	132772	0910I-02-028.040	PARIONA PROPERTIES LLC	2596 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
n	132773	0910I-02-028.041	PARIONA PROPERTIES LLC	2596 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
n	132750	0910I-02-028.018	PARIONA PROPERTIES LLC	2596 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
n	132752	0910I-02-028.020	PARIONA PROPERTIES LLC	2596 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
n	132776	0910I-02-028.044	PARIONA PROPERTIES LLC	2596 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
n	132774	0910I-02-028.042	PARIONA PROPERTIES LLC	2596 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
	132767	0910I-02-028.035	PHANG CHRISTOPHER L & ERLYN DAROY AB	16016 LEMOYNE BLVD APT 110	BILOXI	MS	39532
	21956	0910I-02-031.000	RAY GOLMAN H	P O BOX 6385	GULFPORT	MS	39506
	21955	0910I-02-029.000	RIVERCREST LOT LLC	4720 ROCKCLIFF ROAD #3	AUSTIN	TX	78746
	132755	0910I-02-028.023	W S C ENTERPRISES LLC	P O BOX 6596	DIAMONDHEAD	MS	39525
n	132756	0910I-02-028.024	W S C ENTERPRISES LLC	P O BOX 6596	DIAMONDHEAD	MS	39525
n	132758	0910I-02-028.026	W S C ENTERPRISES LLC	P O BOX 6596	DIAMONDHEAD	MS	39525
n	132757	0910I-02-028.025	W S C ENTERPRISES LLC	P O BOX 6596	DIAMONDHEAD	MS	39525



Legend

- Site
- Adjacent Properties
- Street
- Buildings



1 inch = 150 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

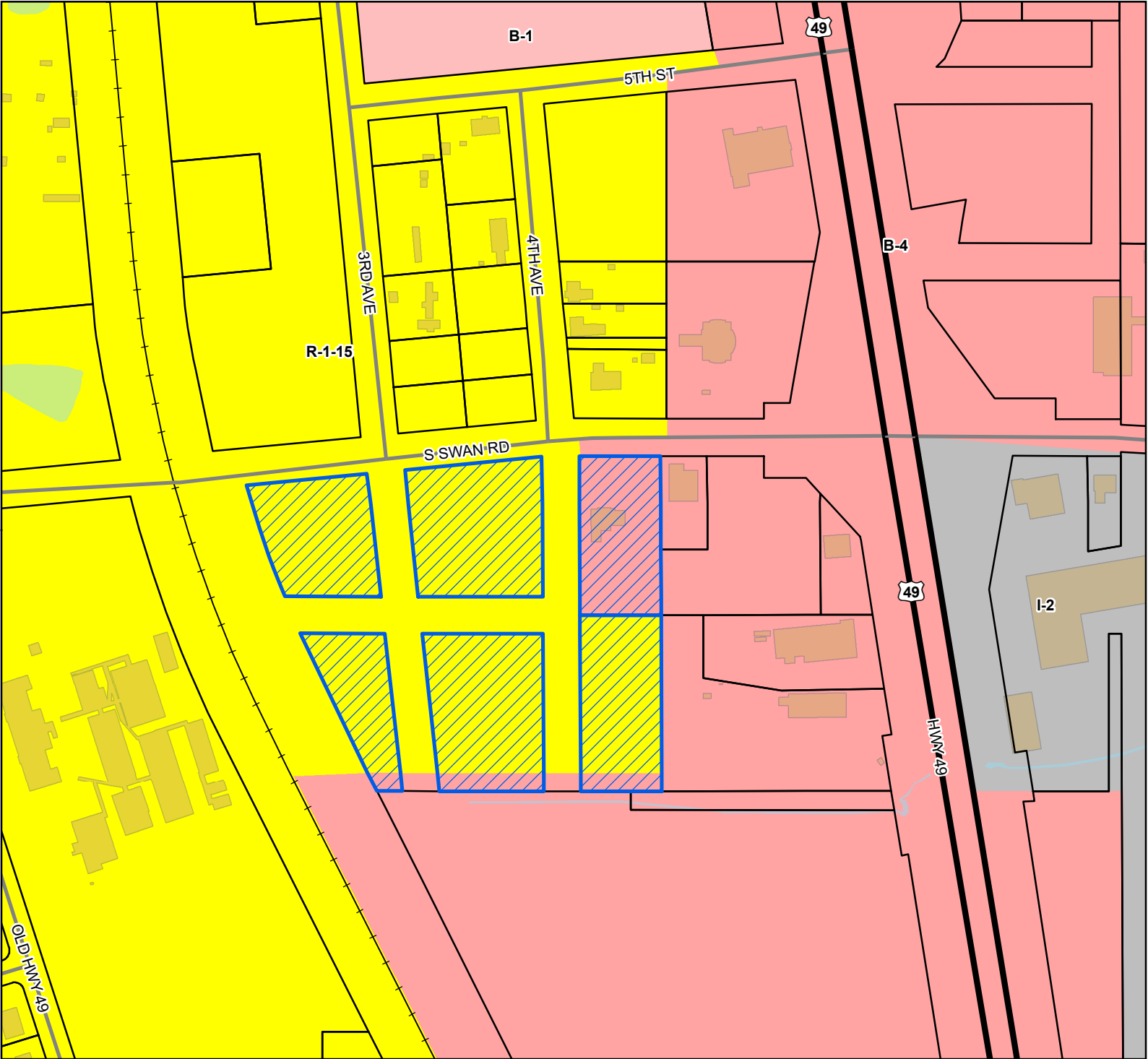
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 28, 2021

Re: Zoning Map Amendment 2101PC012: (Withdrawn by applicant)

Zoning Map Amendment 2101PC012, by agent Heinrich and Associates, tax parcels 0707H-01-014.000, 0707H-01-012.000, 0707H-01-013.000, Request to rezone from R-1-15 (Single-family) and B-4 (Highway business) to completely B-4, S Swan Rd, Ward 7



Site

US or State Highway

Street

Railroad

Parcels

Buildings

Water Features

Zoning

B-1 - Neighborhood Business District

B-4 - Highway Business District

I-2 - Heavy Industry District

R-1-15 - Single Family

Residence District (Low Density)

Site Information

0707H-01-014.000

0707H-01-012.000

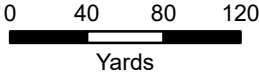
0707H-01-013.000

Zoning: B-4 (Highway business)

R-1-15 (Single family)

Size: 13.19acres

Flood: X



1 inch = 300 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

SUPPLEMENTAL INFORMATION for RE-ZONING from R-1-15 TO B-4

**Located at the SW Intersection of South Swan Rd. and 3rd Ave.
City of Gulfport, First Judicial District of Harrison County, Mississippi**

**Tax Parcel No's: 0707H-01-014.000
0707H-01-012.000
0707H-01-013.000**

1. Interest:

The official names and addresses of the applicants for this application are as follows:

Julian Emory Plyant & Johanna C. Plyant
2709 Pemberton Dr.
Houston, TX 77005
(281) 536-3544

Brian A. McGinley & Roberta G. McGinley
16119 S. Swan Rd.
Gulfport, MS 39503
(228) 313-1855

The official name and address of the applicant's agent for this application is as follows:

Heinrich & Associates, LLC
370 Courthouse Rd., Ste 104
Gulfport, MS 39507
228-896-6768

The subject property is currently zoned R-1-15 per the Official Zoning Map of the City of Gulfport. It is generally located at the Southeast intersection of S. Swan Rd. and 3rd Ave. The request involves the re-zoning the subject parcel from R-1-15 to B-4 which will allow for a new commercial project along with the required parking spaces and meet the current landscaping requirement.

Primary access will be provided from S. Swan Rd. The proposed project will generate additional tax base for the City of Gulfport, Harrison County and Harrison County Schools.

All infrastructure will be constructed in accordance with current Gulfport regulations.

Storm water will be designed and constructed to meet the current City of Gulfport 25 year storm requirement and will provide enough area to detain the difference between the post-construction and pre-construction run-off created by this development.

There will also be a minimal increase in sewer flows and water usage. Existing utilities are adjacent to the site off S. Swan Rd. There will be no adverse utility impacts on existing customers or adjoining properties.

2. **Change in Conditions:**

The applicant is proposing to rezone a 11.8 +/- acre parcel of land. The subject property is located near a major corridor that has seen substantial growth in the past few years. Commercial uses have expanded in the area, especially south and east of the property; more specifically, Hancock Whitney Bank. Therefore, the proposed zoning will be consistent with the demands for expanded services and amenities in the area.

3. **Increase in Need for Sites:**

As stated above, the subject property is located near a major corridor in Gulfport. This parcel is within a high growth area and has had an increase of commercial development.

4. **Development Schedule:**

The proposed development schedule is to design, construct and have completed within 9 to 12 months. The applicant proposes to begin within 1 month of City Council approval.

The above schedule is based on normal permitting procedures and reasonable weather conditions. The schedule could be set back by delays due to adverse weather conditions.

5. **Effects of Amendment:**

The proposed zoning will be consistent with the contiguous properties so there will be no effect granting this zoning change.

6. **Error:**

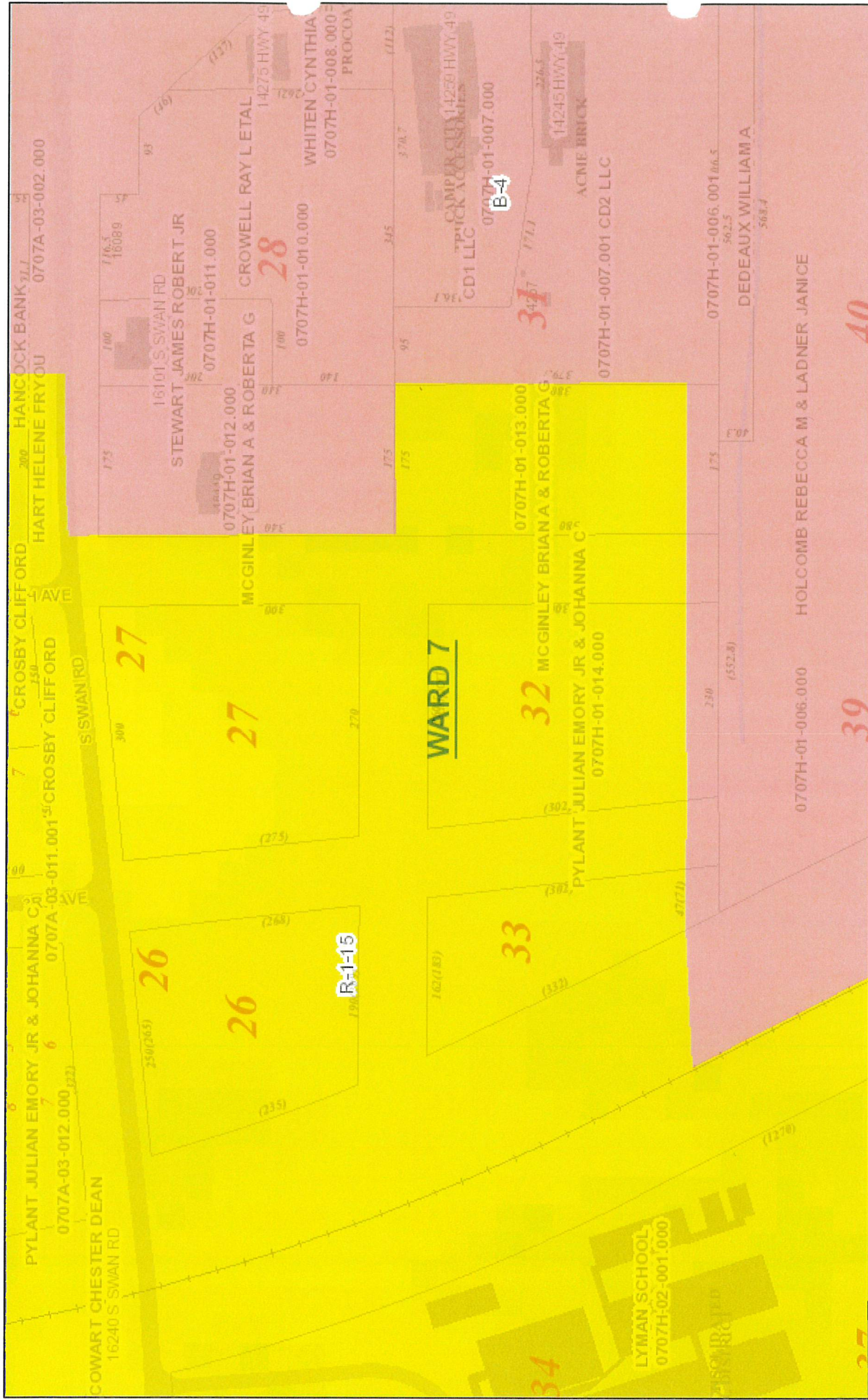
This request is not due to an error.

7. **Site Plan:**

A site plan will be presented at the City meetings.

8. THE REQUEST FOR THE RE-ZONE IS FOR PUBLIC NEED. AS MENTIONED ABOVE, THE AREA IS GROWING TO THE NORTH ALONG THE HWY 49 CORRIDOR. THIS REZONE WILL BE A CONTINUATION OF B4 ZONING.

Gulfpport Online Atlas



December 7, 2020

- Hybrid Zones
- Hybrid
- Wards
- Government Property

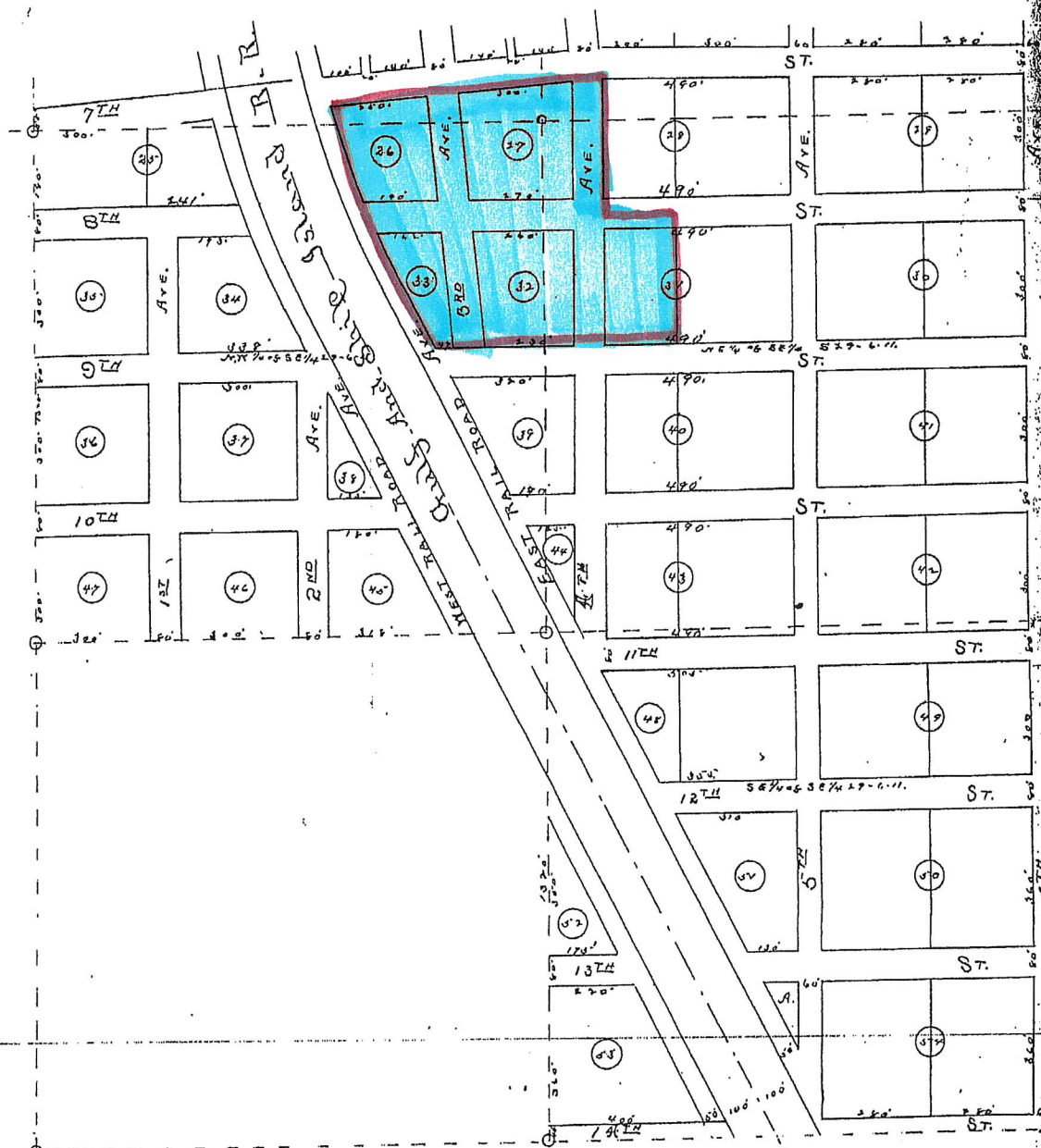
1:2,257



DESCRIPTION FOR REZONE PARCEL

A PART OF ORIGINAL LYMAN SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 28, ORIGINAL LYMAN SUBDIVISION; THENCE ALONG THE EAST MARGIN OF THE VACATED 4TH AVENUE, SOUTH 340' TO THE CENTERLINE OF THE VACATED 8TH STREET; THENCE ALONG SAID CENTERLINE, EAST 175'; THENCE SOUTH 340' TO THE NORTH MARGIN OF THE VACATED 9TH STREET; THENCE ALONG SAID NORTH MARGIN, WEST 688.68' MORE OR LESS TO THE WEST MARGIN OF THE VACATED EAST RAILROAD AVENUE, ALSO BEING THE EAST MARGIN OF THE RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID EAST MARGIN OF THE RAILROAD RIGHT-OF-WAY AND EXTENSION THEREOF TO THE CENTERLINE OF SOUTH SWAN ROAD, BEING N22°09'22"W 696.08'; THENCE ALONG SAID CENTERLINE OF SOUTH SWAN ROAD, N84°27'26"E 779.77'; THENCE SOUTH 40' TO THE POINT OF BEGINNING, CONTAINING 11.8 ACRES MORE OR LESS.



PLAT FILE. VAC IN CHANCERY COURT # 90,633
DATED 11 AUG. 1987, FILED FOR RECORD IN
MB. 509, P-365, & DB. 1092, P-178
TO W/L: BEGIN S/E COR. BL. 28, THEN S-40 FT.
E-30 FT., S-40 FT. TO R/L BL. 31, W-345 FT.,
N-80 FT. TO S/L BL. 28 THEN E-315 FT.
TO P. O. B.
SIGNED: G. N. CREEL - CHANCERY CLERK
BY: *Joe C. Sanderson* DC.

Plat partly vacated in Chancery Court #1008, 144
dated 5 March 1996 & filed for record in MD-821
p-129 & MD-1129 P-140, in full:
That part of 311 St. between W-1/2 St. of Mts.
28 & 31.
John Bradley, Chancery Clerk
by: Tom Rinaldi, D.C.

Exhibit "A"



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURY, TAX ASSESSOR.

MAP DATE: December 4, 2017

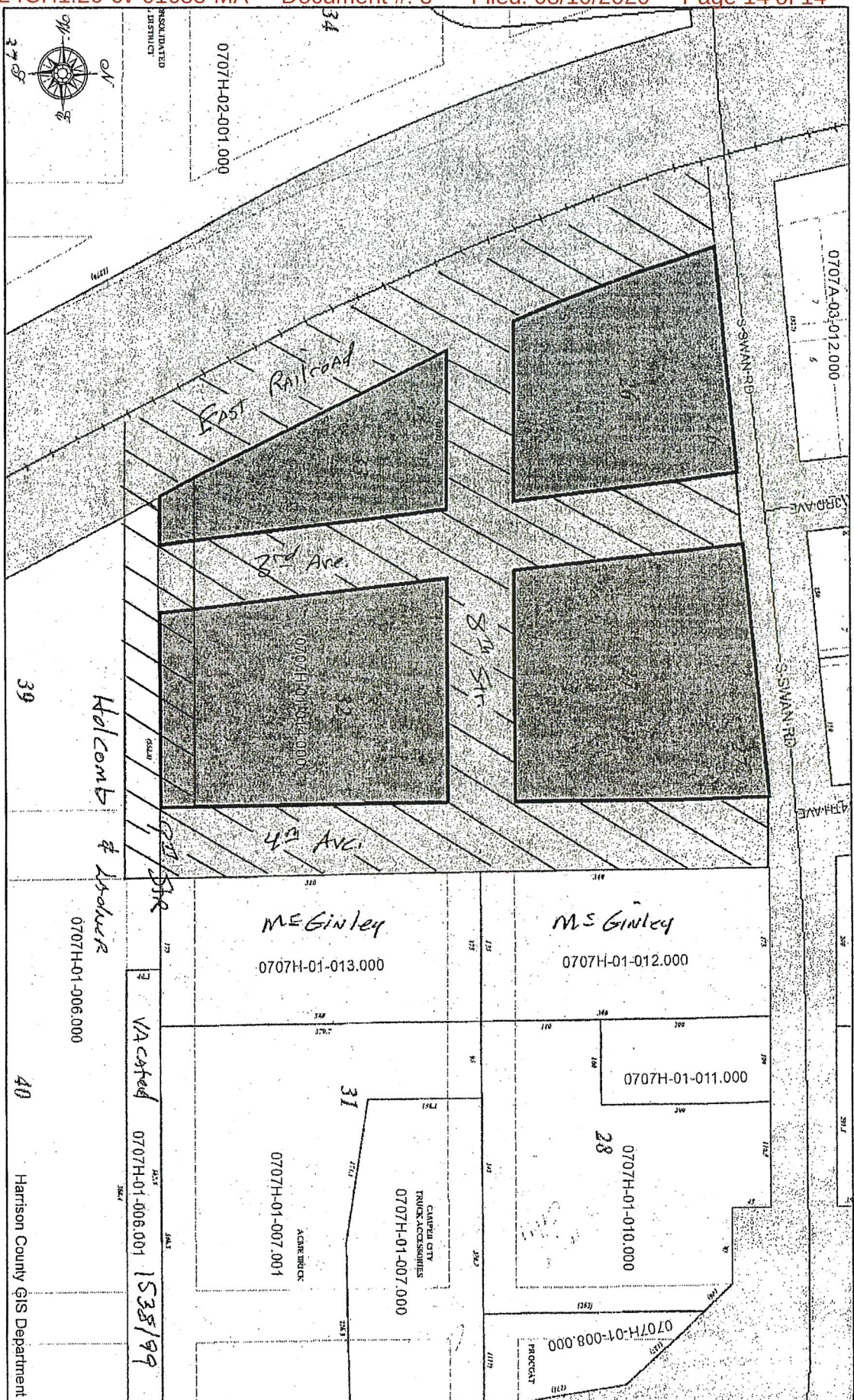
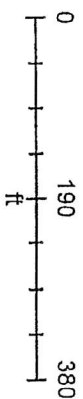


Exhibit "B"

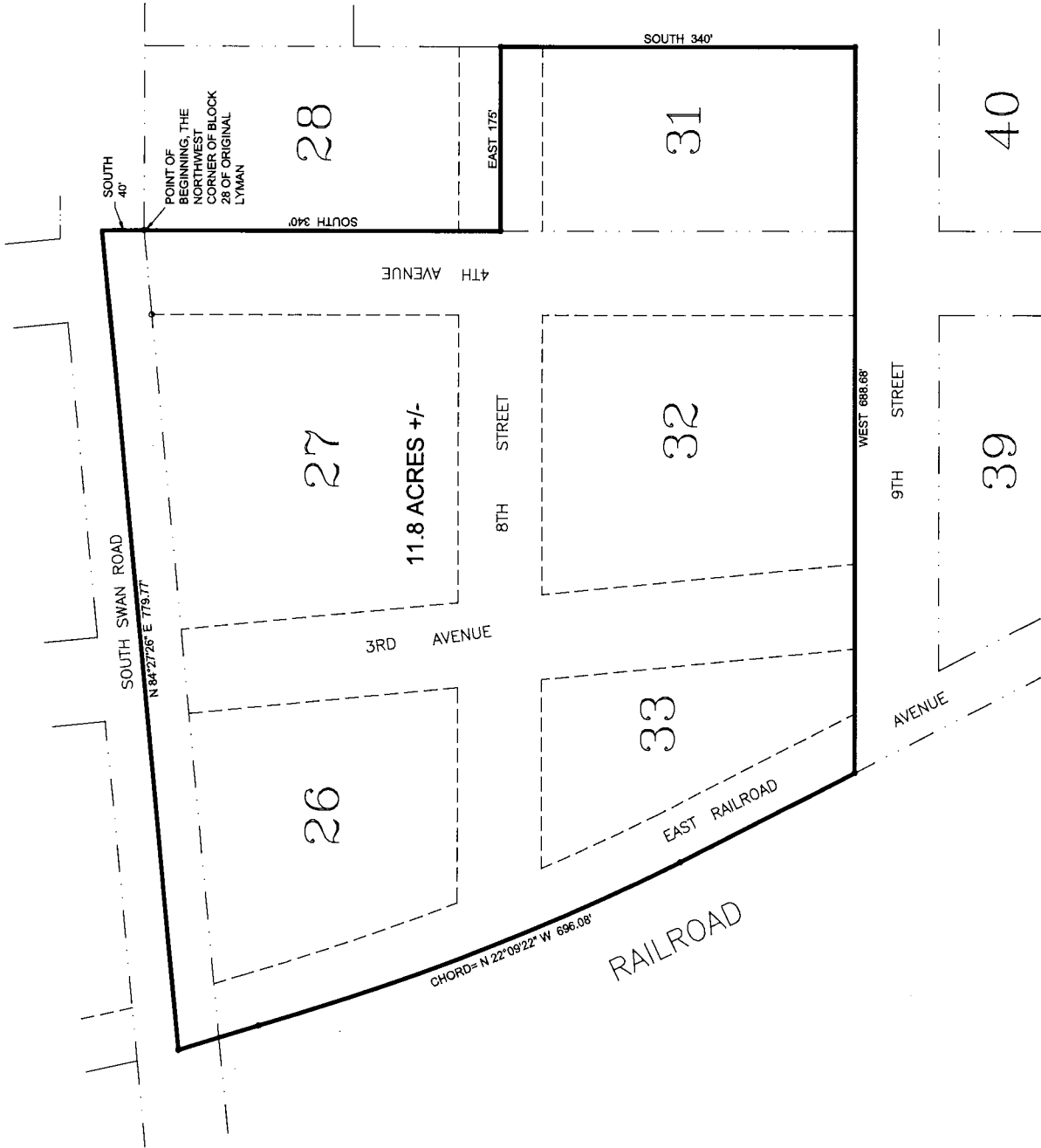
My Map



DESCRIPTION FOR REZONE PARCEL

A PART OF ORIGINAL LYMAN SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 28, ORIGINAL LYMAN SUBDIVISION; THENCE ALONG THE EAST MARGIN OF THE VACATED 4TH AVENUE, SOUTH 340' TO THE CENTERLINE OF THE VACATED 8TH STREET; THENCE ALONG SAID CENTERLINE, EAST 175'; THENCE SOUTH 340' TO THE NORTH MARGIN OF THE VACATED 9TH STREET; THENCE ALONG SAID NORTH MARGIN, WEST 688.68' MORE OR LESS TO THE WEST MARGIN OF THE VACATED EAST RAILROAD AVENUE, ALSO BEING THE EAST MARGIN OF THE RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID EAST MARGIN OF THE RAILROAD RIGHT-OF-WAY AND EXTENSION THEREOF TO THE CENTERLINE OF SOUTH SWAN ROAD, BEING N22°09'22"W 696.08'; THENCE ALONG SAID CENTERLINE OF SOUTH SWAN ROAD, N84°27'26"E 778.77'; THENCE SOUTH 40' TO THE POINT OF BEGINNING, CONTAINING 11.8 ACRES MORE OR LESS.



Julian Emory and Johanna C. Pylant
2709 Pemberton Dr.
Houston, TX 77005

November 17, 2020

City of Gulfport
Planning Department
1410 24th Ave.
Gulfport, MS 39501

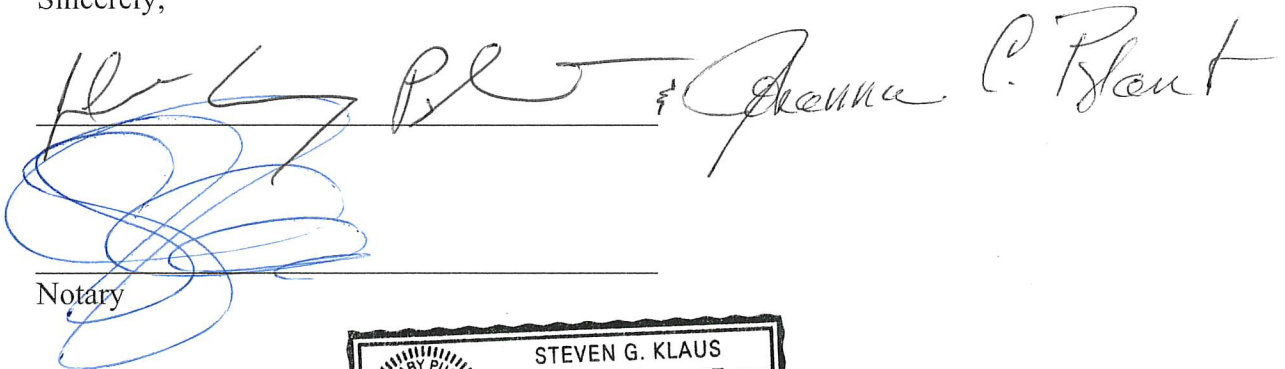
RE: **Agent Letter for**
Tax Parcel #: 0707H-01-014.000
Gulfport, Mississippi

To Whom It May Concern:

Please allow this letter to serve as official notice that **Robert Heinrich** of *Heinrich & Associates, LLC*, is authorized to act as agent on behalf of **Julian Emory and Johanna C. Pylant** in any Planning Commission or City Council matters.

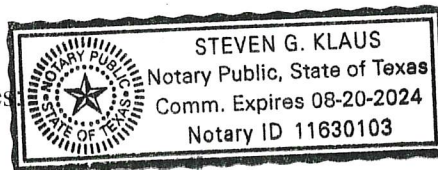
If you have any questions, please do not hesitate to contact me.

Sincerely,



Notary

My Commission Expires



Brian A. and Roberta G. McGinley
16119 South Swan Rd.
Gulfport, MS 39503

November 17, 2020

City of Gulfport
Planning Department
1410 24th Ave.
Gulfport, MS 39501

RE: **Agent Letter for**
Tax Parcel No's: 0707H-01-012.000 and 0707H-01-013.000
Gulfport, Mississippi

To Whom It May Concern:

Please allow this letter to serve as official notice that **Robert Heinrich of *Heinrich & Associates, LLC***, is authorized to act as agent on behalf of **Brian A. and Roberta G. McGinley** in any Planning Commission or City Council matters.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Brian A. and Roberta G. McGinley

12-2-2020

Sarah G. Edwards
Notary

My Commission Expires: *November 18, 2024*



STATE OF MISSISSIPPI
COUNTY OF HARRISON



John
1st Judicial District
Instrument Number 2002 9295 D
Filed 12 3 2002 4 31 P
Total Fees 8.00
Book ~~1608~~ Page ~~333-334~~ Recorded ~~12-4-02~~

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, BRIAN A. MCGINLEY AND WIFE, ROBERTA G. MCGINLEY, 16119 SOUTH SWAN ROAD, GULFPORT, MS. 39503, 228-328-4376, does hereby sell, convey and quit claim unto BRIAN A. MCGINLEY, AND WIFE, ROBERTA G. MCGINLEY, 16119 SOUTH SWAN ROAD, GULFPORT, MS. 39503, 228-328-4376, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

The West 175 feet of Block 28 and the West 175 feet of Block 31, Original Lyman, being a subdivision located in the First Judicial District of Harrison County, Mississippi, as per map or plat thereof on file and of record in Plat Records in the Office of the Chancery Clerk of Harrison County, Mississippi.

AND ALSO:

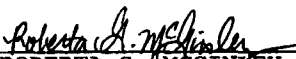
That portion of 8th Street, adjacent to the West 175 feet of Block 28 and the West 175 feet of Block 31, Original Lyman, and now being vacated pursuant to that certain Decree rendered in Harrison County Chancery Court Cause No. 108,334, filed March 5, 1996, and recorded in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Deed Book 1329, Page 140.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years are specifically assumed by Grantees herein.

WITNESS OUR SIGNATURE, on this the 27th day of November, 2002.

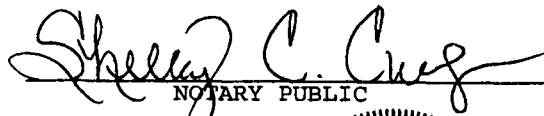

BRIAN A. MCGINLEY


ROBERTA G. MCGINLEY

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, BRIAN A. MCGINLEY AND ROBERTA G. MCGINLEY, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 27th day of November, 2002.


NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT PREPARED BY:
GULF TITLE COMPANY, INC.
10576 KLEIN ROAD
GULFPORT, MS. 39503
228-539-0909
OUR FILE # 023012



BOOK 1491 PAGE 99

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

ENTERED
ON
COMPUTER

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned Dr. John Kelly Pylant, Louis Richard Pylant, Dr. Patricia Gail Lawson and Julie Ann Bowman, do hereby sell, convey and warrant unto Julian Emory Pylant, Jr. and Wife, Johanna Claire Pylant, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property, located in the First Judicial District of Harrison County, Mississippi, to-wit:

The south half of Lots Two (2) and Eleven (11); Lots Three (4), Four (4), Nine (9) and Ten (10) inclusive, in Block 2 of the Original Lyman Subdivision, Lyman, Mississippi, as shown on the original map or plat thereof on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi.

Lots Four (4) to Twelve (12), inclusive, Block 13; Lots One (1) to Six (6) inclusive, and Lot 12, Block 16; and all of Block 23, ORIGINAL LYMAN, as per map or plat thereof on file and of record in the office of the Chancery Clerk, First Judicial District of Harrison County, Mississippi located in Section 29, Township 6 South, Range 11 West, Harrison County, Mississippi.

BOOK 1491 PAGE 100

Lots Three (3) to Ten (10), inclusive, Block 22, in Original Lyman Subdivision as shown by the official map or plat thereof on file and of record in the Chancery Clerk's Office of Harrison County, Mississippi.

All of Blocks 26, 27, 32, and 33, in Original Lyman Subdivision as shown by the official map or plat thereof on file and of record in the Chancery Clerk's Office of Harrison County, Mississippi.

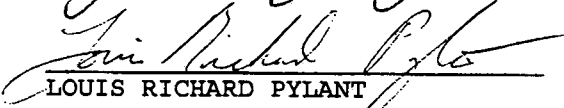
The above and foregoing property is not now nor has it ever been a part of the Grantors' homestead.

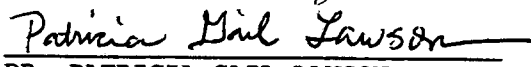
This conveyance is subject to any and all prior reservation of oil, gas or other minerals and any and all restrictive and/or protective covenants of record.

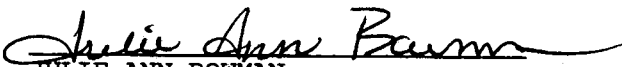
Taxes for the year 2000 and thereafter are assumed by the Grantees herein.

WITNESS the signature of the undersigned, this the 17th Day of ~~February~~ ^{March}, 2000.


DR. JOHN KELLY PYLANT


LOUIS RICHARD PYLANT


DR. PATRICIA GAIL LAWSON


JULIE ANN BOWMAN

✓

BOOK 1491 PAGE 101

STATE OF Massachusetts
COUNTY OF Damptshire

PERSONALLY came and appeared before me, the undersigned authority, in and for the County and State aforesaid, the within named Dr. John Kelly Pylant, who being by me first duly sworn on his oath stated that he signed and delivered the above and foregoing Warranty Deed as his own act and deed.

SWORN TO AND SUBSCRIBED before me, this the 17th Day of MARCH ~~February~~, 2000.

Rosemary A. Fern
NOTARY PUBLIC

My Commission Expires:

Oct. 20, 2006

STATE OF Alaska
COUNTY OF 3rd Judicial District

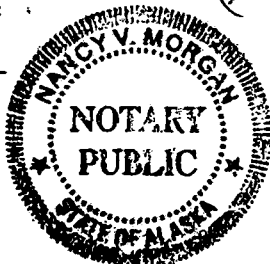
PERSONALLY came and appeared before me, the undersigned authority, in and for the County and State aforesaid, the within named Louis Richard Pylant, who being by me first duly sworn on his oath stated that he signed and delivered the above and foregoing Warranty Deed as his own act and deed.

SWORN TO AND SUBSCRIBED before me, this the 22 Day of March ~~February~~, 2000.

Nancy V. Morgan
NOTARY PUBLIC

My Commission Expires: .

March 12, 2001



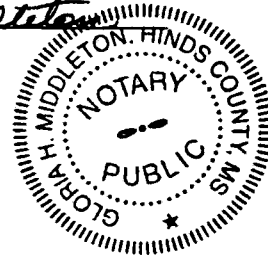
STATE OF Mississippi
COUNTY OF Hinds

PERSONALLY came and appeared before me, the undersigned authority, in and for the County and State aforesaid, the within named Dr. Patricia Gail Lawson, who being by me first duly sworn on her oath stated that she signed and delivered the above and foregoing Warranty Deed as her own act and deed.

SWORN TO AND SUBSCRIBED before me, this the 28th Day of ~~February~~ March, 2000.

Gloria H. Middleton
NOTARY PUBLIC

My Commission Expires:
E. _____



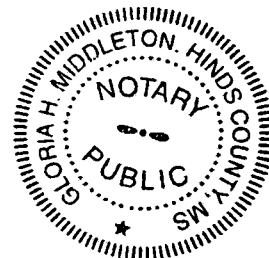
STATE OF Mississippi
COUNTY OF Hinds

PERSONALLY came and appeared before me, the undersigned authority, in and for the County and State aforesaid, the within named Julie Ann Bowman, who being by me first duly sworn on her oath stated that she signed and delivered the above and foregoing Warranty Deed as her own act and deed.

SWORN TO AND SUBSCRIBED before me, this the 28th Day of ~~February~~ March, 2000.

Gloria H. Middleton
NOTARY PUBLIC

My Commission Expires:
E. _____



✓

GRANTORS:

Dr. John Kelly Pylant
Address: 1641 South East Street
Amburst, MA 01002
Phone: 413-253-3747

Louis Richard Pylant
Address: P. O. Box 771787
Eagle River, AK 99577
Phone: 907-696-1775

Dr. Patricia Gail Lawson
Address: 709 Country Place Drive
Pearl, MS 39208
Phone: 601-936-6904

Julie Ann Bowman
Address: 3452 St. Marie Place
Jackson, MS 39208
Phone: 601-936-3780

GRANTEES:

Julian Emory Pylant, Jr. and Wife,
Johanna Clair Pylant
C/O Kellogg Brown and Root
P. O. Box 4557
Houston, TX 77210
Phone: 81-45-641-5160

PREPARED BY:

JOSEPH R. MEADOWS, ESQUIRE
MEADOWS RILEY LAW FIRM
P. O. DRAWER 550
GULFPORT, MS 39502
(228) 864-4511

INDEX IN: Lots Four (4) to Twelve 912), inclusive, Block 13; Lots One (1) to Six (7) inclusive, and Lot 12, Block 16; and all of Block 23, ORIGINAL LYMAN;

Lots Three (3) to Ten (10), inclusive, Block 22, in Original Lyman Subdivision;

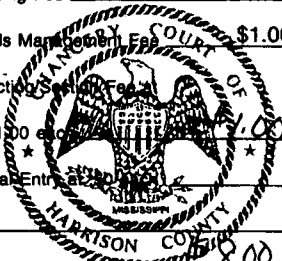
All of Blocks 26, 27, 32 and 33, in Original Lyman Subdivision

Harrison County, Mississippi.

Instrument No. 2893

STATEMENT OF FEES

Recording Fee \$6.00
Records Maintenance Fee \$1.00
Abstract of Sale Fee \$1.00
Marginal Entry \$1.00
Other \$0.00
TOTAL FEES COLLECTED \$8.00



STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 4 o'clock
and 30 minutes P. M. on 3rd day of April, A.D. 2000
and recorded April 14th, 2000 in Records of Deeds
Book 1491 Pages 99-103

JOHN McADAMS, Chancery Clerk

By Winnie Lean, D.C.

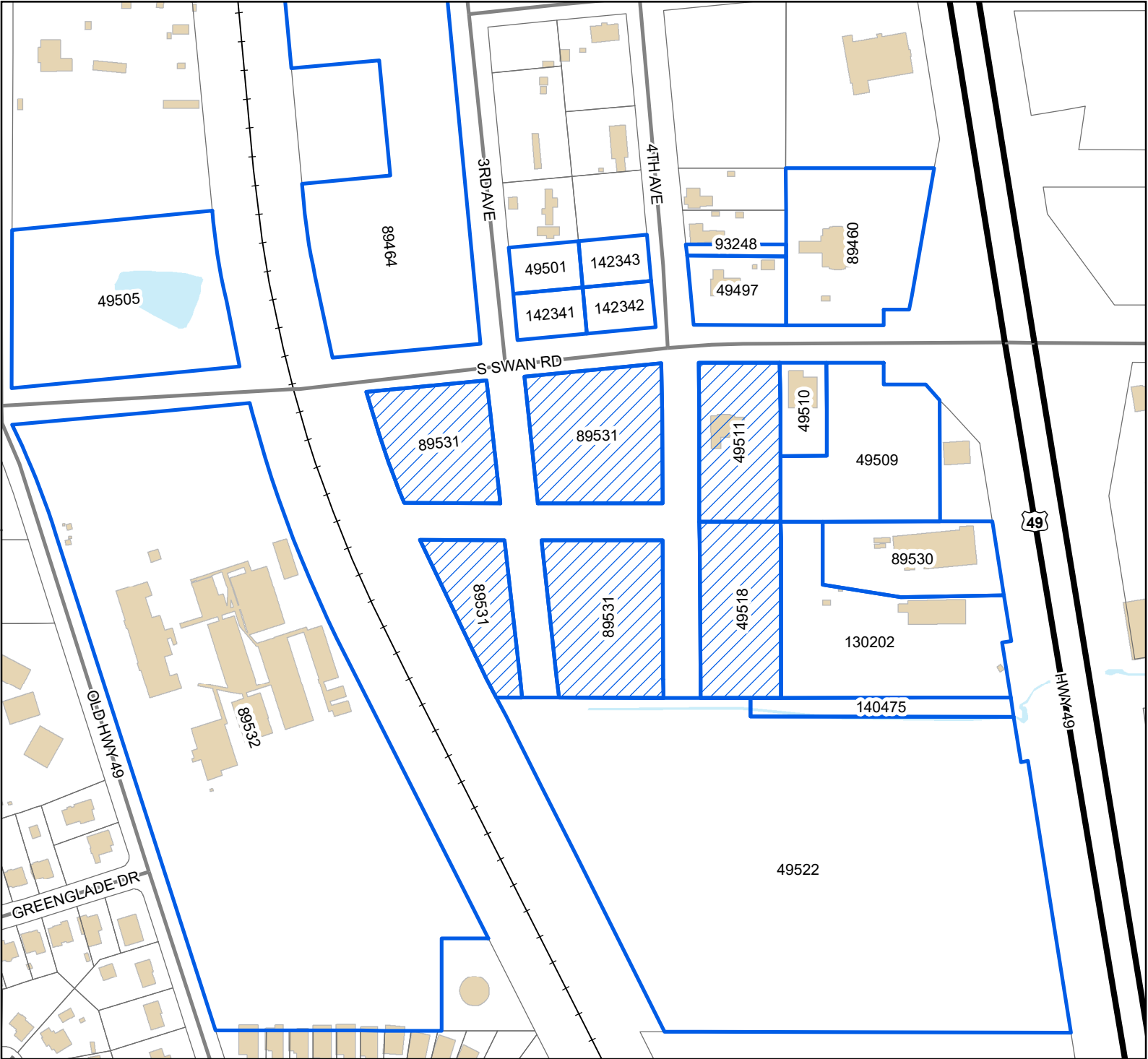
RE: Zoning Map Amendment 2101PC012, by agent Heinrich and Associates, tax parcels 0707H-01-014.000, 0707H-01-012.000, 0707H-01-013.000, Request to rezone from R-1-15 (Single-family) and B-4 (Highway business) to completely B-4, S Swan Rd, Ward 7

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, January 28, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

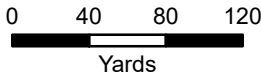
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, January 28, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	89531	0707H-01-014.000	PYLANT JULIAN EMORY JR & JOHANNA C	2709 PEMBERTON DR	HOUSTON	TX	77005
n	89464	0707A-03-012.000	PYLANT JULIAN EMORY JR & JOHANNA C	2709 PEMBERTON DR	HOUSTON	TX	77005
n	89531	0707H-01-014.000	PYLANT JULIAN EMORY JR & JOHANNA C	2709 PEMBERTON DR	HOUSTON	TX	77005
	49518	0707H-01-013.000	MCGINLEY BRIAN A & ROBERTA G	16119 SOUTH SWAN RD	GULFPORT	MS	39503
n	49511	0707H-01-012.000	MCGINLEY BRIAN A & ROBERTA G	16119 SOUTH SWAN RD	GULFPORT	MS	39503
			Heinrich and Associates	1806 23rd Ave	GULFPORT	MS	39501
n			Adjacent Property Owners				
	89530	0707H-01-007.000	CD1 LLC	11111 SHORECREST RD	BILOXI	MS	39532
	130202	0707H-01-007.001	CD2 LLC	11111 SHORECREST RD	BILOXI	MS	39532
	49505	0707A-03-028.000	COWART CHESTER DEAN	14352 EASTSIDE AVENUE	GULFPORT	MS	39503
	49501	0707A-03-011.000	CROSBY CLIFFORD	716 LIVE OAK DR	BILOXI	MS	39532
n	142342	0707A-03-011.002	CROSBY CLIFFORD	716 LIVE OAK DR	BILOXI	MS	39532
n	142341	0707A-03-011.001	CROSBY CLIFFORD	716 LIVE OAK DR	BILOXI	MS	39532
n	142343	0707A-03-011.003	CROSBY CLIFFORD	716 LIVE OAK DR	BILOXI	MS	39532
	49509	0707H-01-010.000	CROWELL RAY L ETAL	2416 GREENVIEW DR	GULFPORT	MS	39507
	140475	0707H-01-006.001	DEDEAUX WILLIAM A	11111 SHORECREST RD	BILOXI	MS	39532
	89460	0707A-03-002.000	HANCOCK BANK C/O VEE SERVICES INC	11700 PRESTON RD STE 660-#193	DALLAS	TX	75230
	49497	0707A-03-003.000	HART HELENE FRYOU	14290 4TH AVENUE	GULFPORT	MS	39503
	49522	0707H-01-006.000	HOLCOMB REBECCA M & LADNER JANICE	25 51ST ST	GULFPORT	MS	39507
n	89532	0707H-02-001.000	LYMAN SCHOOL				0
	93248	0707A-03-004.003	SMITH LARRY E	14304 4TH AVE	GULFPORT	MS	39503
	49510	0707H-01-011.000	STEWART JAMES ROBERT JR	19468 LAKE VILLAGE DRIVE WEST	GULFPORT	MS	39503



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Railroad
- Buildings
- Water Features



1 inch = 300 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

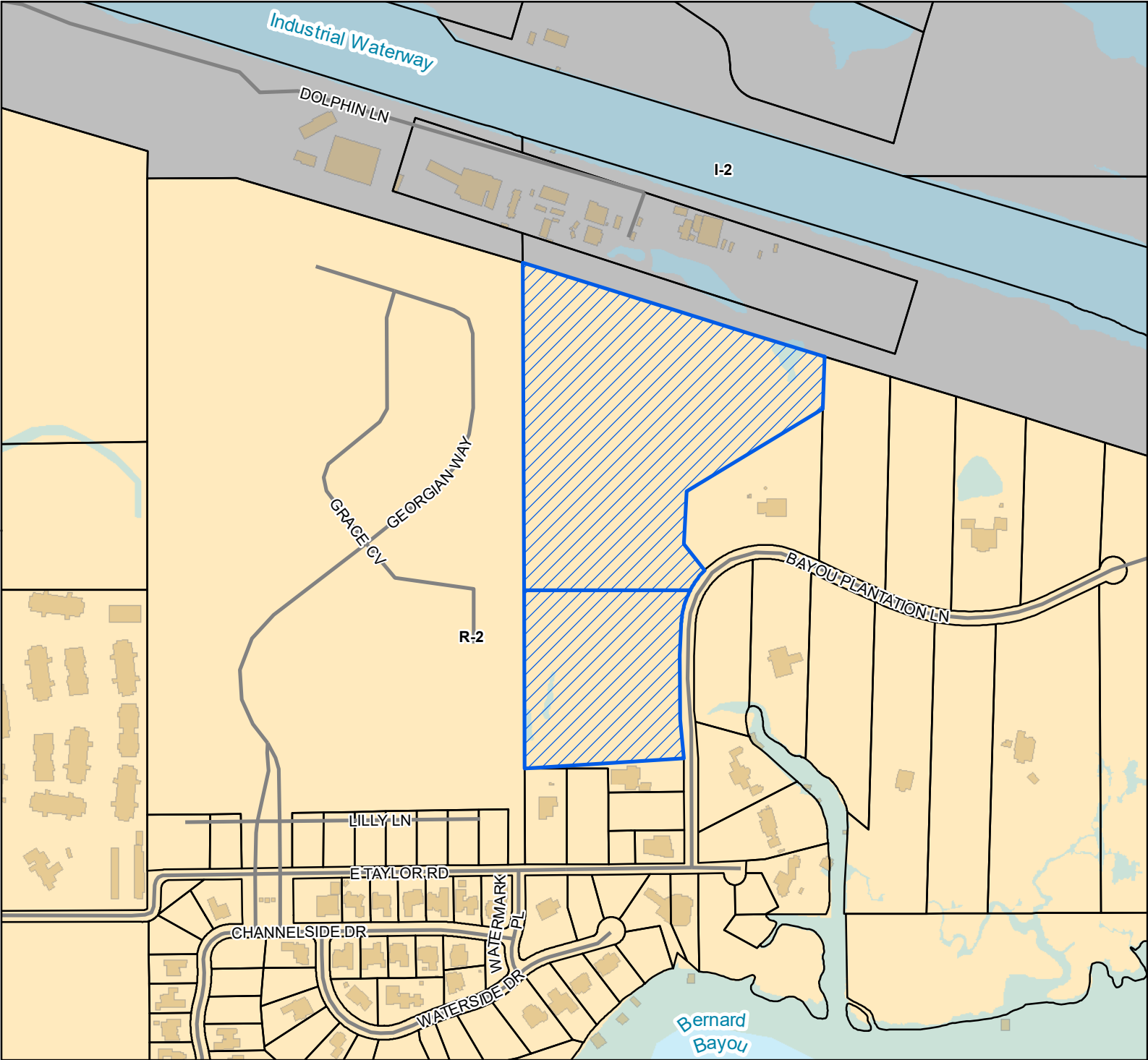
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 28, 2021

Re: Sketch Plan 2101PC013: (Withdrawn by applicant)

Sketch Plan 2101PC013, by agent Heinrich & Associates, tax parcels 1009O-02-002.000 and 1009O-02-002.015, Preliminary approval of layout for 65-lot subdivision, Bayou Plantation Ln, Zoned R-2 (Single-family), Ward 5



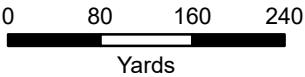
Legend

- Site
- Street
- Parcels
- Buildings
- Water Features

Zoning

- I-2 - Heavy Industry District
- R-2 - Single Family Residence District (Medium Density)

Site Information
10090-02-002.000
10090-02-002.015
Zoning: R-2 (Single-family)
Size: 27.57 acres
Flood: AE, 0.2% Annual



1 inch = 500 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

F. Douglas Montague
525 North Main St.
Hattiesburg, MS 39401

AFFIDAVIT

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY CAME AND APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **F. Douglas Montague** who, after being by me first duly sworn, stated the following:

1. That there are no restrictive covenants prohibiting the resubdivision of the property.

Respectfully submitted:

By:


F. Douglas Montague

SWORN AND SUBSCRIBED before me, this the 21st day of December 2020.


Notary Public

My Commission Expires:



F. Douglas Montague
525 North Main Street
Hattiesburg, MS 39401

December 8, 2020

City of Gulfport
Planning Department
1410 24th Ave.
Gulfport, MS 39501

RE: **Agent Letter for**
Tax Parcel No's: 1009O-02-002-015 and 1009O-02-002-000
Gulfport, Mississippi

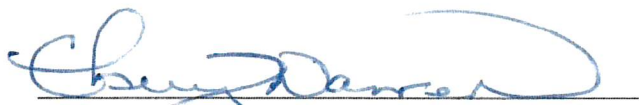
To Whom It May Concern:

Please allow this letter to serve as official notice that **Robert Heinrich** of **Heinrich & Associates, LLC**, is authorized to act as agent on behalf of **F. Douglas Montague** in any Planning Commission or City Council matters.

If you have any questions, please do not hesitate to contact me.

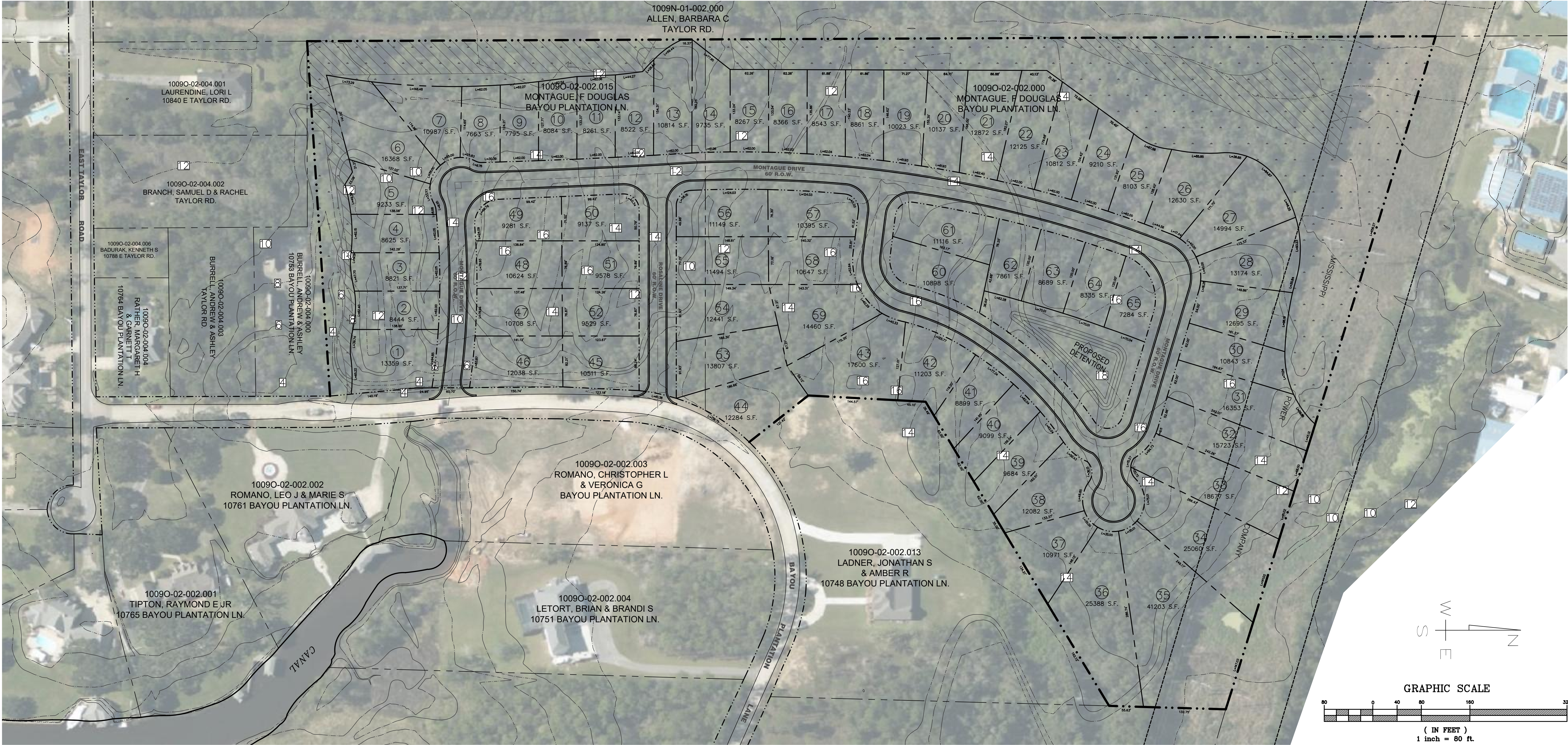
Sincerely,


F. Douglas Montague


Notary Public

My Commission Expires:

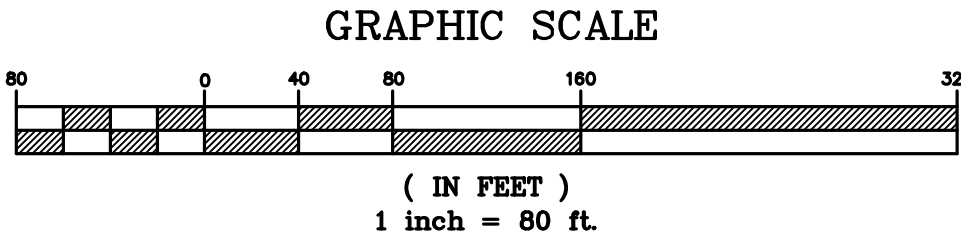




SKETCH PLAT FOR MONTAGUE PLACE SUBDIVISION

CITY OF GULFPORT, MISSISSIPPI
65 SINGLE FAMILY LOTS

- NOTE:
1. ALL REAR LOTS SHALL HAVE A 15' REAR YARD DRAINAGE EASEMENT.
 2. UTILITY EASEMENTS WILL BE SHOWN ON GENERAL PLAN.
 3. WETLANDS WILL BE DELINEATED PRIOR TO GENERAL PLAN.
 4. SURVEY DATA PROVIDED BY HARRISON COUNTY GPS & CITY OF GULFPORT.
 5. ALL STREETS WILL BE 27' WIDE WITH CURB AND GUTTER AND SUB-SURFACE DRAINAGE.
 6. WATER AND SEWER WILL BE PROVIDED TO ALL LOTS AND TIED INTO CITY OF GULFPORT UTILITIES.



SUBJECT PROPERTY LIES WITHIN "AE" & FLOOD ZONE SHOWN HEREON PER FEMA PANEL 28047C0267G DATED JUNE 16, 2009

SITE DATA TABLE	
ZONING	R-2
ACREAGE	31.4 AC
MIN. LOT SIZE	62' X 120' (7,440 S.F.)
SETBACKS	
FYSB	- 25 FT
SYSB	- 8 FT
RYSB	- 15 FT

NOTE:
NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS & SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.

PRELIMINARY SITE PLAN

SCALE: 1" = 80'-0"

In Association With

HEINRICH & ASSOCIATES

RESIDENTIAL & COMMERCIAL DESIGN
1806 23rd Avenue, Suite B - Gulfport, MS 39501
Ph (228) 896-6768

PRELIMINARY SITE PLAN
MONTAGUE PLACE SUBDIVISION
BAYOU PLANTATION LN.
GULFPORT, MS

Sheet
Date 12-8-20
Drawn By S.G.C.
Check By R.B.H.
REV

Sheet
Project No
20-171

TERRY MORAN, P.E., P.L.S.
P.O. Box 4075
Biloxi, MS 39535
Ph (228) 896-4733
Fax (228) 896-4769

TME
TERRY MORAN
ENGINEERING & SURVEYING

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
MONTAGUE PLACE
CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI

This Declaration of Covenants, Conditions and Restrictions is made on the ___ day of _____, 2020, A.D., by F. Douglas Montague, (hereinafter call "Declarant");

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property situated in City of Gulfport, Mississippi, more particularly described on Exhibit "A" attached hereto; and

WHEREAS, Declarant desired to create and develop thereon a residential community with designated common areas for the benefit of the community, (hereinafter referred to as the "Property"); and

NOW, THEREFORE, Declarant; hereby declares that all the properties described above shall be held, sold and conveyed subject to the platted subdivision and the following restrictions, covenants and conditions are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having and right, title or interest in the described properties or any par thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

1. RESIDENTIAL: All lots in Montague Place as shown on the official map or plat thereof on file in the office of the Chancery Clerk of Harrison County, Mississippi, shall be known, used, and described as one and two story residential lots.

2. MINIMUM SQUARE FOOTAGE: No residence, built, placed or maintained on any lot, shall contain less than one thousand six hundred (1,600) square feet of living heated floor space, exclusive of perches, terraces, garages, patios and courts, unless otherwise approved by Architectural Review Committee.

3. LOT SIZE: No residence shall be constructed in the subdivision on a less quantity of ground than the whole of one entire lot, as shown by the official plat of said subdivision.

4. SETBACKS: For any and all residences constructed, erected, placed and maintained on each and every lot located in the subdivision the Architectural Review Committee shall establish the location, position and placing of the residence on the lot. All construction shall be in compliance with the city zoning requirement.

5. REQUIREMENTS FOR DWELLING: In addition to all approvals required pursuant to Paragraph 9 herein, no residence shall be constructed, built or placed on any lot in the subdivision unless the Architectural Review Committee has approved the exterior appearances and color of the residence, including, but not limited to, style and color of roofing shingle, roof pitch, color of all exterior walls and brick, surfaces and material of all exterior walls, the material composition and the location of all driveways and sidewalks; trim and exterior wall surface paint colors, stucco colors, composition of exposed exterior steps; location and appearance of drainage culverts and retaining walls, all landscaping, exterior lighting, location and material for all mailboxes and mailbox posts; and location and material types for all fences. The Architectural Review Committee established herein shall establish and publish

approved building materials, colors and specifications for all exterior materials and colors. All garages shall be rear facing.

6. **CREATION, MEMBERSHIP AND VOTING RIGHT IN THE ASSOCIATION:** Declarant will as its discretion relinquish responsibility for maintenance of common area and cause to be formed a non-profit corporation called Montague Place Homeowners Association as hereafter set forth:

Section 1. Creation: All owners of records, as that term is herein defined, shall be a member of the Montague Place Home Association (hereinafter "Association"). Said Association shall be governed by three (3) directors, who serve for a term of three (3) years, and who are elected by the owners of record. The Board of Directors shall perform the duties and responsibilities as set for herein, in addition to any other duties and owners which said Association members shall determine or as set for in the By Laws of the Association.

Section 2. Membership: The members of the Association shall be and consist of each and all of the following, to-wit:

(a) Every person who is, or who hereafter becomes, an owner of record of the fee title to a Lot. The expression "owner of record of the fee title to a Lot" shall include a contract seller of any such Lot, but shall not include any person who owns such title solely as security for the performance of an obligation of payment of a debt.

(b) The Association shall have two classes of voting membership:

Class A: Class A members shall be all members with exception of Declarant. Class A members shall be entitled to one vote for each Lot owned. When more than one person or entity holds an interest or interests in any Lot, all such persons or entities shall be Members, and the vote for such Lot shall be exercised as they, among themselves, determine, but in no event shall more than one vote be cast with respect to any such lot.

Class B: Class B member(s) shall be the Declarant. The Class B member(s) shall be entitled to four (4) votes for each Lot owned except as restricted under Section 3 hereof. When the total votes outstanding in the Class A membership equals the votes outstanding in the Class B membership, then the Class B membership shall cease and be converted into Class A membership.

Section 3. Voting Rights: Each member shall have one vote in the election of each officer of the Association. For all other purposes, the voting rights of the members shall be by class of membership, and shall be as follows, to-wit:

(a) Class A Members: Each person, other than person herein defined as "Declarant", who is or who hereafter becomes the Owner of a Lot shall be a Class A member of the Association. Class A members shall be entitled to one vote for each Lot owned.

(b) Class B Members: Each of the persons herein defined as "Declarant", and the nominee or nominees, in any, of each such person, shall be Class B members of the Association. Class B members shall be entitled to four (4) votes for each Lot owned.

Section 4. Memberships Appurtenant to Real Property: In every case, the membership of both Class A and Class B members shall be an appurtenant to the ownership of a Lot. A membership shall not be held, assigned, transferred, pledged, hypothecated, encumbered, conveyed or alienated in any manner except in conjunction with and as an appurtenance to the

ownership, assignment, transfer, pledge, hypothecation, encumbrance, conveyance, or alienation of the Lot to which the membership is appurtenant.

7. CREATION OF LIEN AND PERSONAL OBLIGATION OF ASSESSMENTS:

(a) Creation of the Lien and Personal Obligation of Assessments: The Declarant or developer of each lot owned within the property, hereby covenants, an each owner of each lot by acceptance of a deed therefore whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected for and as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner for such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them. Both annual and special assessments must be fixed at a rate for all lots and may be elected monthly. Class B Members shall be exempted from assessments on lots Declarant owns until eighty (80%) of lots are sold, thereafter, Declarant shall be responsible for payment of assessments according to the terms or this paragraph.

(b) Payments and purpose of Assessments: Each person, group of persons, corporation partnership, trust or other legal entity, or any combination thereof, who becomes a record owner of the lot, where or not it shall be so expressed in the act of sale, contract to sell or other conveyance, shall be deemed to covenant and agree to pay the Association, in advance, a monthly sum (herein elsewhere sometimes referred to as "assessments" or "carrying charges") equal to one-twelfth (1/12th) of the members proportionate share of the sum required but the Association as estimated by its Board of Directors, to meets its annual expenses, including, but in no way limited to the following:

- (i) The cost of all operating expenses of the common areas and including charges by the Association for services furnished by it;
- (ii) The amount of all taxes and assessments levied against the Association or upon any property which it may own or which it is otherwise required to pay, if any;
- (iii) The cost of general or comprehensive public liability insurance on the common areas and the cost of such other insurance as the Association may effect;
- (iv) The cost of maintenance, replacing, repairing and landscaping the common areas of Montague Place without limitation.
- (v) The cost of funding all reserves established by the Association, including, when appropriate a general operating reserve and/or a reserve for replacements.

The Board of Directors shall determine the amount of the assessment annually. Upon resolution of the Board of Directors, installments of annual assessments may be levied and collected on a quarterly, semi-annual basis rather than on the monthly basis hereinabove provided for. Any Class A member may prepay one or more installments of any annual assessment levied by the Association, without premium or penalty.

The Board of Directors of the Association shall make reasonable efforts to fix the amount of the assessment against each lot for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the lots and assessments

applicable thereto which shall be kept in the office of the Secretary of the Association and shall be open to inspection by any owner upon reasonable notice to the Board. Written notice of the assessment shall thereupon be sent to the members. The omission of the Board of Directors, before the expiration of any assessment period, to fix assessments hereunder for that or the next period, shall not be deemed a waiver or modification in any respect of the provisions of this Article, or a release of any member from the obligation to pay the assessment, or any installment thereof, for that or any subsequent assessment period, but the assessment fixed for the preceding period shall continue until a new assessment is fixed. No member may exempt himself from liability for assessments or carrying charges by a waiver of the use or enjoyment of any of the common areas or by abandonment of any lot belonging to him.

(c) Non-payment assessment: Any assessment levied pursuant to this Act of Dedication, or any installment thereof, which is not paid on the date when due shall be delinquent. The personal obligation of the member, to pay such assessment shall remain his personal obligation and a suit to recover a money judgment for nonpayment of any assessment levied pursuant to this Act of Dedication, or any installment thereof, may be maintained by the Association.

Any assessment levied pursuant to this Act of Dedication or any installment thereof, which is not paid within thirty (30) days after it is due, shall bear interest at the rate of eight percent (8%) per annum.

The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property provided, however, that the Association shall not be required to pursue either remedy and that all decisions are within the sole discretion of the Association. No owner may waive or otherwise escape the liability for the assessments provided for herein by non-use of the Common Areas or by abandonment of his lot. The Association shall notify the holder of the first mortgage on any lot for which any assessment of the Act of Dedication becomes delinquent for a period in excess of sixty (60) days and in any other case where the owner of such lot is in default with respect to the performance of any other obligation hereunder for a period of sixty (60) days but any failure to give such notice shall not affect the validity of any assessment levied or to be levied pursuant to this Act of Dedication.

The Board of Directors may post a list of members who are delinquent in the payment of any assessment or other fees which may be due the Association, including any installment thereof which becomes delinquent in any prominent location within the community.

(d) Assessment Certificates: The Association shall upon demand at any time furnish to any member liable for any assessment levied pursuant to this Act of Dedication (or any third party legitimately interested in the same) a certificate in writing signed by an officer of the Association, setting forth the status of said assessment, i.e., whether the same is paid or unpaid. Such certificates shall be conclusive evidence of the payment of any assessment therein stated to have been paid. A charge shall not exceed Twenty Dollars (\$20.00) and may be levied in advance by the Association for each certificate delivered.

(e) Subordination of the Lien to Mortgages: The lien of the assessments provided for herein shall be subordinated to the lien of any recorded first mortgage. Sale or transfer of any

lot shall not affect the assessment lien. However, the sale or trade of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to the payment which becomes due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

8. ARCHITECTURAL COMMITTEE: There shall be an Architectural Review Committee composed of the Declarant and/or the heirs, successors, assigns or other entities appointed by the Declarant.

9. INSURANCE:

(a) Each owner shall keep his residence insured at all times for its full replacement value against loss due to fire, windstorm, hail, explosion, riot, civil commotion, aircraft, vehicles, smoke and any other hazards that may be covered under standard extended coverage provisions, and shall furnish the Association proof of such coverage. In every case of a loss due to these hazards, each owner shall promptly repair or rebuild his lot from the insurance proceeds. Repair or reconstruction of the improvements as used herein shall mean restoring the improvements to substantially the same condition which existed prior to the damage. Each owner's fire insurance policy shall contain a waiver of subrogation clause, and each owner shall furnish the Association with a copy of his policy. Each owner does, by his acceptance of a deed, irrevocably constitute and appoint the Association his true and lawful attorney, in his name, place and stead for the purpose of accomplishing a repair or reconstruction or the improvements in the event the owner fails or refuses to carry out any of the provisions contained herein. If insurance proceeds are insufficient to cover the cost of the reconstruction, the Association may pay the excess and the cost thereof shall become a part of the assessment to which lot is subject.

(b) Each owner shall be responsible at his own expense and cost for his own personal insurance on the contents of his own residence, carport, or parking space, including decorations, furnishings and personal property therein, and his personal property stored elsewhere on the property; and for his personal liability not covered by liability insurance for all owners obtained as a part of the common expense.

10. ANTENNAS: No television or other electronic receiving or transmitting device shall be located or placed in or upon any parcel with the exception of such devices as shall be fully contained and enclosed with a dwelling located upon a particular parcel. Without limiting the general provisions hereof, this provision is specifically intended to prohibit the installation of what are commonly referred to as "Satellite Dishes" and any shortwave or other transmitting devices which interfere with the television or other electronic receptions of the neighbors. Each property shall provide a screened area to serve as a service yard in which garbage receptacle, fuel tanks, or other similar storage receptacle, electric and gas meters, air conditioning equipment, clothes lines, and other unsightly objects must be placed or stored in order to conceal them from the view of the road and adjacent properties.

11. FENCES: No fences shall be erected in the subdivision without prior approval of the Architectural Review Committee

12. PETS: No animals, livestock, poultry of any kind shall be raised, bred, kept, staked or pastured on any lot or in the common areas, except dogs, cats, birds, or other household pets, which shall be kept and maintained in accordance with the rules and regulations adopted from time to time by the Board of Directors. No pets are to be allowed to roam freely within the subdivision.

13. SIGNS: Except as may be required by legal proceedings, no signs, advertising or ornaments of any kind shall be maintained or permitted within the window, on the exterior of any window, or any portion of the property by anyone, including, but not limited to, the property owner, realtor, contractor, or subcontractor, without the express written permission or the Architectural Review Committee. The approval of any signs and posters without limitation, name and address signs, shall be upon such conditions as may be from time to time determined by the Architectural committee and may be arbitrarily withheld. If any such sign or advertising device is approved, it shall only contain one name, and/or one number, not exceeding one hundred twenty (120) square inches, and if for sale purposes, such sign shall not exceed six (6) feet in area, and shall be subject to the right of the Architectural Committee to restrict color and content.

14. OTHER BUILDINGS AND VEHICLES: No tent, trailer, barn or any similar outbuilding or structure shall be placed on any lot or on any other areas at any time, either temporarily or permanently, without prior approval from the Architectural Review Committee. No mobile home, tractor, boats, trailer or RV vehicle shall be placed on any lot or on subdivision streets, either temporarily or permanently. Each owner shall provide for parking for at least two (2) automobiles per owner for each dwelling owned or maintained by such owner.

15. VARIANCES: The undersigned Declarant reserves the right to make minor changes or alterations in these Restriction and Covenants and to waive minor violations of the same. No private or public nuisance may be created or maintained upon any of any said lots. All construction taking place upon subject property shall be completed within seven (7) months from starting date.

16. ENFORCEMENT: If the owner or claimant of any of said lots shall violate or attempt to violate any of the conditions, restrictions or covenants herein contain, then in such event any other person or persons owning any other of said lots or portion thereof or interest therein may institute and prosecute any appropriate proceeding or proceedings either at law or equity for the purposes of enjoining any such violation or attempted violation and/or damages therefore, but there shall be no forfeiture or reversion of title because of any such violation or attempted violation of any said Condition, Restriction or Covenants.

17. SEVERABILITY: If one or more of the Covenants or Restrictions herein contained shall be held by any court of competent jurisdiction to be invalid for any reason, any such holding shall not affect the validity and effectiveness of the other Conditions, Restriction and Covenants herein contained.

18. TERM: The Restrictive Covenants shall run with the land and the title thereto and shall be binding upon all properties owned and/or claiming out of them by purchase, inheritance or otherwise, for a period of thirty (30) years from the date which they are executed,

and upon expiration of said thirty (30) year period, the Covenants shall automatically be extended for additional terms of ten (10) years each.

19. AMENDMENTS, VOTING RIGHTS AND TERMINATION: These Building restrictions and Protective Covenants may be amended from time to time by a written document signed, acknowledged and recorded, which reflects the affirmative vote in favor of the amendment by eighty percent (80%) of the lot owners, and in each case, such amendments shall be evidenced by a document in wiring, bearing each of their signatures. All amendments, if any, shall be recorded in the office of the Chancery Clerk of Harrison County, Mississippi.

WITNESS THE SIGNATURES of the Declarant on this the ____ day of _____, A.D., 2020.

By: _____
F. Douglas Montague

DRAFT

“Exhibit A”

Legal Description:

(refer to recording plat for legal description)

DRAFT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of 2020, A.D., within my jurisdiction, the within named F. Douglas Montague, executed that above and forgoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2020.

NOTARY PUBLIC

MY COMMISION EXPIRES:

_____.

DRAFT

UNOFFICIAL



1st Judicial District
Instrument 2011 2907 D -J1
Filed/Recorded 4/28/2011 03:50 P
Total Fees \$ 12.00
5 Pages Recorded

Prepared by: G. Martin Warren, Jr. 1311 Spring St., Suite A Gulfport, MS 39507 (228) 897-9975 MS Bar No. 8889	Return to: G. Martin Warren, Jr. 1311 Spring St., Suite A Gulfport, MS 39507 (228) 897-9975
GRANTOR	GRANTEE
G. Martin Warren, Jr. Substitute Trustee 1311 Spring St., Suite A Gulfport, MS 39507 (228) 897-9975	F. Douglas Montague, III P.O. Box 1975 Hattiesburg, MS 39403-1975 (601) 544-1234

INDEXING INSTRUCTIONS: SW ¼ of S 20, T 7S, R 10W

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on December 15, 1998, DEEP WOODS INVESTMENTS, LLC, executed and delivered a Deed of Trust to Michael B. McDermott, as Trustee for DENNIS JOSLIN, Beneficiary, which is recorded in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Deed of Trust Book 1937 at Page 578; and

WHEREAS, said Deed of Trust was assigned to FRANK BURNET, by Assignment dated July 31, 2006, and recorded in the aforesaid office, bearing Instrument Number 2010 11915 T-J1; and

UNOFFICIAL

WHEREAS, said Deed of Trust was assigned to F. DOUGLAS MONTAGUE, III by Assignment dated November 11, 2010, and recorded in the aforesaid office, bearing Instrument Number 2010 11916 T-J1; and

WHEREAS, F. DOUGLAS MONTAGUE, III appointed G. Martin Warren, Jr. as Substitute Trustee by instrument dated December 21, 2010, and recorded in the aforesaid office, bearing Instrument Number 2010 12823 T-J1; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, and the indebtedness secured thereby, and the entire debt secured thereby having been declared due and payable in accordance with the terms of said Deed of Trust and the legal holder thereof, F. DOUGLAS MONTAGUE, III having requested the undersigned Substitute Trustee to execute the trust and to sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale; and

WHEREAS, the undersigned Substitute Trustee, in accordance with the terms of said Deed of Trust and the laws of the State of Mississippi, did advertise said sale in The Sun Herald, a newspaper circulated in the City of Gulfport, First Judicial District of Harrison County, State of Mississippi, on the following dates: April 7, 2011, April 14, 2011, and April 21, 2011; which is more fully shown by the original Proof of Publication which is attached hereto as Exhibit "A" and is made a part hereof as if copied in full herein; and by posting on the 30th day of March 2011, a copy of said Notice on the bulletin board of the Courthouse for the First Judicial District of Harrison County, Mississippi, located in the City of Gulfport; and

WHEREAS, on the 28th day of April, 2011, at the East main door of the Harrison County Courthouse, located in the City of Gulfport, First Judicial District of Harrison County, Mississippi, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., I, the undersigned Substitute Trustee, did offer for sale at public outcry and did sell for cash to the highest and best bidder, the following described land and property lying and being situated in the County of Harrison, First Judicial District, State of Mississippi, being more particularly described as follows, to-wit:

Parcel 1:

A parcel of land being located and situated in Section 20, Township 7 South, Range 10 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as beginning at the Southwest corner of Section 20 and run thence North 00° 3' East a distance of 176.7 feet, more or less to the north margin of Taylor Road; run thence North 89° 41' East a distance of 573.0 feet, more or less, to the West margin of Bayou Plantation Lane; thence run North 0° 41' East a distance of 378.2 feet to the Point of Beginning; from said point of beginning continue North along Bayou Plantation Lane a distance of

650 feet then run West a distance of 580 feet; thence run South a distance of 650.0 feet; thence run East a distance of 580 feet to the Point of Beginning.

Parcel 2:

A parcel of land located in the West one-half of the Southwest one-fourth of Section 20, Township 7 South, Range 10 West, First Judicial District of Harrison County, Mississippi, being approximately 22.6 acres, commencing at the Southwest corner of Section 20, North 176.7 feet to the North margin of Taylor Road; East along said Taylor Road 573 feet to the West margin of Bayou Plantation Lane, North along Bayou Plantation Lane 1028.2 feet to the Northeast corner of the property formerly acquired by Joslin and the Point of Beginning of the property herein described; thence Northerly along Bayou Plantation Lane 56 feet more or less to Southwest corner of Lot 13, Bayou Plantation Subdivision; thence North 44° West along the Southern line of Lot 13 a distance of 125 feet, thence North along the West line of said Lot 13 a distance of 192 feet; North 59° East along the Northwest line of said Lot 13 a distance of 572.8 feet; thence North 185 feet to the South line of Harrison County Development Community property; thence Northwesterly along the South line of the Development Community property a distance of 1190 feet to the West line of Section; thence South along Section line 1159.9 feet to the Northwest corner of Joslin property; thence East 580 feet to Point of Beginning. Part of the West one-half of Southwest one-fourth (W 1/2 of SW 1/4) of Section 20, Township 7 South, Range 10 West, First Judicial District of Harrison County, Mississippi.

LESS AND EXCEPT Parcel 2, which was released from the effect of the above referenced Deed of Trust by Partial Release of Deed of Trust dated December 21, 2010, and recorded in the aforesaid office, bearing Instrument Number 2010 12822 T-J1.

THE UNDERSIGNED SUBSTITUTE TRUSTEE offered the aforesaid property for sale at public outcry as set forth above, and there appeared at said sale F. DOUGLAS MONTAGUE, III, bidding the sum of \$165,586.20 for all of the above described property, and said property was struck off to F. DOUGLAS MONTAGUE, III, for said amount, and said bidder was declared the purchaser thereof.

NOW THEREFORE, in consideration of the premises and the sum of \$165,586.20, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I do hereby sell and convey unto F. DOUGLAS MONTAGUE, III all of the above described property, conveying only such title as is vested in me as Substitute Trustee.

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WITNESS my signature on this the 28th day of April, 2011.



G. MARTIN WARREN, JR.,
Substitute Trustee

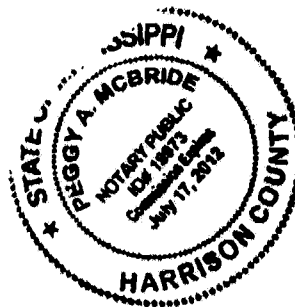
STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 28th day of April, 2011, within my jurisdiction, the within named G. MARTIN WARREN, JR., Substitute Trustee, who acknowledged that in said representative capacity, he executed the above and foregoing instrument of writing, after first having been duly authorized so to do.



UNOFFICIAL
NOTARY PUBLIC

My Commission Expires:



UNOFFICIAL

UNOFFICIAL PROOF OF PUBLICATION

5

NOTICE OF SUBSTITUTE TRUSTEE'S SALE WHEREAS, on December 15, 1998, DEER WOODS INVESTMENTS, LLC, executed and delivered a Deed of Trust to Michael B. McDermott, as Trustee for DENNIS JOELIN, Beneficiary, which is recorded in the Office of the Chancery Clerk of Harrison County, Mississippi, in Deed of Trust Book 1837 at Page 576; and WHEREAS, said Deed of Trust was assigned to FRANK BURNETT by Assignment dated July 31, 2005, and recorded in the aforesaid office, bearing Instrument Number 2010 11915T-J1; and WHEREAS, said Deed of Trust was assigned to F. DOUGLAS MONTAGUE, III by Assignment dated November 11, 2010, and recorded in the aforesaid office, bearing Instrument Number 2010 11949T-J1; and WHEREAS, F. DOUGLAS MONTAGUE, III appointed G. Martin Warren, Jr. as Substitute Trustee by Instrument dated December 21, 2010, and recorded in the aforesaid office, bearing Instrument Number 2010 12822T-J1; and WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, which default has continued for a period of time necessary for the holder to declare the entire unpaid balance immediately due and payable, and F. DOUGLAS MONTAGUE, III, the holder of the Deed of Trust as aforesaid, having requested the undersigned Substitute Trustee to do, I will on the 28th day of April, 2011, offer for sale at public outcry and sell during the legal hours, being between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., at the East main door of the Harrison County Courthouse located in the City of Gulfport, First Judicial District, State of Mississippi, for cash to the highest and best bidder, the following described land and property lying and being situated in the County of Harrison, First Judicial District, State of Mississippi, and more particularly described as follows, to-wit: Parcel 1: A parcel of land being located and situated in Section 20, Township 7 South, Range 10 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as beginning at the Southwest corner of Section 20 and run thence North 00 degrees 5' East a distance of 176.7 feet, more or less to the north margin of Taylor Road; run thence North 00 degrees 41' East a distance of 578.0 feet, more or less, to the West margin of Bayou Plantation Lane; thence run North 0 degrees 41' East a distance of 376.2 feet to the Point of Beginning; from said point of beginning continue North along Bayou Plantation Lane a distance of 650 feet then run West a distance of 360 feet; thence run South a distance of 250.0 feet; thence run East a distance of 360 feet to the Point of Beginning; Parcel 2: A parcel of land located in the West one-half of the Southwest one-fourth of Section 20, Township 7 South, Range 10 West, First Judicial District of

Foreclosure 256

Harrison County, Mississippi, being approximately 22.6 acres, commencing at the Southwest corner of Section 20, North 176.7 feet to the North margin of Taylor Road; East along said Taylor Road 578 feet to the West margin of Bayou Plantation Lane; North along Bayou Plantation Lane 1058.2 feet to the Northeast corner of the property formerly acquired by Joelin and the Point of Beginning of the property herein described; thence North along Bayou Plantation Lane 65 feet more or less to Southwest corner of Lot 13, Bayou Plantation Sub-division; thence North 44 degrees West along the Southern line of Lot 13 a distance of 125 feet, thence North 45 degrees West line of said Lot 13 a distance of 108 feet; North 68 degrees East along the Northwest line of said Lot 13 a distance of 572.8 feet; thence North 105 feet to the South line of Harrison County Development Community property; thence Northwest along the South line of the Development Community property a distance of 1190 feet to the West line of Section; thence South along Section line 1159.8 feet to the Northwest corner of Joelin property; thence East 590 feet to Point of Beginning; Part of the West one-half of Southwest one-fourth (W 1/2 of SW 1/4) of Section 20, Township 7 South, Range 10 West, First Judicial District of Harrison County, Mississippi. LESS AND EXCEPT Parcel 2, which was released from the sale of the above referenced Deed of Trust by Partial Release Deed of Trust dated December 21, 2010, and recorded in the aforesaid office, bearing Instrument Number 2010 12822T-J1. I will convey only such title as is vested in me as Substitute Trustee. WIT: MESE my signature this 28th day of March, 2011, G. MARTIN WARREN, JR., Substitute Trustee G. Martin Warren, Jr. Attorney at Law P. O. Box 47 Gulfport, MS 39502 (909) 567-0976 Miss. Bar No. 00568 PUBLISHED: April 7, 2011, April 14, 2011, and April 21, 2011

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi personally appeared Nichelle Galt, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a newspaper published in the city of Gulfport, in Harrison County, Mississippi, and the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 times in the following numbers and on the following dates of such paper, viz:

Vol. 127 No., 146 dated 7 day of Apr, 2011

Vol. 127 No., 193 dated 14 day of Apr, 2011

Vol. 127 No., 200 dated 21 day of Apr, 2011

Vol. _____ No., _____ dated _____ day of _____, 20____

Vol. _____ No., _____ dated _____ day of _____, 20____

Vol. _____ No., _____ dated _____ day of _____, 20____

Vol. _____ No., _____ dated _____ day of _____, 20____

Affiant further states on oath that said newspaper has been established and published continuously in said country for a period of more than twelve months next prior to the first publication of said notice.

Nichelle Galt

Clerk

Sworn to and subscribed before me this 23 day of

Apr, A.D., 2011



Harold B. ...
Notary Public

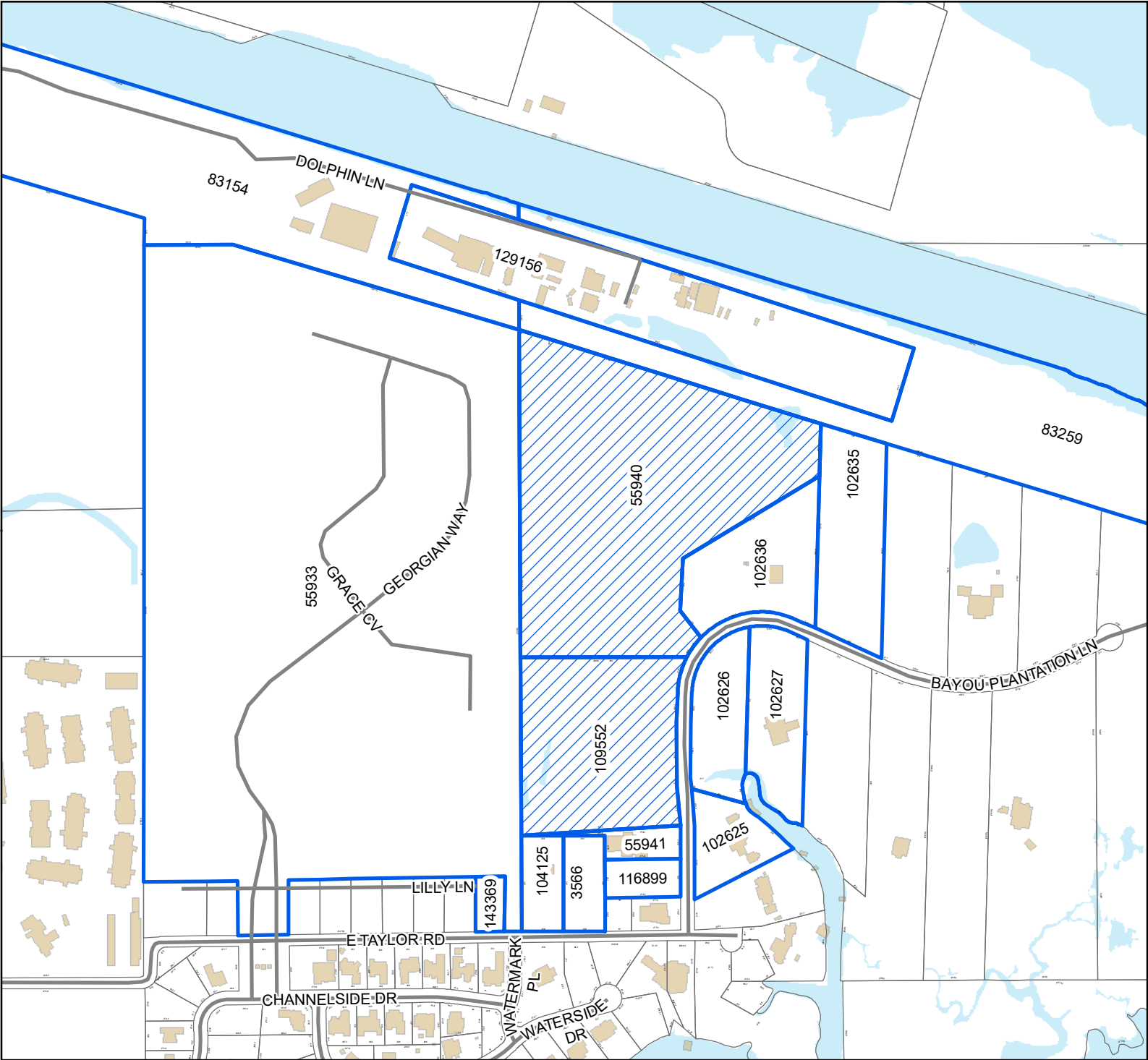
RE: Sketch Plan 2101PC013, by agent Heinrich & Associates, tax parcels 1009O-02-002.000 and 1009O-02-002.015, Preliminary approval of layout for 65-lot subdivision, Bayou Plantation Ln, Zoned R-2 (Single-family), Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, January 28, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

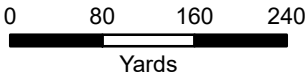
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, January 28, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y	55940	1009O-02-002.000	MONTAGUE F DOUGLAS III (Owner)	P O DRAWER 1975	HATTIESBURG	MS	39403
y	109552	1009O-02-002.015	MONTAGUE F DOUGLAS III (Owner)	525 North Main St	HATTIESBURG	MS	39401
Y			Heinrich & Associates (Agent)	1806 23rd Ave Ste B	Gulfport	MS	39501
Adjacent Property Owners							
Y	55933	1009N-01-002.000	ALLEN BARBARA C	10740 PLANTATION LANE	GULFPORT	MS	39503
	143369	1009N-01-002.009	ALLEN BARBARA C	10740 PLANTATION LANE	GULFPORT	MS	39503
Y	3566	1009O-02-004.002	BRANCH SAMUEL D & RACHEL	12203 PRESERVATION DR	GULFPORT	MS	39503
Y	55941	1009O-02-004.000	BURRELL ANDREW & ASHLEY	12562 LAKE VILLAGE DR	GULFPORT	MS	39503
Y	116899	1009O-02-004.003	BURRELL ANDREW CHARLES & ASHLEY	10753 PLANTATION LANE	GULFPORT	MS	39503
	83259	1009O-02-001.000	HARRISON CO DEV COMM				0
	83154	1009K-03-001.000	HARRISON CO DEV COMM				0
Y	129156	1009O-02-001.001	INSTITUTE FOR MARINE MAMMAL STUDIES	P O BOX 207	GULFPORT	MS	39502
Y	102636	1009O-02-002.013	LADNER JONATHAN S & AMBER R	10748 PLANTATION LN	GULFPORT	MS	39503
Y	104125	1009O-02-004.001	LAURENDINE LORI L	2429 MARSHALL RD	BILOXI	MS	39531
Y	102627	1009O-02-002.004	LETORT BRIAN & BRANDI S	10751 BAYOU PLANTATION LN	GULFPORT	MS	39503
Y	102635	1009O-02-002.012	RIEMANN ROBERT A & LOVE NATASHA	5 CREOLE CV	GULFPORT	MS	39507
Y	102626	1009O-02-002.003	ROMANO CHRISTOPHER L & VERONICA G	411 CARIBE PLACE	GULFPORT	MS	39507
Y	102625	1009O-02-002.002	ROMANO LEO J & MARIE S	10761 PLANTATION LANE	GULFPORT	MS	39503



Legend

-  Site
-  Adjacent Properties
-  Street
-  Buildings
-  Water Features



1 inch = 500 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

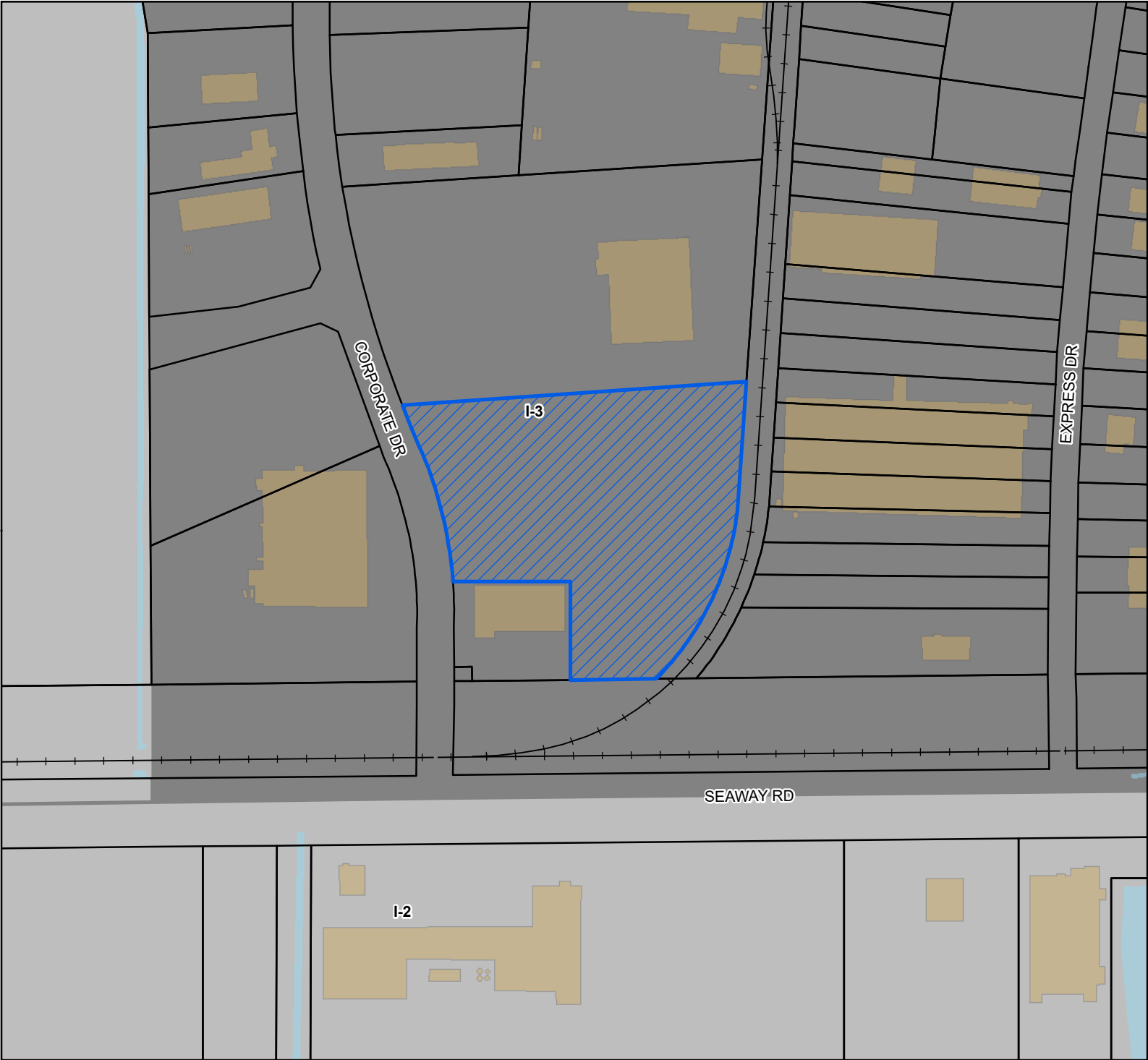
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 28, 2021

Re: General Plan 2102PC016:

General Plan 2102PC016, by Owner Harrison County Development Commission, tax parcel 0909A-01-001.044, Approval for General Plan for 8-lot subdivision (Corporate Court), Corporate Dr, Zoned I-3 (Planned industrial park), Ward 5



Site

Street

Railroad

Parcels

Buildings

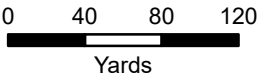
Water Features

Zoning

I-2 - Heavy Industry District

I-3 - Planned Industrial District

Site Information
0909A-01-001.044
Zoning: I-3 (Planned industrial park)
Size: 7.6 acres
Flood: 0.2% Annual



1 inch = 300 feet



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CORPORATE COURT SUBDIVISION

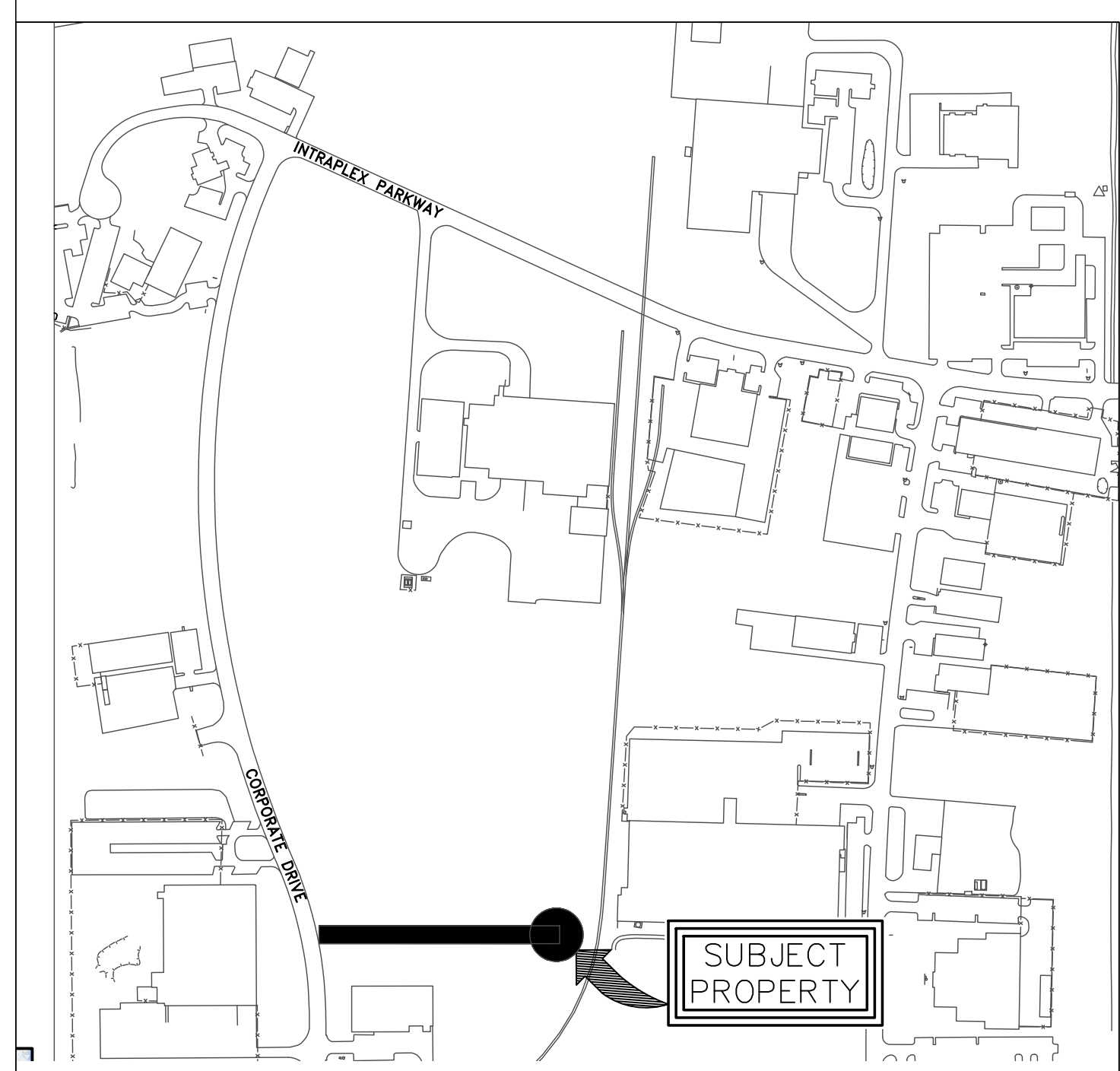
GULFPORT, MISSISSIPPI

FOR:



12281 INTRAPLEX PARKWAY
GULFPORT, MS 39503
PHONE: 228-896-5020

VICINITY MAP



N. T. S.



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12-18-20

01-20

GENERAL NOTES

HARRISON COUNTY DEVELOPMENT COMMISSION (HCDC) MUST BE NOTIFIED A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO ALL TIE-INS TO COUNTY UTILITIES AND A HCDC REPRESENTATIVE MUST BE PRESENT DURING THE TIE-IN.

- OWNER/DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF TIE-INS TO EXISTING HCDC WATER, SANITARY SEWER AND STORM DRAIN LINES OR STRUCTURES.
- OWNER/DEVELOPER IS RESPONSIBLE FOR MAKING ANY APPROVED ROAD CUTS OR BORINGS REQUIRED TO CONNECT NEW UTILITIES TO EXISTING HCDC UTILITIES AND WILL BE RESPONSIBLE FOR MAINTAINING ROAD CUTS DURING CONSTRUCTION AND THE WARRANTY PERIOD FOR THE ENTIRE DEVELOPMENT.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREPARING AND MAINTAINING A TRAFFIC CONTROL PLAN WHICH CONFORMS WITH THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- GPW/ENGINEERING MUST BE NOTIFIED A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO ANY APPROVED ROAD CLOSURES THAT ARE REQUIRED.
- NO STORM DRAINAGE, WATER OR SANITARY SEWER INFRASTRUCTURE WILL BE LAID PARALLEL WITH AND UNDER ANY STREET UNLESS APPROVED BY THE PW/ENGINEERING OFFICIAL.
- ANY REQUIRED WETLANDS PERMIT MUST BE OBTAINED BY THE OWNER/DEVELOPER AND A COPY OF THE PERMIT FURNISHED TO THE PW/ENGINEERING OFFICIAL WITH THE PLAN SUBMITTAL.
- ALL WATER METERS, SEWER SERVICE STUB-OUTS AND FIRE HYDRANTS MUST BE PLACED ADJACENT TO THE STREET SIDE OF THE RIGHT-OF-WAY (ROW) LINE AND IN LINE WITH LOT LINES WHERE POSSIBLE.

WATER NOTES

- A "W" IS TO BE STAMPED INTO CURBS AT EACH WATER SERVICE WHERE APPLICABLE.
- LOCATE WIRE AND PLASTIC WARNING TAPE SHALL BE INSTALLED ABOVE ALL WATER MAINS AND SERVICES.
- A "WV" IS TO BE STAMPED INTO CURB AT EACH WATER VALVE THAT IS NOT LOCATED IN THE STREET WHERE APPLICABLE.
- OWNER/DEVELOPER SHALL FURNISH AND INSTALL ALL WATER METER BOXES.
- OWNER/DEVELOPER SHALL PURCHASE WATER METERS TO BE INSTALLED ON PUBLIC ROW FROM THE CITY.
- ALL WATER MAINS SHALL BE MINIMUM OF 6" DIAMETER, C900, CLASS 150 PIPE.
- ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH CITY REQUIREMENTS.
- END OF LINE BLOW-OFFS SHALL BE MUELLER 2 1/2" POST TYPE OR HYDRANT.
- ALL WATER USED FOR CHLORINATION AND FLUSHING OF WATER LINES SHALL BE METER AND PAID FOR BE THE OWNER/DEVELOPER.
- EACH LOT SHALL BE PROVIDED WITH TWO (2) 1" SERVICES (2" TAP TO 1 1/2" SPLIT TO 1" SPLIT.
- A WATER SERVICE SHALL BE PROVIDED TO ALL GREEN AREAS AND LIFT STATIONS.
- CURB STOPS SHALL BE 1" BALL VALVE.
- ALL FIRE HYDRANTS SHALL BE PAINTED RED.
- OWNER/DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF ANY REQUIRED METER VAULT.
- THE METER VAULT SHALL BE CONSTRUCTED ON CITY ROW.
- MASTER METERS MUST BE PURCHASED FROM THE HCDC AND PAID FOR IN ADVANCE OF ORDERING THE METER.
- OWNER/DEVELOPER MUST FURNISH A LETTER OF DESIGN APPROVAL FROM THE MISSISSIPPI DEPARTMENT OF HEALTH WITH THE PLAN SUBMITTAL.
- NO IRRIGATION METERS ARE TO BE INSTALLED IN METER VAULTS.

SEWER NOTES

- A "S" IS TO BE STAMPED INTO CURBS AT EACH SEWER SERVICE WHERE APPLICABLE.
- A "MH" IN TO BE STAMPED INTO CURBS AT ALL MANHOLE LOCATIONS.
- OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING MECHANICAL PLUGS IN NEW SEWER LINES AT ALL TIE-IN MANHOLES. THE PLUGS SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE HCDC OFFICIAL.
- LOCATE WIRE AND WARNING TAPE SHALL BE INSTALLED ABOVE ALL WATER AND SEWER MAINS AND SERVICES.
- OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION MANHOLE TIE-IN AND BUILDING INVERT.
- SEWER SERVICE STUB-OUTS A MINIMUM OF THREE (3) FEET ABOVE EXISTING GRADE.
- EACH LOT MUST HAVE AN INDIVIDUAL SEWER SERVICE.
- OWNER/DEVELOPER MUST PROVIDE AN APPROVED RAIN TUB FOR EACH MANHOLE.
- ALL SEWER LINES SHALL BE AIR TESTED IN ACCORDANCE WITH CITY REQUIREMENTS.
- A POST CONSTRUCTION VIDEO OF ALL SEWER LINES SHALL BE PROVIDED TO THE PW/ENGINEERING DEPARTMENT.
- A PW/ENGINEERING REPRESENTATIVE MUST BE PRESENT WHEN A MANHOLE IN BEING INSTALLED ON CITY ROW.
- OWNER/DEVELOPER MUST PROVIDE A LETTER OF DESIGN APPROVAL FROM THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY.
- "DOG HOUSE" MANHOLES ARE NOT PERMITTED IN THE CITY OF CITY OF GULFPORT (COG).

STREETS & DRAINAGE NOTES

- A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MDEQ APPROVAL IS REQUIRED.
- A MINIMUM OF 3500 PSI CONCRETE SHALL BE USED FOR CONSTRUCTION OF CURBS & GUTTERS.
- CUL-DE-SACS SHALL HAVE A MINIMUM ROW RADIUS OF FIFTY (50) FEET AND A MINIMUM DRIVING SURFACE RADIUS OF FORTY (40) FEET.
- STREET GUTTER GRADES SHALL NOT BE LESS THAN 0.3%.
- STREETS HAVE A MINIMUM VERTICAL CLEARANCE OF FOURTEEN (14) FEET.
- ALL ROADWAY CONSTRUCTION, INCLUDING BUT NOT LIMITED TO PAVEMENT, BASE AND SUB-BASE, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT MS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- PROOF ROLL TEST OF BASE AND SUB-BASE MUST BE PERFORMED IN THE PRESENCE OF A COG PW/ENGINEERING REPRESENTATIVE. OWNER/DEVELOPER MUST NOTIFY PW/ENGINEERING A MINIMUM OF TWENTY FOUR (24) HOURS PRIOR TO TEST.
- ADA COMPLIANT RAMPS FOR HANDICAP ACCESS SHALL BE PROVIDED ON ALL SIDEWALKS WHERE APPLICABLE.

DESIGN DEVIATIONS OR PLAN MODICATION

- DEVIATIONS FROM THESE GUIDELINES MUST BE SUBMITTED TO THE PW/ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ANY REQUESTED CHANGES OR MODIFICATIONS TO APPROVED CONSTRUCTION PLANS MUST BE SUBMITTED FIVE (5) WORKING DAYS PRIOR TO STARTING CONSTRUCTION THAT INVOLVES REQUESTED CHANGES OR MODIFICATIONS.
- ALL REQUESTED CHANGES OR MODIFICATIONS TO APPROVED CONSTRUCTION PLANS MUST BE APPROVED IN WRITING BY THE PW/ENGINEERING DEPARTMENT.
- FOR FINAL ACCEPTANCE, THE ENGINEER OF RECORD MUST CERTIFY IN WRITING TO THE CITY THAT THE CONSTRUCTION IS IN SUBSTANTIAL ACCORDANCE WITH THE APPROVED PLANS. TWO CONSECUTIVE SATISFACTORY BACTERIOLOGICAL TEST RESULTS OF THE WATER DISTRIBUTION SYSTEM MUST BE FURNISHED TO THE CITY. ONE SET OF "RECORD DRAWINGS" (CONTRACTOR RECORD) MUST BE SUBMITTED FIVE (5) DAYS PRIOR TO REQUESTING A PW/ENGINEERING FINAL INSPECTION.

INSPECTION REQUIREMENTS

PERIODIC INSPECTIONS SHALL BE MADE TO ENSURE CONFORMITY WITH THE APPROVED PLANS, SPECIFICATIONS, AND STANDARDS. ALL REQUIRED IMPROVEMENTS SHALL BE INSPECTED PRIOR TO ACCEPTANCE BY THE CITY OF GULFPORT.

- THE APPLICANT SHALL NOTIFY THE PW/ENGINEERING DIRECTOR OF THE COMMENCEMENT OF CONSTRUCTION TWENTY FOUR (24) HOURS PRIOR THERTO. THE FOLLOWING INSPECTIONS ARE REQUIRED:
- SITE GRADING/EROSION CONTROL COMPLETION.
 - UNDERGROUND UTILITY INSTALLATION
 - SUBGRADE PREPARATION PRIOR TO AGGREGATE BASE INSTALLATION
 - AGGREGATE BASE COMPACTION
 - CONCRETE CURB AND GUTTER INSTALLATION (WHERE APPLICABLE)
 - BITUMINOUS SURFACE COURSE PLACING

THE APPLICANT OF THE BONDED CONSTRUCTION CONTRACTOR SHALL BEAR FULL AND FINAL RESPONSIBILITY FOR THE INSTALLATION AND CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS ACCORDING TO THE PROVISIONS OF THESE REGULATIONS AND THE STANDARD AND SPECIFICATIONS OF OTHER PUBLIC AGENCIES.

DEMOLITION NOTES

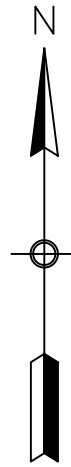
- CONTRACTOR SHALL REMOVE CONCRETE AND ASPHALT PAVEMENT WITHOUT INTERRUPTION TO BOTH LANES OF TRAFFIC UNLESS A ROAD CLOSURE HAS BEEN APPROVED.
- CONTRACTOR SHALL LOCATE AND IDENTIFY ALL EXISTING UTILITIES THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE UTILITY COMPANIES FOR PROPER IDENTIFICATION AND MARKING PRIOR TO ANY DEMOLITION ACTIVITIES.
- VARIATIONS TO CONDITIONS OR DISCREPANCIES IN ACTUAL FIELD CONDITIONS AS THEY APPLY TO THE DEMOLITION OR SITE DEVELOPMENT WORK MUST BE BROUGHT TO THE ENGINEER'S/OWNER'S ATTENTION PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
- CONTRACTOR MUST PROTECT ALL LANDSCAPING AND OTHER FEATURES DESIGNATED TO REMAIN AND REPLACE SUCH ITEMS IF DISTURBED DURING DEMOLITION.
- CONTRACTOR SHALL CONDUCT ALL DEMOLITION OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC AND OR PRIVATE ACCESSES AND FACILITIES.
- DEPRESSIONS AND VOID AREAS CAUSED BY DEMOLITION WORK ARE TO BE FILLED TO SUBGRADE ELEVATION TO AVOID WATER PONDING.
- ALL CONSTRUCTION AND OR DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
- CONSTRUCTION PLANS MAY NOT SHOW ALL REQUIRED DEMOLITION. DEMOLITION CONTRACTOR SHALL CONDUCT A THOROUGH SITE INVESTIGATION AND INCLUDE ALL DEMOLITION WORK REGARDLESS OF WHETHER OR NOT IT IS SHOWN ON DRAWINGS.

EROSION CONTROL NOTES

- CONTRACTOR SHALL CONSTRUCT EROSION CONTROL MEASURES AND STORMWATER POLLUTION PREVENTION FACILITIES AS SHOWN ON CONSTRUCTION PLANS OR AS DIRECTED BY PROJECT ENGINEER, TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM EROSION AND SEDIMENTATION.
- THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL MATERIALS AND PERFORM ALL WORK FOR THE PROPER INSTALLATION, MAINTENANCE AND REMOVAL OF ANY TEMPORARY EROSION CONTROL MEASURE(S) NECESSARY TO CONTROL SILTATION.
- SILT FENCE SHALL BE INSTALLED AND PROPERLY MAINTAINED AROUND ALL STOCKPILED MATERIALS.
- ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY AND/OR EASEMENTS SHALL BE GRASSED PER THE SPECIFICATIONS. ACCEPTANCE SHALL BE BASED ON SATISFACTORY GROWTH AND COVERAGE OF SEED(S) PLANTED.
- WHERE APPLICABLE, ALL CONSTRUCTION TRAFFIC SHALL ENTER/EXIT THE SITE THROUGH THE CONSTRUCTION ENTRANCE; A CONSTRUCTION ENTRANCE IS REQUIRED AT ALL ACCESS POINTS ON THE SITE.
- ECM'S SHALL NOT BE REMOVED UNTIL PERMANENT ECM'S ARE ESTABLISHED ON ALL DISTURBED AREAS.
- TEMPORARY ECM'S SHALL BE ESTABLISHED PRIOR TO THE START OF ANY WORK.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE MAINTAINED AT ALL TIMES AND ADHERE TO THE STANDARDS AND SPECIFICATIONS OF THE MISSISSIPPI "PLANNING AND DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT, & STORMWATER."
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL ACTIVITIES UNDER THE PROVISIONS OF LOCAL, STATE AND FEDERAL LAWS ADMINISTERED BY THE ENVIRONMENTAL PROTECTION AGENCY.
- EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST DAILY AND AFTER EACH RAIN, AND REPAIRED BY THE CONTRACTOR. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- SUPPLEMENTAL BMP's, IN ADDITION TO WHAT IS CALLED OUT ON CONSTRUCTION PLANS MAY BE NECESSARY TO CONTROL THE CHANGING ON-SITE CONDITIONS AS CONSTRUCTION OCCURS.
- TEMPORARY OR PERMANENT VEGETATIVE PRACTICES SHALL BE IMPLEMENTED WITHIN SEVEN CALENDAR DAYS WHEN A DISTURBED AREA WILL BE LEFT UNDISTURBED FOR THIRTY DAYS OR MORE.
- ALL ECM'S SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROLS WHEN IT REACHES ONE-HALF (1/2) THE HEIGHT OF THE CONTROL. THE SEDIMENT SHALL BE PROPERLY DISPOSED OF SO AS NOT TO CAUSE SEDIMENTATION IN ANOTHER LOCATION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT MIGRATE INTO THE STORM DRAIN SYSTEM.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT OR CONSTRUCTION DEBRIS THAT IS TRACKED ONTO ADJACENT PAVED AREAS VIA A STREET SWEEPER OR SIMILAR TECHNIQUE.

LEGEND

	PROPERTY BOUNDARY / RIGHT-OF-WAY
	TELECOMMUNICATIONS / FIBER OPTICS (EXISTING)
	UNDERGROUND GAS MAIN (EXISTING)
	WATER MAIN / LINE (EXISTING)
	WATER MAIN / LINE (PROPOSED)
	OVERHEAD ELECTRICAL (EXISTING)
	SEWER FORCE MAIN (EXISTING)
	SEWER FORCE MAIN (PROPOSED)
	SANITARY SEWER LINE (EXISTING)
	SANITARY SEWER LINE (PROPOSED)
	CENTERLINE DRAINAGE DITCH / SWALE
	DRAINAGE PIPE (EXISTING)
	DRAINAGE PIPE (PROPOSED)
	PROPERTY CORNER / IRON ROD SET
	PROPERTY CORNER / IRON ROD FOUND
	CONCRETE MONUMENT FOUND
	TELECOMM. PEDESTAL / MARKER (EXISTING)
	TELECOMM. PEDESTAL / MARKER (EXISTING)
	FIRE HYDRANT (EXISTING)
	FIRE HYDRANT (PROPOSED)
	WATER VALVE (EXISTING)
	WATER VALVE (PROPOSED)
	IRRIGATION CONTROL VALVE (EXISTING)
	MAILBOX (EXISTING)
	GAS METER (EXISTING)
	SEWER MANHOLE (EXISTING)
	SEWER MANHOLE (PROPOSED)
	POWER POLE / UTILITY POLE (EXISTING)
	MISCELLANEOUS SIGN (EXISTING)
	CATCH BASIN / DRAINAGE STRUCTURE (EXISTING)
	DIRECTIONAL FLOW ARROW (PROPOSED)
	LIGHT POLE (EXISTING)
	55-2 CURB INLET (PROPOSED)
	55-2 CURB INLET w/WING (PROPOSED)
	CONCRETE HEADWALL (EXISTING)
	CONCRETE HEADWALL (PROPOSED)
	BENCHMARK



PROJECT:
CORPORATE COURT SUBDIVISION
GULFPORT, MS 39503



GENERAL NOTES & LEGENDS

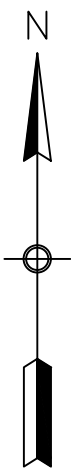
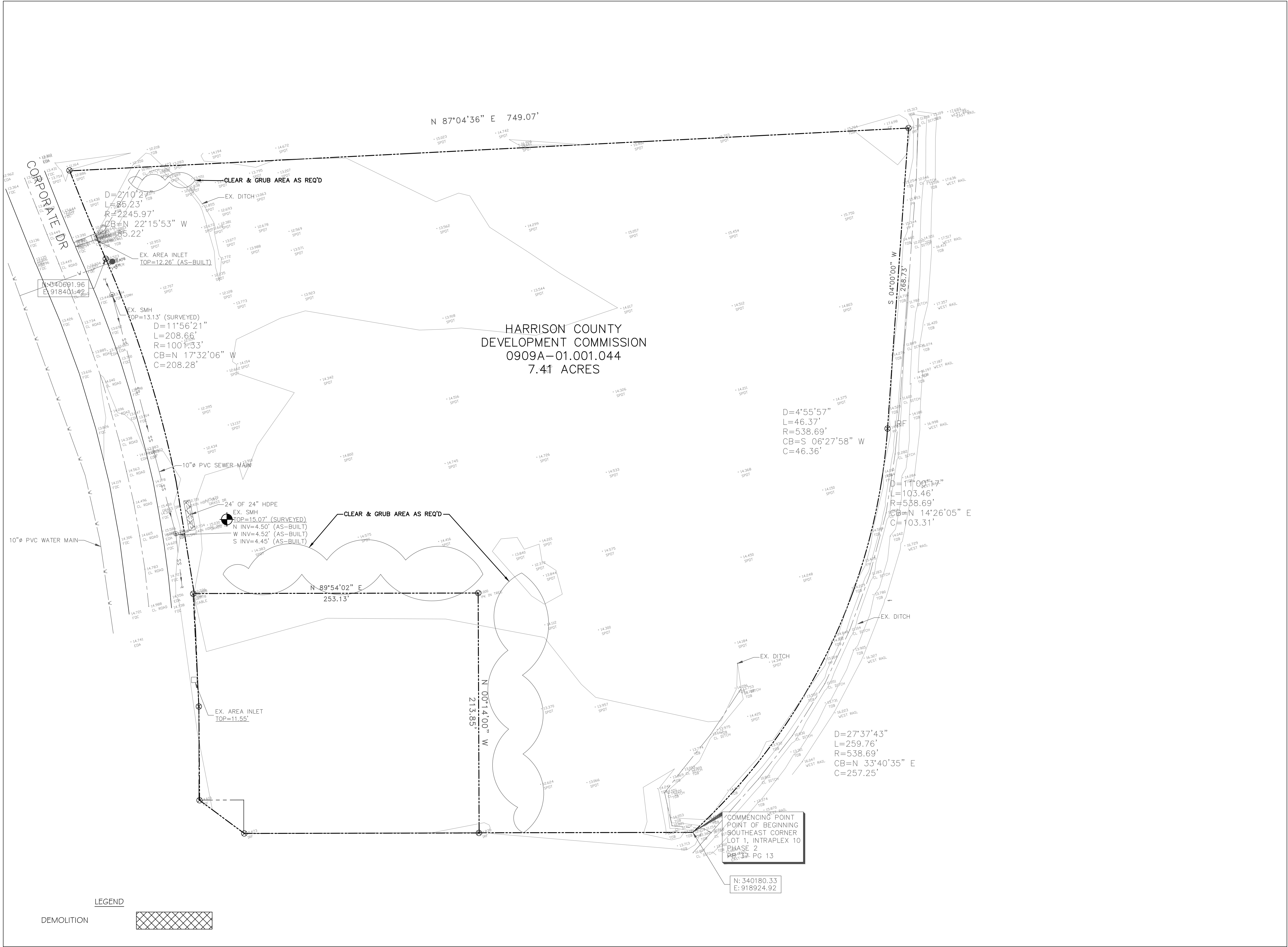
SHEET TITLE:

DRAWN BY: JAG	
CHECKED BY: JAG	
APPROVED BY:	
DATE: 1/28/20	
REVISED:	

SHEET:

C2

HCDC PROJECT #:
01-20



PROJECT:
CORPORATE COURT SUBDIVISION
GULFPORT, MS 39503



SHEET TITLE:
EXISTING CONDITIONS &
DEMOLITION PLAN

DRAWN BY: JAG
CHECKED BY: JAG
APPROVED BY:
DATE: 1/30/20
REVISED:

SHEET:
C3

HCDC PROJECT #:
01-20

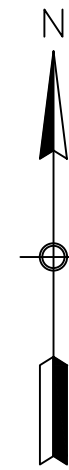
EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1"=40'

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



PARCEL "A"
A parcel of land situated in part of Lot 1, Intralex 10, Phase 2, per Plat Book 37, Page 13, of the records of the Chancery Clerk of the First Judicial District of Harrison County, City of Gulfport, Mississippi, better described as follows, to-wit:

Commencing at a concrete monument located at the Southeast corner of said Lot 1, Intralex 10, Phase 2, thence S 89°53'43" W 60.17 feet to an iron rod and the Point of Beginning, thence S 89°53'43" W 130.36 feet to an iron rod, thence N 00°14'00" W 213.85 feet to an iron rod, thence N 89°54'02" E 130.36 feet to an iron rod, thence S 00°14'00" E 213.84 feet to the Point of Beginning. Said parcel contains 27877 square feet or 0.64 acres.

PARCEL "B"
A parcel of land situated in part of Lot 1, Intralex 10, Phase 2, per Plat Book 37, Page 13, of the records of the Chancery Clerk of the First Judicial District of Harrison County, City of Gulfport, Mississippi, better described as follows, to-wit:

Beginning at a concrete monument located at the Southeast corner of said Lot 1, Intralex 10, Phase 2, thence S 89°53'43" W 60.17 feet to an iron rod, thence N 00°14'00" W 213.84 feet to an iron rod, thence N 89°54'02" E 203.69 feet to an iron rod on the west margin of the Intralex 10 Lead Track Spur, thence southwesterly along a curve concave to the northwest having a radius of 538.69 feet for a distance of 259.76 feet, having a chord bearing of S 33°40'35" W for a chord distance of 103.46 feet, having a chord bearing of S 33°40'35" W for a chord distance of 257.25 feet to the Point of Beginning. Said parcel contains 30892 square feet or 0.71 acres.

PARCEL "C"
A parcel of land situated in part of Lot 1, Intralex 10, Phase 2, per Plat Book 37, Page 13, of the records of the Chancery Clerk of the First Judicial District of Harrison County, City of Gulfport, Mississippi, better described as follows, to-wit:

Commencing at a concrete monument located at the Southeast corner of said Lot 1, Intralex 10, Phase 2, thence along the West margin of the Intralex 10 Lead Track Spur along a curve concave to the Northwest, having a radius of 538.69 feet, for a distance of 259.76 feet, having a chord bearing of N 33°40'35" E for a chord distance of 257.25 feet, to an iron rod, thence continue along said west margin and along said curve having a radius of 538.69 feet for a distance of 103.46 feet, having a chord bearing of N 14°26'05" E for a chord distance of 103.31 feet to an iron rod and the Point of Beginning, thence S 89°54'02" W 104.00 feet to an iron rod, thence N 00°05'58" W 307.58 feet to an iron rod, thence N 87°04'36" E 132.24 feet to an iron rod on said west margin of the Intralex 10 Lead Track Spur, thence S 04°00'00" W 268.73 feet to an iron rod, thence along a curve concave to the northwest having a radius of 538.69 feet for a distance of 46.37 feet, having a chord bearing of S 06°27'58" W for a chord distance of 46.36 feet to the Point of Beginning. Said parcel contains 37489 square feet or 0.86 acres.

PARCEL "D"
A parcel of land situated in part of Lot 1, Intralex 10, Phase 2, per Plat Book 37, Page 13, of the records of the Chancery Clerk of the First Judicial District of Harrison County, City of Gulfport, Mississippi, better described as follows, to-wit:

Commencing at a concrete monument located at the Southeast corner of said Lot 1, Intralex 10, Phase 2, thence along the West margin of the Intralex 10 Lead Track Spur along a curve concave to the Northwest, having a radius of 538.69 feet, for a distance of 259.76 feet, having a chord bearing of N 33°40'35" E for a chord distance of 257.25 feet, to an iron rod, thence continue along said west margin and along said curve having a radius of 538.69 feet for a distance of 103.46 feet, having a chord bearing of N 14°26'05" E for a chord distance of 103.31 feet to an iron rod, thence S 89°54'02" W 104.00 feet to an iron rod and the Point of Beginning, thence S 89°54'02" W 104.00 feet to an iron rod, thence N 00°05'58" W 302.45 feet to an iron rod, thence N 87°04'36" E 104.13 feet, thence S 00°05'58" E 307.58 feet to the Point of Beginning. Said parcel contains 31722 square feet or 0.73 acres.

PARCEL "E"
A parcel of land situated in part of Lot 1, Intralex 10, Phase 2, per Plat Book 37, Page 13, of the records of the Chancery Clerk of the First Judicial District of Harrison County, City of Gulfport, Mississippi, better described as follows, to-wit:

Commencing at a concrete monument located at the Southeast corner of said Lot 1, Intralex 10, Phase 2, thence along the West margin of the Intralex 10 Lead Track Spur along a curve concave to the Northwest, having a radius of 538.69 feet, for a distance of 259.76 feet, having a chord bearing of N 33°40'35" E for a chord distance of 257.25 feet, to an iron rod, thence continue along said west margin and along said curve having a radius of 538.69 feet for a distance of 103.46 feet, having a chord bearing of N 14°26'05" E for a chord distance of 103.31 feet to an iron rod, thence S 89°54'02" W 104.00 feet to an iron rod and the Point of Beginning, thence S 89°54'02" W 104.00 feet to an iron rod, thence N 00°05'58" W 297.32 feet to an iron rod, thence N 87°04'36" E 104.13 feet, thence S 00°05'58" E 302.45 feet to the Point of Beginning. Said parcel contains 31188 square feet or 0.72 acres.

PARCEL "F"
A parcel of land situated in part of Lot 1, Intralex 10, Phase 2, per Plat Book 37, Page 13, of the records of the Chancery Clerk of the First Judicial District of Harrison County, City of Gulfport, Mississippi, better described as follows, to-wit:

Commencing at a concrete monument located at the Southeast corner of said Lot 1, Intralex 10, Phase 2, thence along the West margin of the Intralex 10 Lead Track Spur along a curve concave to the Northwest, having a radius of 538.69 feet, for a distance of 259.76 feet, having a chord bearing of N 33°40'35" E for a chord distance of 257.25 feet, to an iron rod, thence continue along said west margin and along said curve having a radius of 538.69 feet for a distance of 103.46 feet, having a chord bearing of N 14°26'05" E for a chord distance of 103.31 feet to an iron rod, thence S 89°54'02" W 416.00 feet to an iron rod and the Point of Beginning, thence S 89°54'02" W 104.00 feet to an iron rod, thence N 00°05'58" W 292.19 feet to an iron rod, thence N 87°04'36" E 104.13 feet, thence S 00°05'58" E 292.19 feet to the Point of Beginning. Said parcel contains 30655 square feet or 0.70 acres.

PARCEL "G"
A parcel of land situated in part of Lot 1, Intralex 10, Phase 2, per Plat Book 37, Page 13, of the records of the Chancery Clerk of the First Judicial District of Harrison County, City of Gulfport, Mississippi, better described as follows, to-wit:

Commencing at a concrete monument located at the Southeast corner of said Lot 1, Intralex 10, Phase 2, thence along the West margin of the Intralex 10 Lead Track Spur along a curve concave to the Northwest, having a radius of 538.69 feet, for a distance of 259.76 feet, having a chord bearing of N 33°40'35" E for a chord distance of 257.25 feet, to an iron rod, thence continue along said west margin and along said curve having a radius of 538.69 feet for a distance of 103.46 feet, having a chord bearing of N 14°26'05" E for a chord distance of 103.31 feet to an iron rod, thence S 89°54'02" W 520.00 feet to an iron rod and the Point of Beginning, thence S 89°54'02" W 101.74 feet to an iron rod on the East margin of Corporate Drive, thence North along a curve concave to the West having a radius of 1001.33 feet for a distance of 208.66 feet, having a chord bearing of N 17°32'06" W for a chord distance of 208.28 feet to an iron rod, thence along a curve concave to the East having a radius of 2245.97 feet for a distance of 85.23 feet, having a chord bearing of N 22°15'53" W for a chord distance of 85.22 feet to an iron rod, thence departing said east margin run thence N 87°04'36" E 200.32 feet, thence S 00°05'58" E 287.06 feet to the Point of Beginning. Said parcel contains 41876 square feet or 0.96 acres.

PARCEL "H"
A parcel of land situated in part of Lot 1, Intralex 10, Phase 2, per Plat Book 37, Page 13, of the records of the Chancery Clerk of the First Judicial District of Harrison County, City of Gulfport, Mississippi, better described as follows, to-wit:

Commencing at a concrete monument located at the Southeast corner of said Lot 1, Intralex 10, Phase 2, thence along the West margin of the Intralex 10 Lead Track Spur along a curve concave to the Northwest, having a radius of 538.69 feet, for a distance of 259.76 feet, having a chord bearing of N 33°40'35" E for a chord distance of 257.25 feet, to an iron rod, thence continue along said west margin and along said curve having a radius of 538.69 feet for a distance of 103.46 feet, having a chord bearing of N 14°26'05" E for a chord distance of 103.31 feet to an iron rod, thence S 89°54'02" W 520.00 feet to an iron rod and the Point of Beginning, thence S 89°54'02" W 101.74 feet to an iron rod on the East margin of Corporate Drive, thence North along a curve concave to the West having a radius of 1001.33 feet for a distance of 208.66 feet, having a chord bearing of N 17°32'06" W for a chord distance of 208.28 feet to an iron rod, thence along a curve concave to the East having a radius of 2245.97 feet for a distance of 85.23 feet, having a chord bearing of N 22°15'53" W for a chord distance of 85.22 feet to an iron rod, thence departing said east margin run thence N 87°04'36" E 200.32 feet, thence S 00°05'58" E 287.06 feet to the Point of Beginning. Said parcel contains 41876 square feet or 0.96 acres.

This is to CERTIFY that this plat or map and the survey on which it is based were made in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi".

Gary A. Durbin, P.L.S. 2401
November 18, 2020
Revised: November 19, 2020



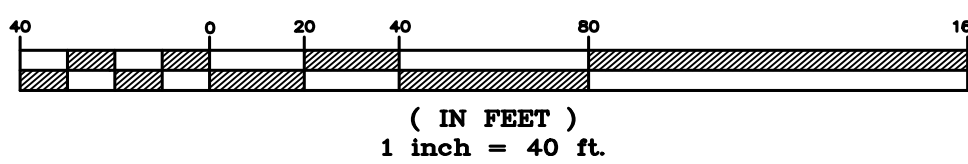
GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
2081 TRAILWOOD DRIVE, BILOXI, MS. 39532
PH. (228) 365-3632 Teelokgd@aol.com

10679

SITE PLAN

SCALE: 1"=40'

GRAPHIC SCALE



SITE INFORMATION

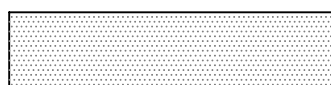
ZONING	I-2
ACREAGE	322938.37 SF OR 7.41 AC

SETBACKS	
FRONT YARD	25 FT
SIDE YARD	0 FT
REAR YARD	0 FT

BUFFER REQ'D	0 FT
BUILDING HEIGHT	<50 FT
MIN. ROAD WIDTH	24 FT
LANE WIDTH	12 FT

SITE LEGEND

2" ASPHALT SURFACE COURSE #
8" 610 CRUSHED CONCRETE BASE



This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

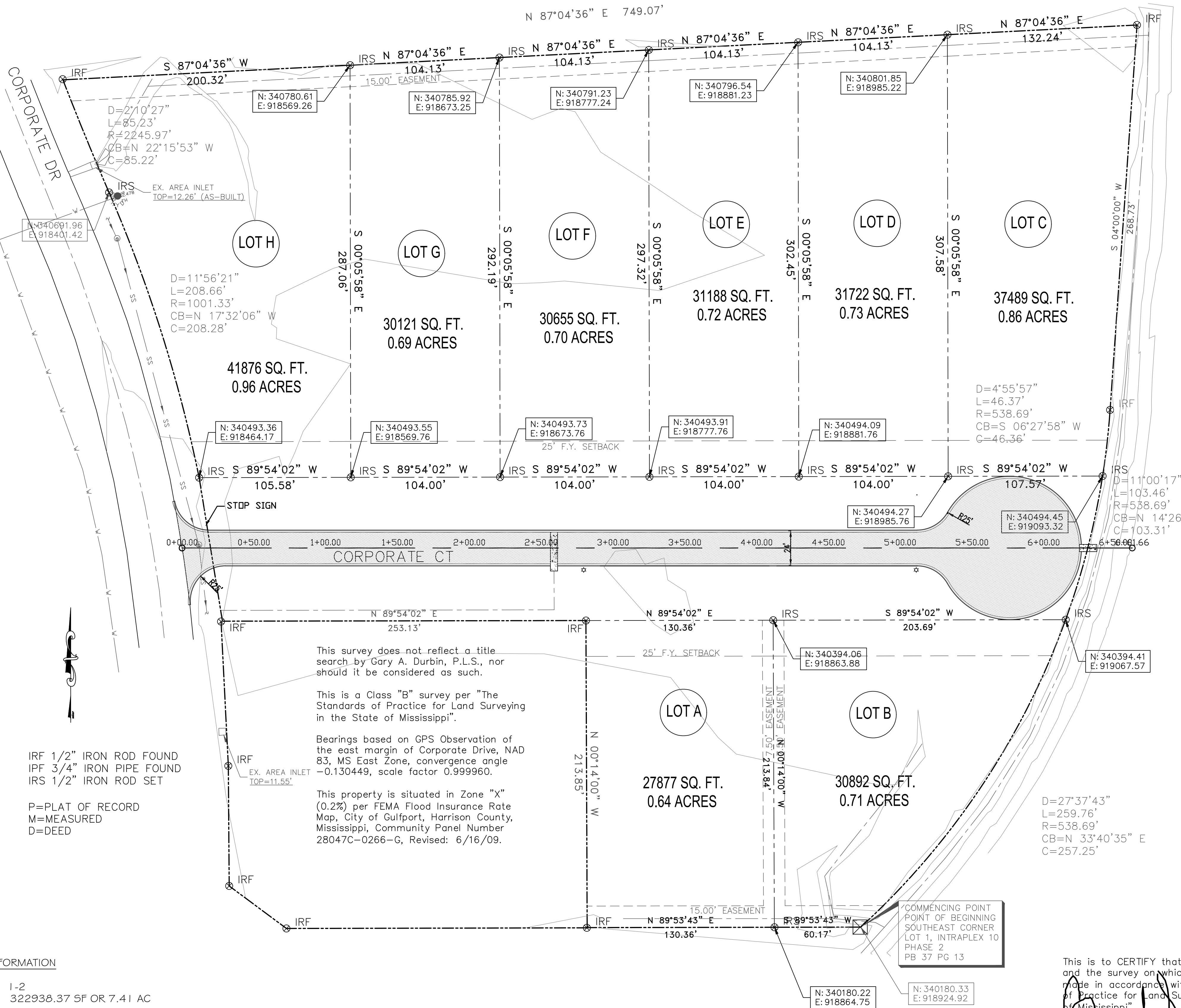
This is a Class "B" survey per "The Standards of Practice for Land Surveying in the State of Mississippi".

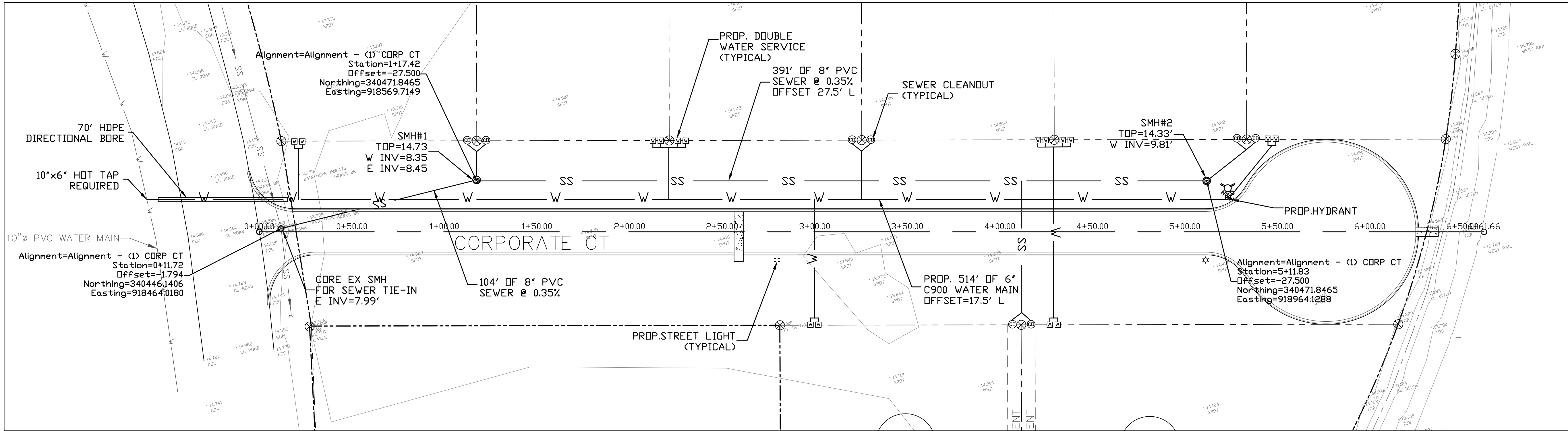
Bearings based on GPS Observation of the east margin of Corporate Drive, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" (0.2%) per FEMA Flood Insurance Rate Map, City of Gulfport, Harrison County, Mississippi, Community Panel Number 28047C-0266-G, Revised: 6/16/09.

IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET

P=PLAT OF RECORD
M=MEASURED
D=DEED

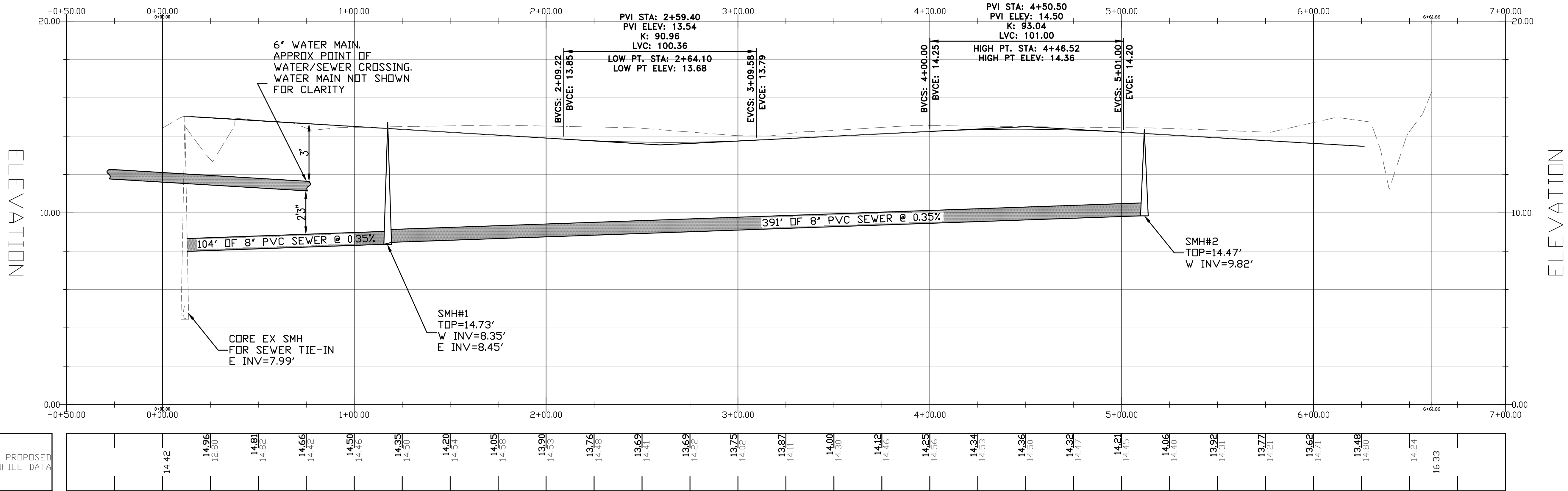




UTILITY PLAN

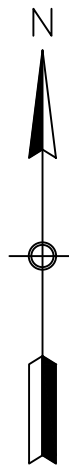
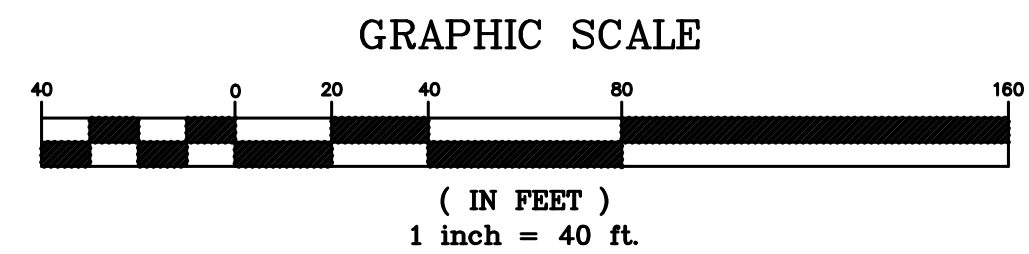
SCALE: 1"=40'

CORPORATE COURT PROPOSED PROFILE



CORPORATE COURT & PROFILE

SCALE: (V) 1"=4'-0"
(H) 1"=40'-0"



PROJECT:
CORPORATE COURT SUBDIVISION
GULFPORT, MS 39503

HARRISON COUNTY
Development Commission

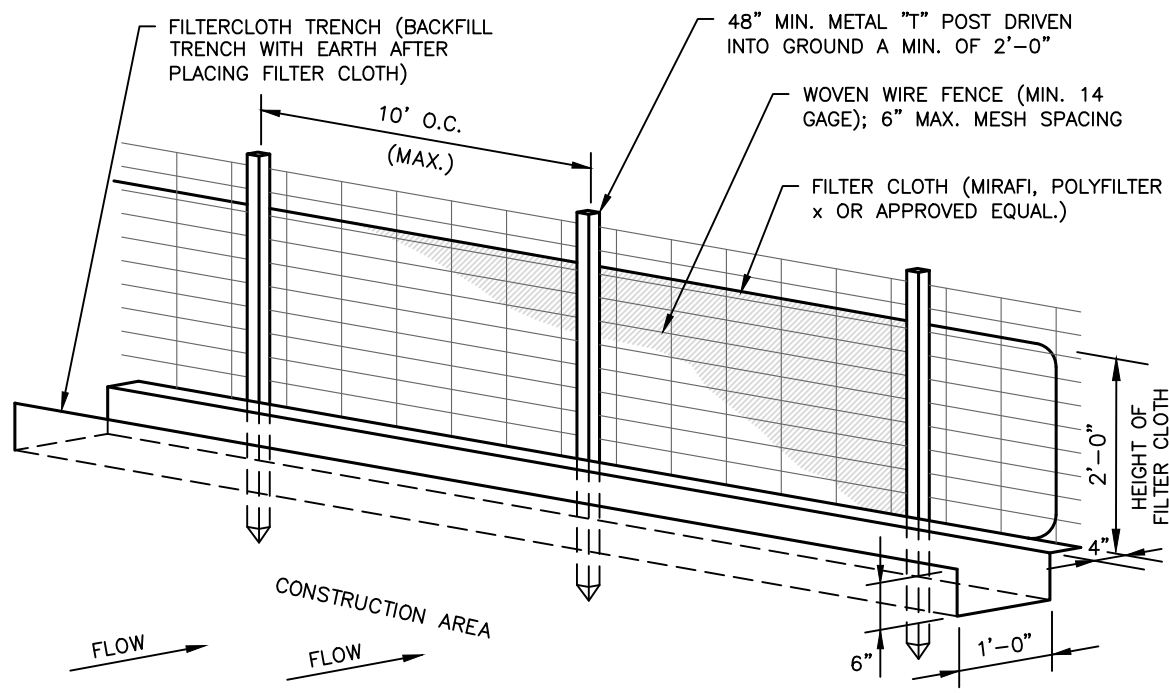
UTILITY PLAN & PROFILE

SHEET TITLE:

DRAWN BY: JAG
CHECKED BY: JAG
APPROVED BY:
DATE: 1/28/20
REVISED:

SHEET:
C5

HCDC PROJECT #:
01-20

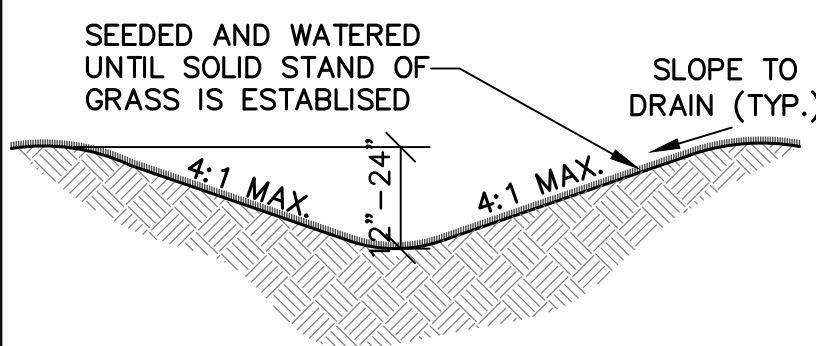


- INSTALLATION:**
- USE STEEL "T" POSTS THAT ARE 5 FEET IN LENGTH.
 - INSTALL POSTS STARTING AT THE CENTER OF THE LOWEST POINT OF THE FENCE LINE. DRIVE POSTS 12 INCHES INTO THE GROUND.
 - INSTALL POSTS ON 10-FOOT CENTERS IF METAL MESH FENCING IS TO BE USED AS ADDITIONAL SUPPORT. IF NO METAL FENCING SUPPORT IS USED, THEN INSTALL POSTS ON 6-FOOT CENTER OR LESS.
 - EXCAVATE A TRENCH 4 INCHES DEEP BY 4 INCHES WIDE ON THE UPHILL SIDE OF THE FENCE POSTS.
 - STAPLE OR TIE THE SILT FENCE FABRIC TO POSTS ON UPHILL SIDE, LEAVING 8 INCHES ON THE BOTTOM TO EXTEND DOWN AND ACROSS THE BOTTOM OF THE TRENCH.
 - BACKFILL TRENCH AND TAMP DOWN OVER FABRIC.
 - ALLOW 6-INCH OVERLAP AT JOINTS.
 - MULCH BARE GROUND UPHILL OF SILT FENCE OR PROVIDE OTHER EROSION CONTROL MEASURES.

- MAINTENANCE:**
- REMOVE ACCUMULATED SEDIMENT ALONG THE FENCE WHEN IT HAS REACHED A THIRD TO A HALF OF THE FENCE HEIGHT. DO NOT PLACE SEDIMENT ON THE DOWNHILL SIDE.
 - INSPECT WEEKLY AND AFTER EACH SIGNIFICANT STORM EVENT (GREATER THAN 1/2 INCH OF RAIN).
 - REMOVE FENCE WHEN AREA ABOVE THE FENCE HAS BEEN STABILIZED.
 - IF FABRIC IS TORN, THEN REPLACE WITH A NEW PIECE THAT STRETCHES TO POST ON EITHER SIDE OF THE TEAR.

SILT FENCE DETAIL

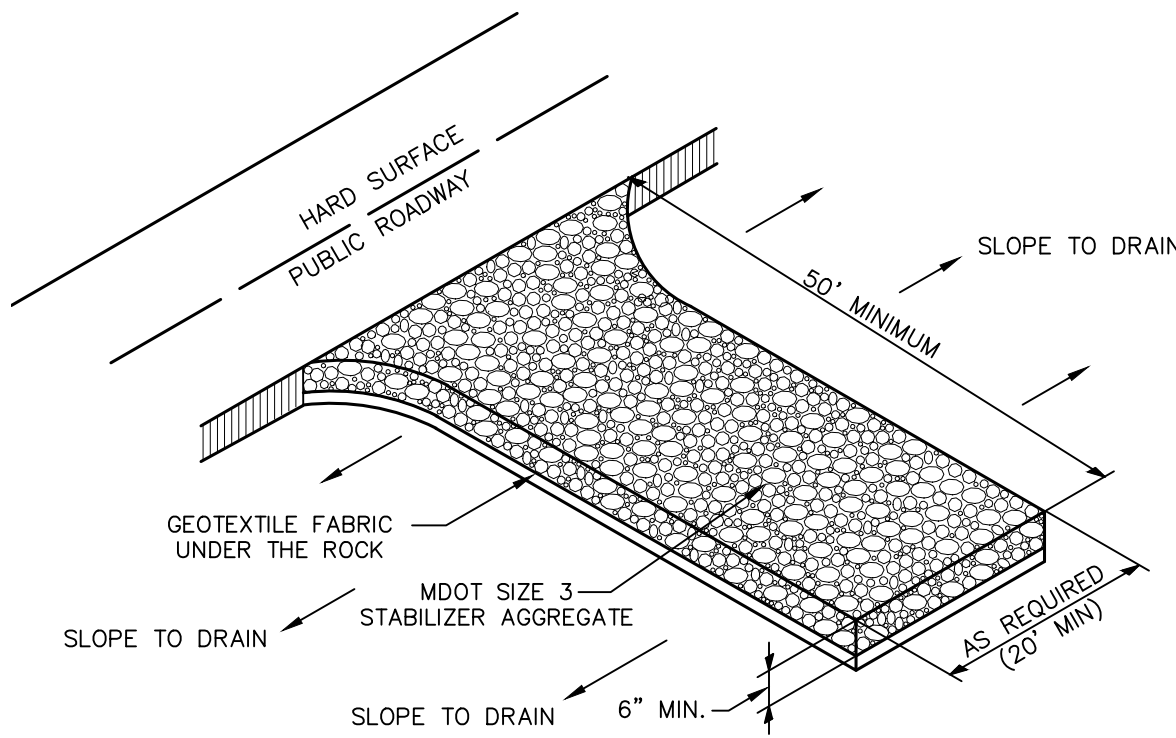
N.T.S.



SWALE SECTION

N.T.S.

- NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR STAMPING INTO CURB THE LETTER "S" FOR SEWER AND THE LETTER "W" FOR WATER AT TIME OF POUR. LETTERS SHALL BE 3" TALL AND 1/2" DEEP INTO CURB. "W" SHALL BE PAINTED BLUE AND "S" SHALL BE PAINTED GREEN.
 - CONTRACTION JOINTS REQUIRED AT EVERY 10 FT.
 - EXPANSION JOINTS REQUIRED AT EVERY 30 FT.

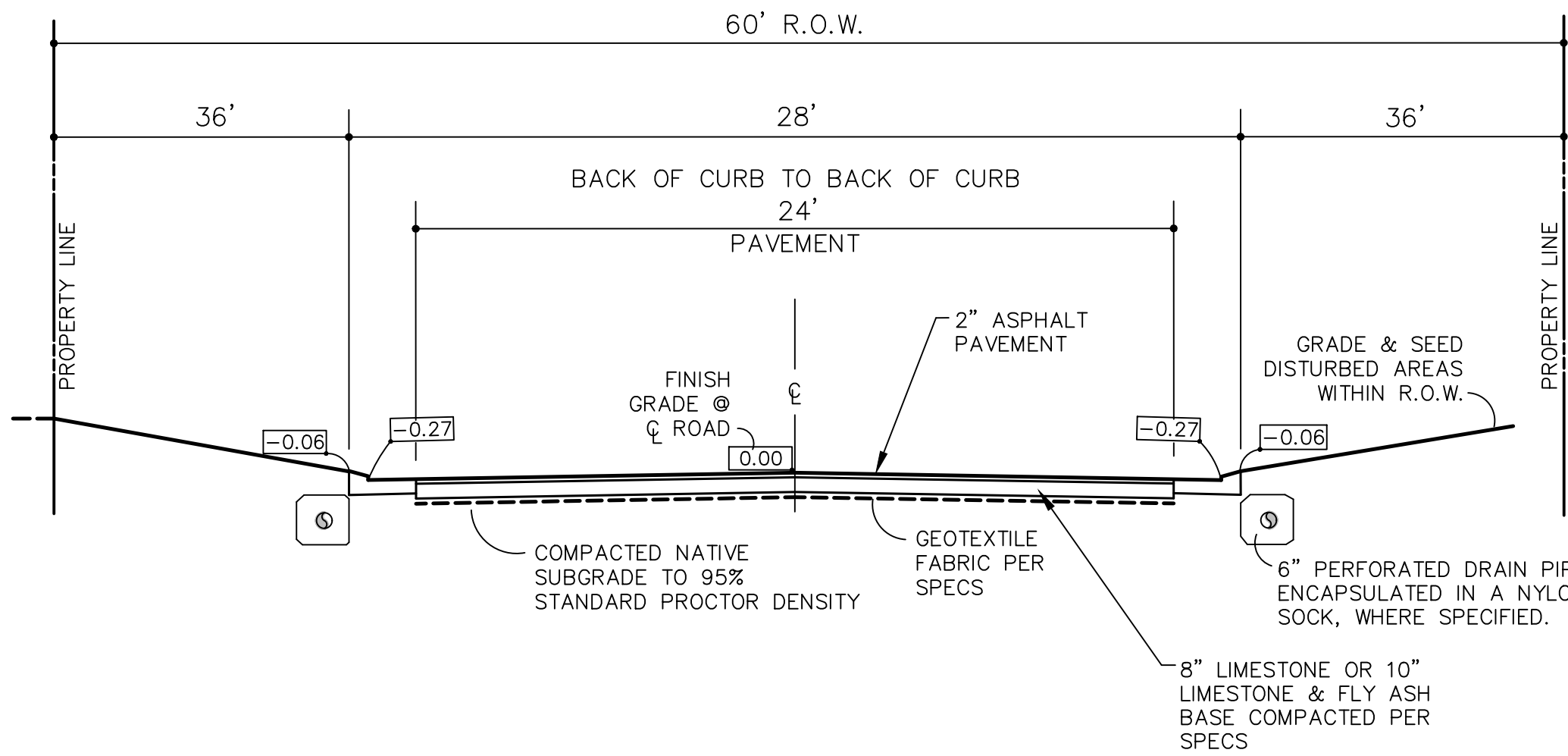


NOTES:

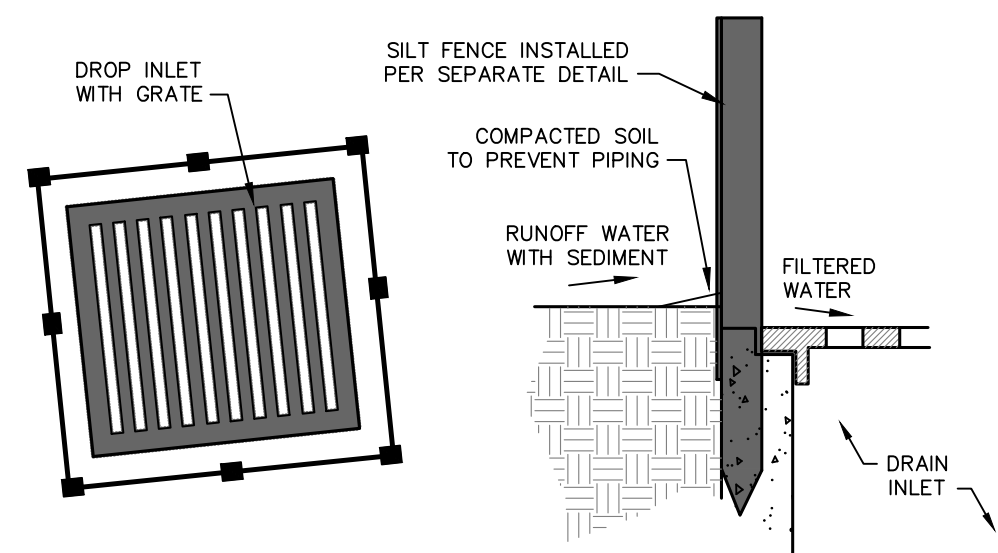
- THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE EXCAVATED 6 INCHES DEEP, 50 FEET LONG AND SHALL EXTEND THE FULL WIDTH OF ANY VEHICULAR INGRESS AND EGRESS (MINIMUM 20 FEET) LOCATED ON THE SITE.
- THE ENTRANCE SHALL BE PROPERLY MAINTAINED FOR THE DURATION OF THE PROJECT TO PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MAINTENANCE AND REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE ENTRANCE SHALL BE CHECKED ON A DAILY BASIS AND BEFORE & AFTER ANY RAINFALL EVENT FOR ANY DAMAGES. ANY DAMAGES FOUND SHALL BE REMEDIATED BEFORE THE DAYS END AT NO ADDITIONAL COST TO THE CITY.
- THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT THE FLOW OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS SHALL BE REMOVED IMMEDIATELY.
- MEASURES SHALL BE TAKEN TO PREVENT VEHICULAR TRAFFIC FROM BYPASSING THE CONSTRUCTION ENTRANCE DURING INGRESS AND EGRESS.

LIMESTONE CONSTRUCTION ENTRY DETAIL

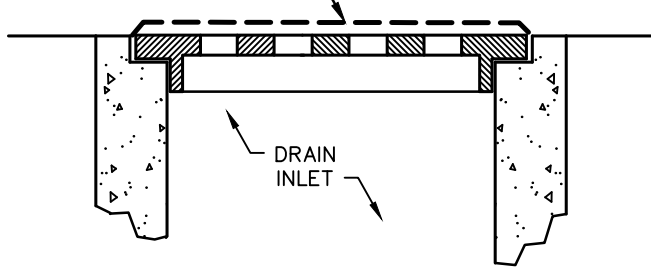
N.T.S.



TYPICAL ROADWAY SECTION

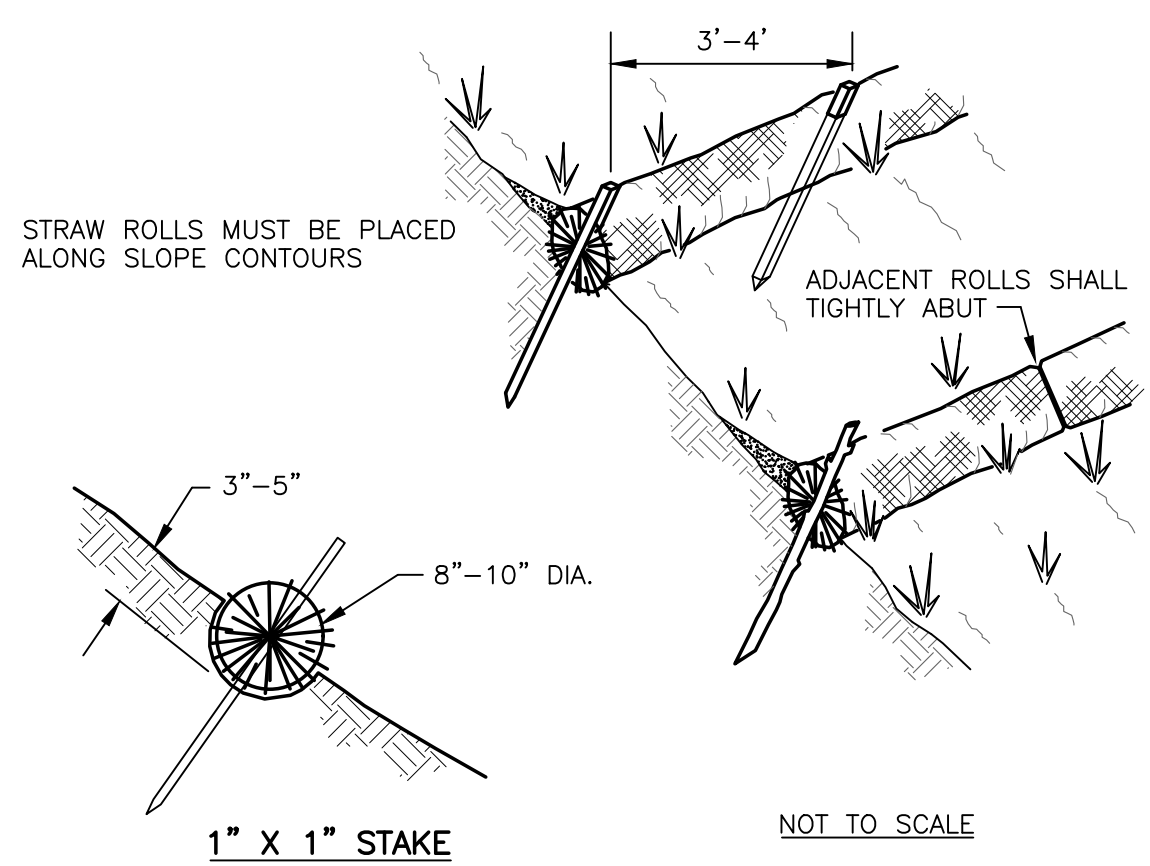


WRAP GRATE WITH SILT FENCE MATERIAL. REMOVE SEDIMENT OR REPLACE FABRIC AS NEEDED TO MAINTAIN FLOW INTO INLET



STORM DRAIN INLET PROTECTION DETAIL

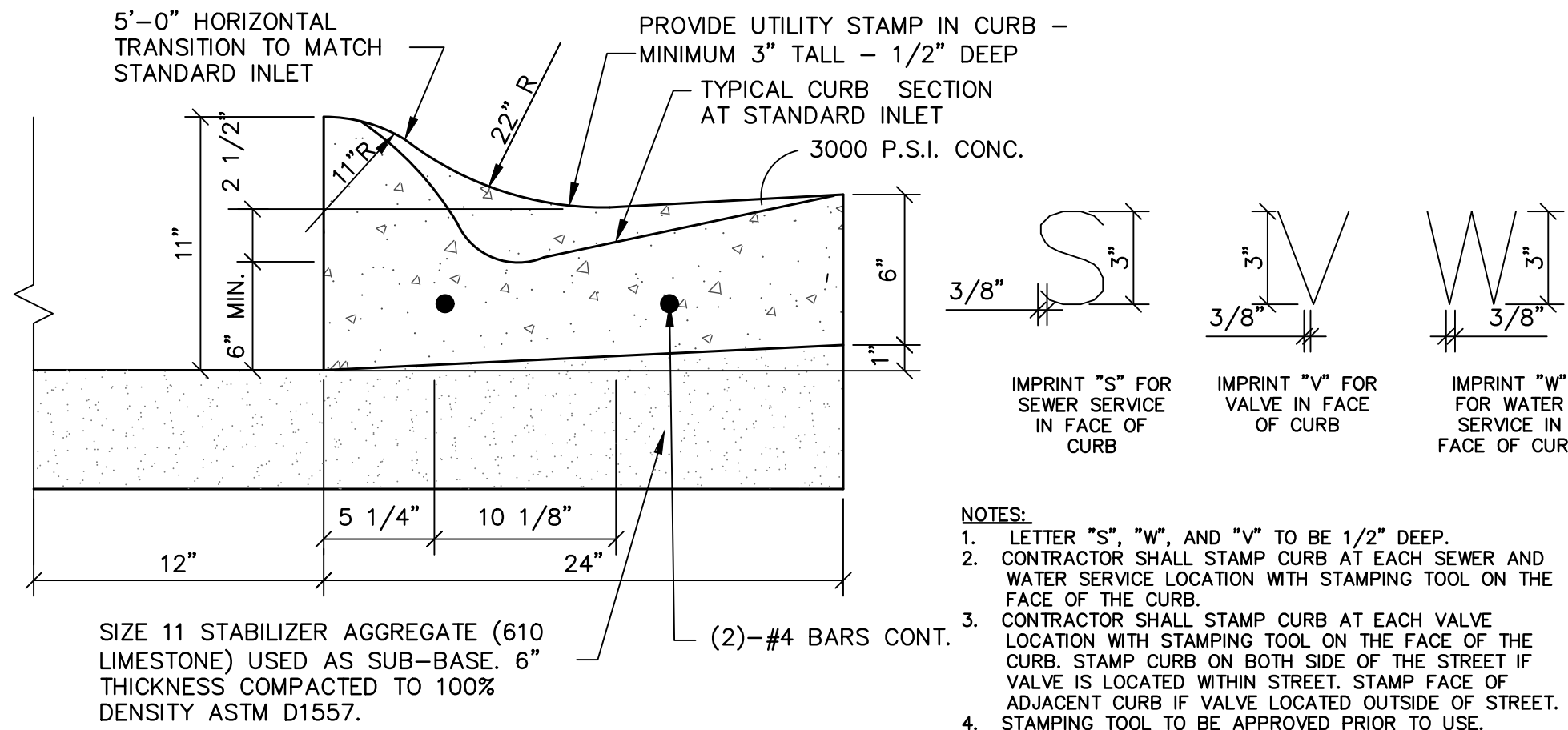
N.T.S.



- NOTE:**
- STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3'-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

STRAW ROLL WATTLE DETAIL

N.T.S.



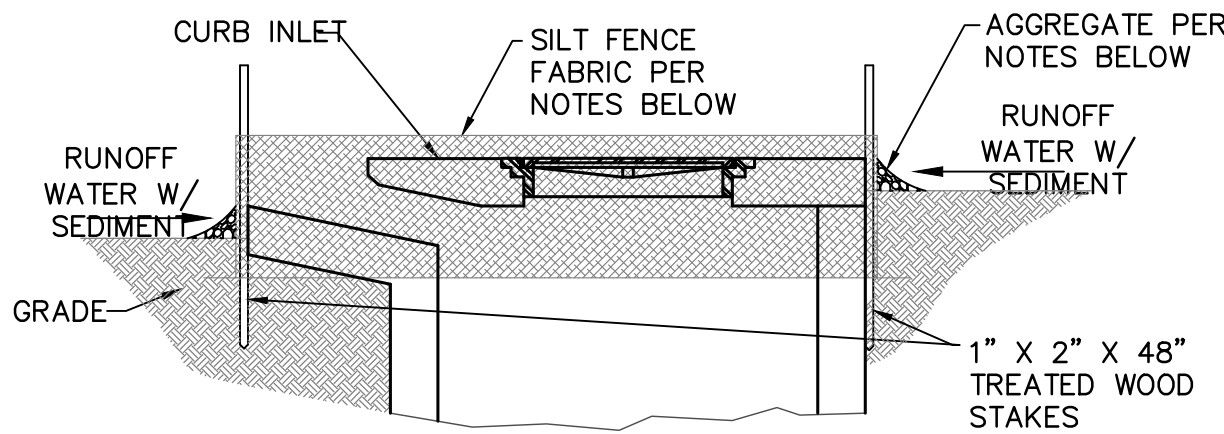
TYPICAL ROLLED TYPE CURB AND GUTTER

N.T.S.

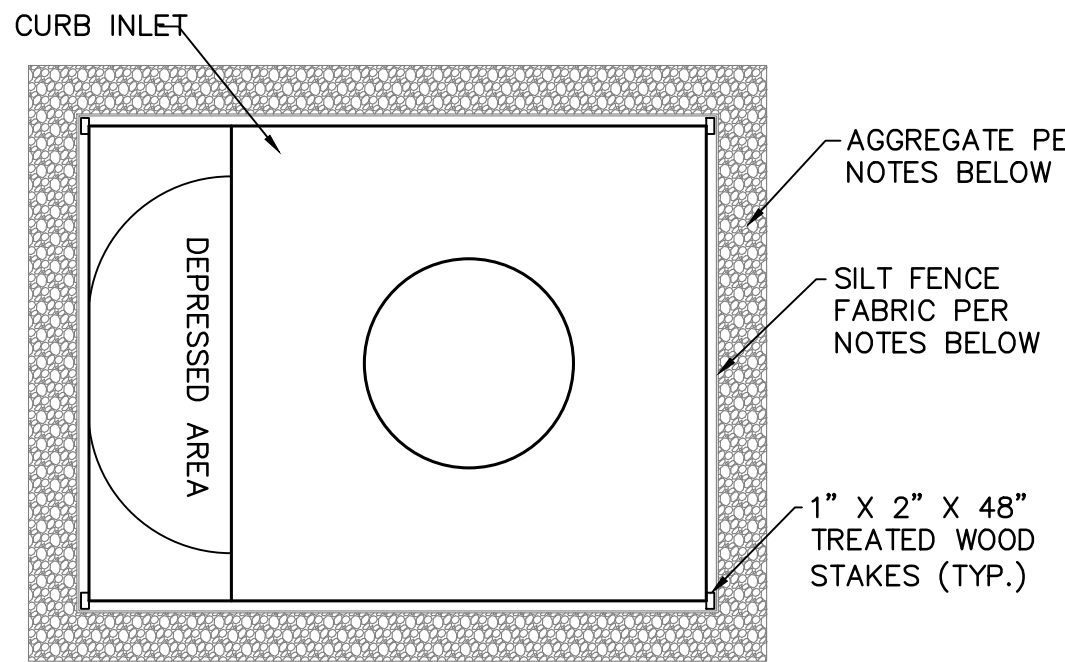
CURB STAMPING DETAIL

N.T.S.

- NOTES:**
- LETTER "S", "W", AND "V" TO BE 1/2" DEEP.
 - CONTRACTOR SHALL STAMP CURB AT EACH SEWER AND WATER SERVICE LOCATION WITH STAMPING TOOL ON THE FACE OF THE CURB.
 - CONTRACTOR SHALL STAMP CURB AT EACH VALVE LOCATION WITH STAMPING TOOL ON THE FACE OF THE CURB. STAMP CURB ON BOTH SIDE OF THE STREET IF VALVE IS LOCATED WITHIN STREET. STAMP FACE OF ADJACENT CURB IF VALVE LOCATED OUTSIDE OF STREET.
 - STAMPING TOOL TO BE APPROVED PRIOR TO USE.



ELEVATION VIEW

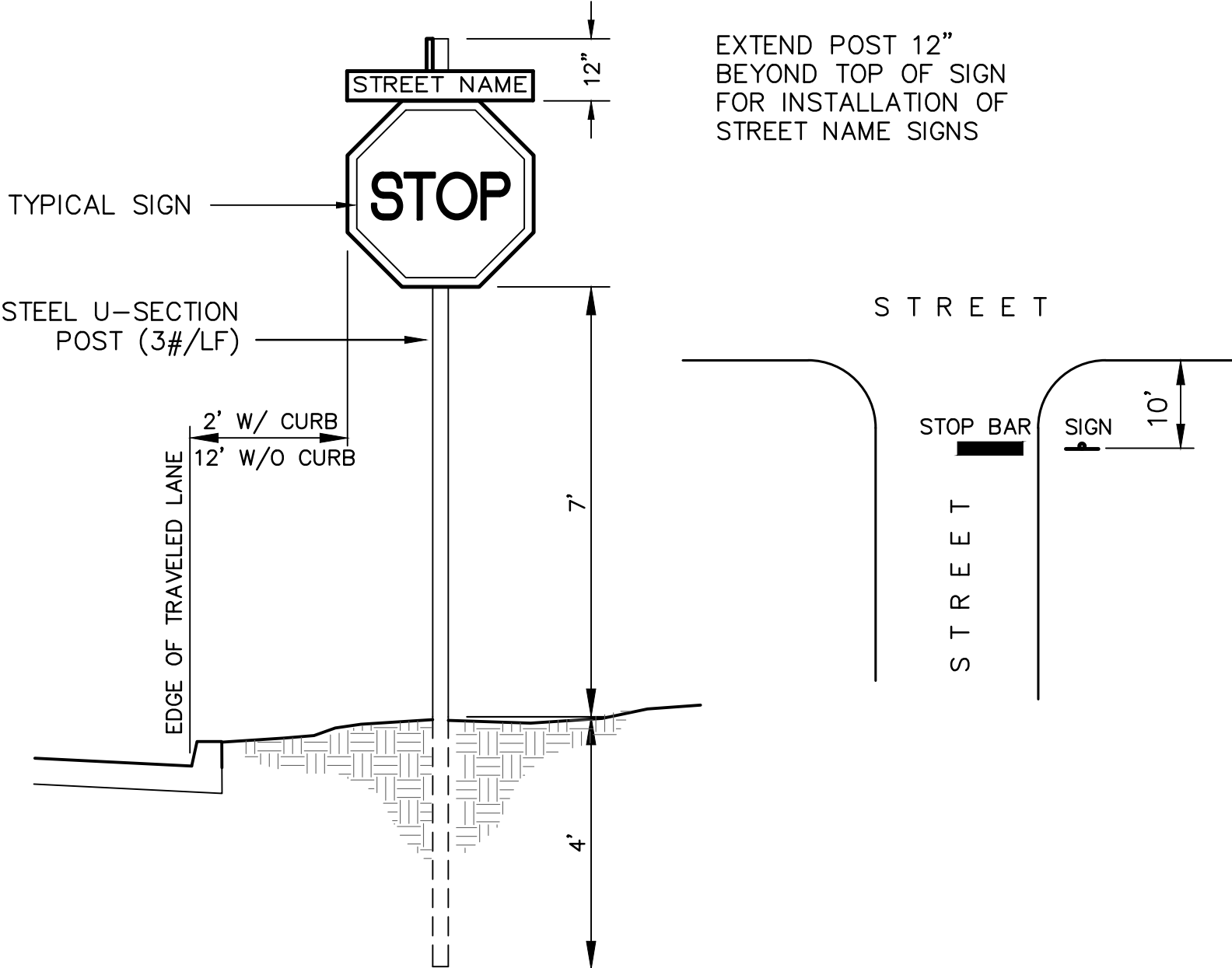


PLAN VIEW

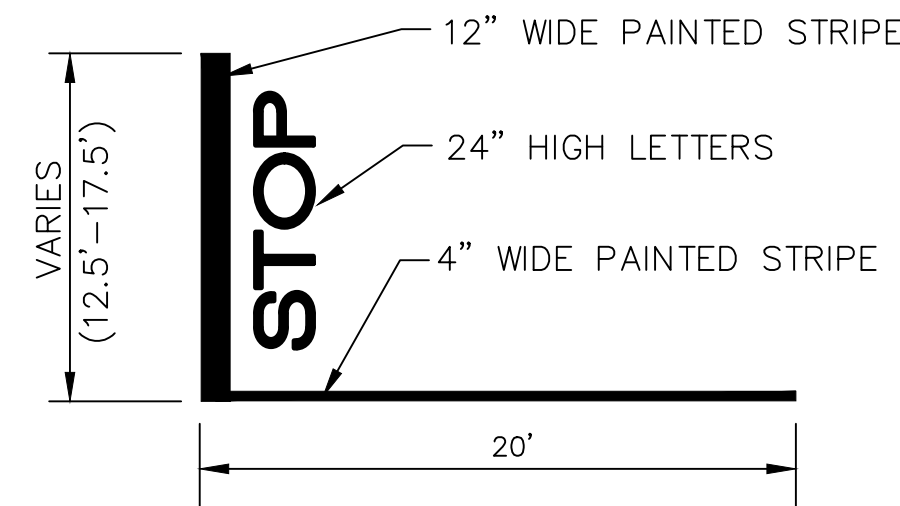
- NOTES:**
- FENCE SHALL BE 10 OUNCE PER SQUARE YARD AND SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID JOINTS.
 - STAKES SHALL BE 1" X 2" TREATED WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
 - STAPLES SHALL BE OF HEAVY DUTY WIRE AT LEAST 1/2" LONG.
 - STAKES SHALL BE SPACED AROUND PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART AND SECURELY DRIVEN INTO THE GROUND (MINIMUM OF 8").
 - A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE AND 4" DEEP AROUND THE OUTSIDE PERIMETER OF THE STAKES.
 - THE FABRIC SHALL BE STAPLED TO THE WOODEN STAKES, AND 8" OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE HEIGHT OF THE FILTER BARRIER SHALL BE A MINIMUM OF 15" AND SHALL NOT EXCEED 18".
 - THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FABRIC.
 - A 6" WIDE X 4" DEEP TRENCH OF DOT NO. 1 COARSE AGGREGATE SHALL BE FILLED AGAINST THE FENCE TO BE LEVEL WITH THE THROAT AND TOP OF INLET TO PREVENT EROSION WHERE GRADE MEETS FENCE.

CURB INLET SEDIMENTATION FILTER DETAIL

N.T.S.



SIGN INSTALLATION DETAIL



STOP BAR DETAIL STOP SIGN & BAR DETAIL

PROJECT: CORPORATE COURT SUBDIVISION GULFPORT, MS 39503

HARRISON COUNTY Development Commission



STANDARD DETAILS

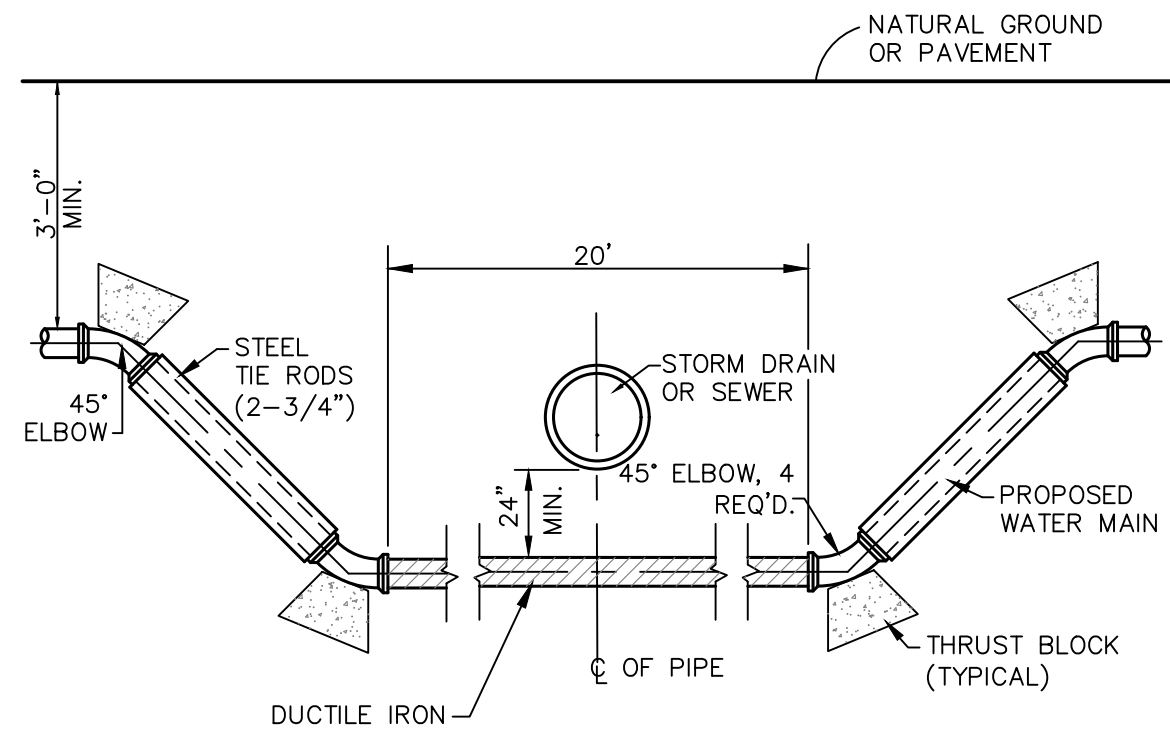
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APPROVED BY:
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REVISED:

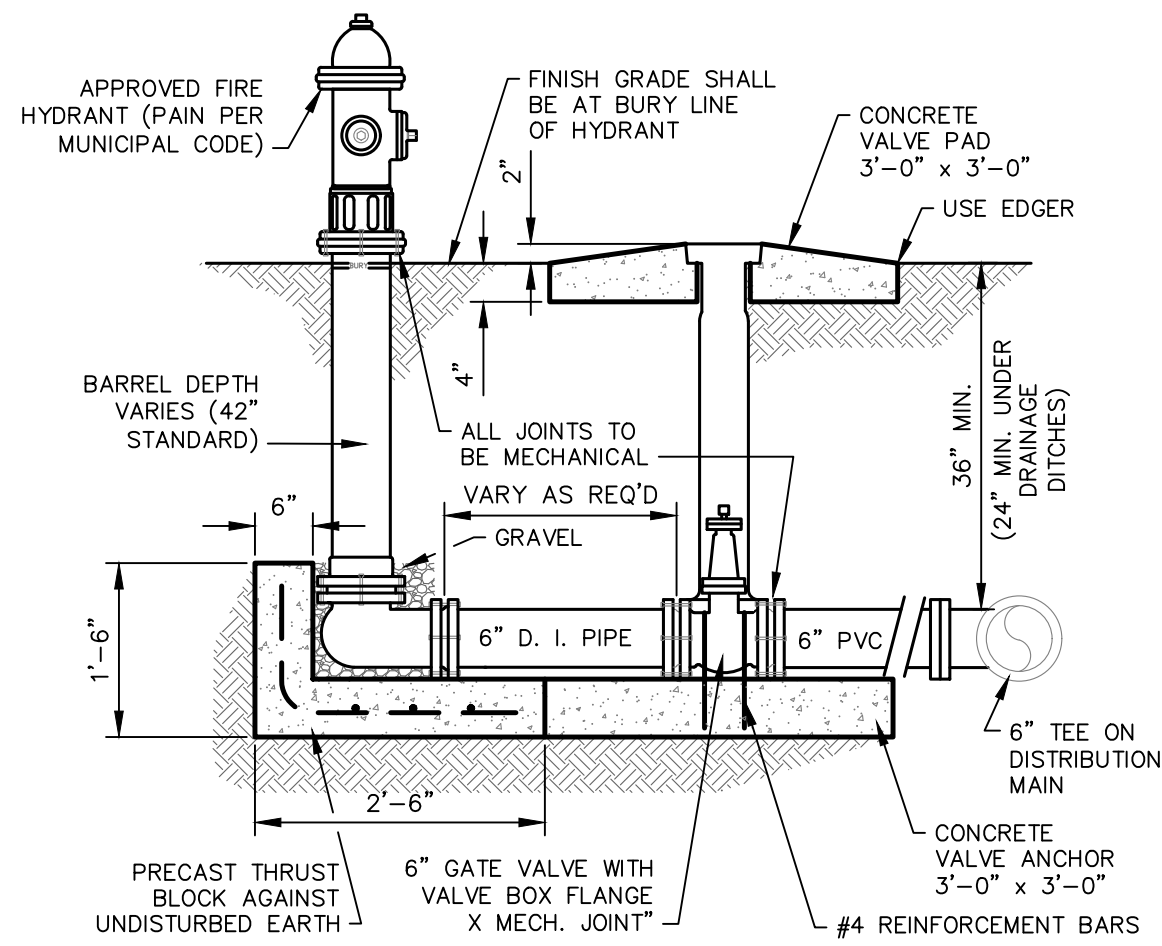
SHEET:

C7

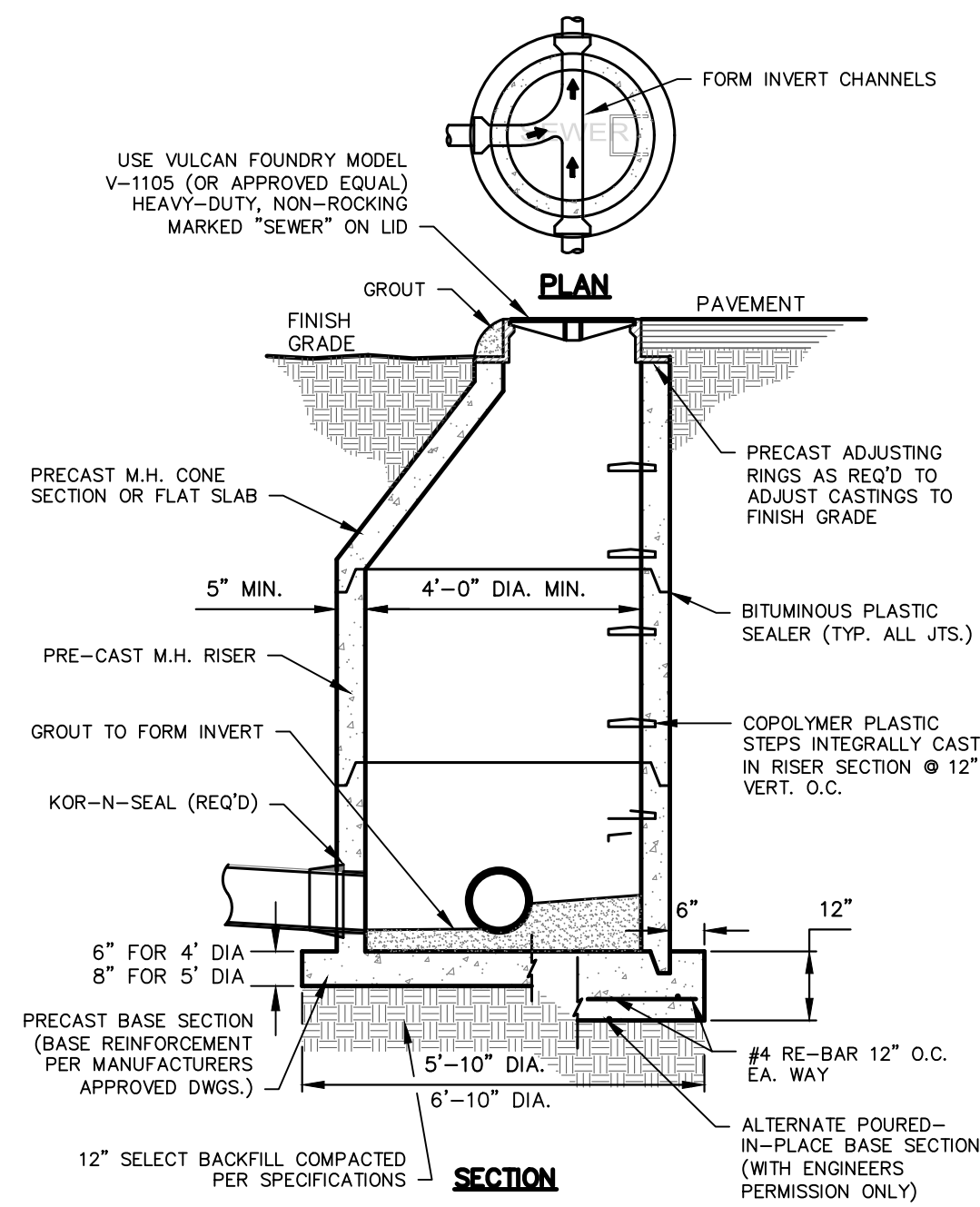
HCDP PROJECT #: 01-20



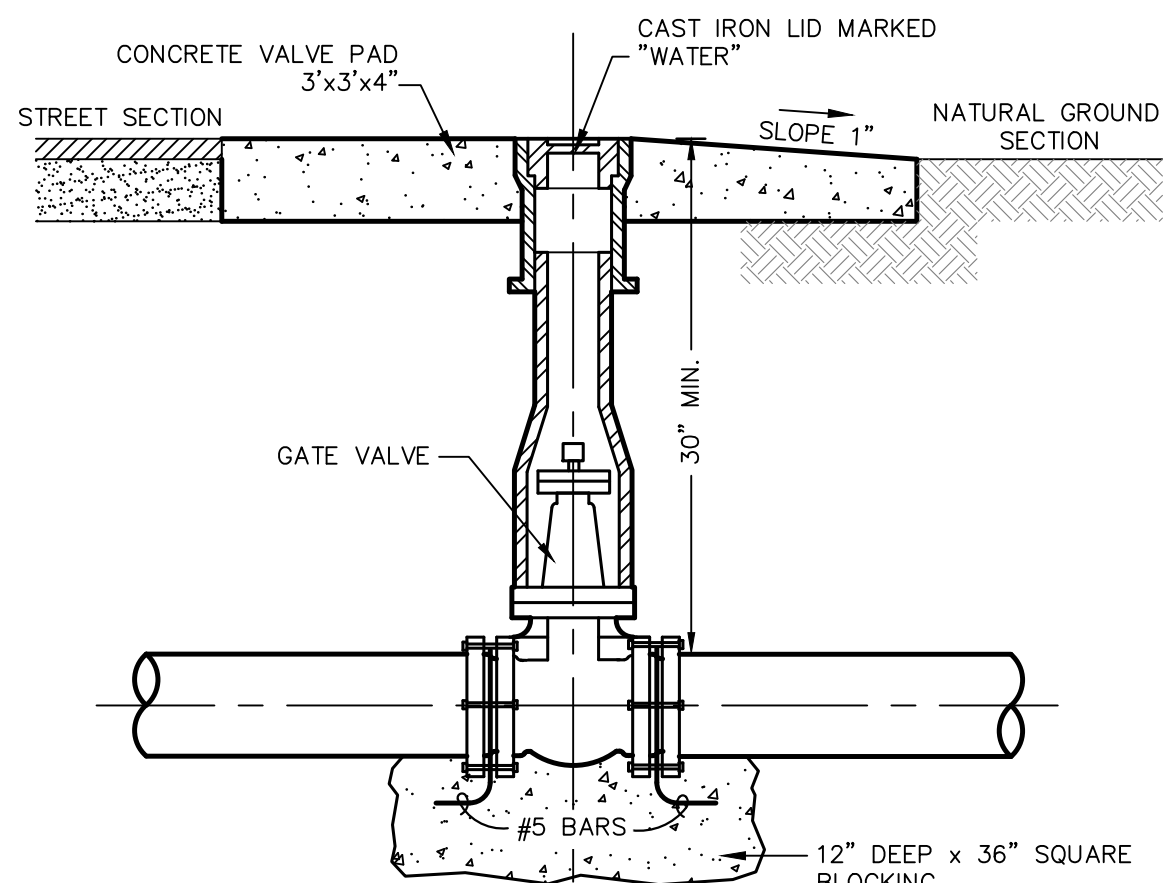
WATER MAIN ADJUSTMENT



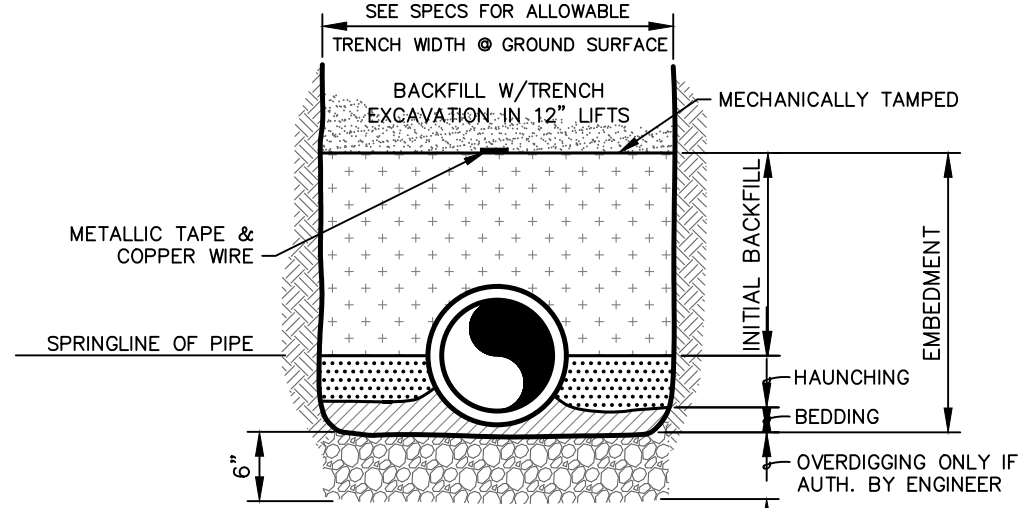
FIRE HYDRANT ASSEMBLY



MANHOLE DETAIL



TYPICAL GATE VALVE ASSEMBLY



FOR WATER MAINS, FORCE MAINS, GRAVITY SEWERS & CULVERT PIPE

PIPE EMBEDMENT AND BACKFILL

SHOULD ENGINEER DETERMINE THAT THE NATIVE MATERIAL AT THE BOTTOM OF THE TRENCH IS NOT A SUITABLE FOUNDATION FOR THE PIPE, HE MAY AUTHORIZE OVERDIGGING THE TRENCH A DEPTH OF 6 INCHES AND REPLACE WITH A SELECT FOUNDATION MATERIAL.

GENERALLY, LOOSE MATERIAL LEFT BY THE EXCAVATOR ON THE TRENCH BOTTOM AND SOFT MATERIAL SHAVED FROM THE TRENCH EXCAVATION WILL BE ADEQUATE FOR BEDDING THE PIPE SO THAT IT IS FULLY SUPPORTED.

THE HAUNCHING MATERIAL SHALL BE NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION AND THOROUGHLY COMPACTED TO THE SPRING LINE OF THE PIPE AND EXTENDING TO THE SIDE WALLS OF THE TRENCH. A MINIMUM 85 PERCENT STANDARD PROCTOR WILL BE CONSIDERED ADEQUATE COMPACTION.

THE INITIAL BACKFILL (NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION) MAY THEN PROCEED TO A HEIGHT OF 12 INCHES ABOVE THE TOP OF THE PIPE AND MECHANICALLY TAMPED. FURTHER BACKFILL SHALL NOT PROCEED UNTIL INITIAL BACKFILL HAS BEEN OBSERVED BY ENGINEER.

SHOULD ENGINEER DETERMINE THAT THE NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION IS NOT SUITABLE FOR EMBEDMENT, HE MAY AUTHORIZE THE USE OF A SELECT BEDDING MATERIAL.

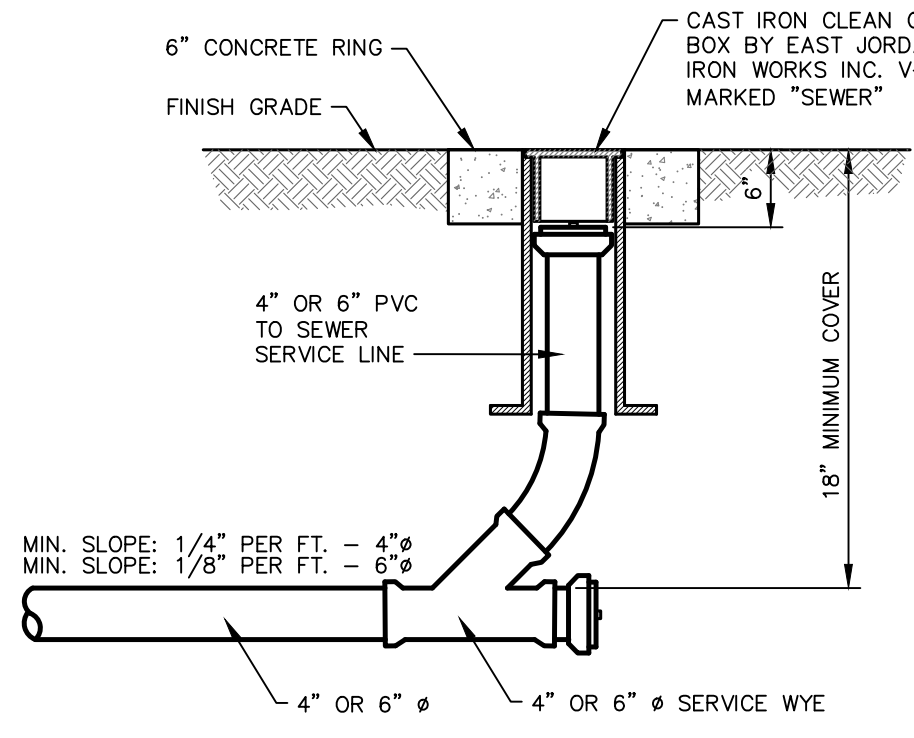
FURTHER BACKFILL UTILIZING MATERIAL FROM TRENCH EXCAVATION MAY THEN PROCEED TO THE ORIGINAL GROUND SURFACE IN 12 INCH LIFTS COMPACTED TO ELIMINATE AIR VOIDS. IN AREAS WHERE THE GROUND SURFACE IS TO RECEIVE PAVEMENT, A MINIMUM 85 PERCENT STANDARD PROCTOR FOR EACH LIFT SHALL BE CONSIDERED ADEQUATE COMPACTION.

CONTRACTOR SHALL MAINTAIN TRENCH BACKFILL AT ORIGINAL GROUND SURFACE UNTIL FINAL ACCEPTANCE OF THE WORK.

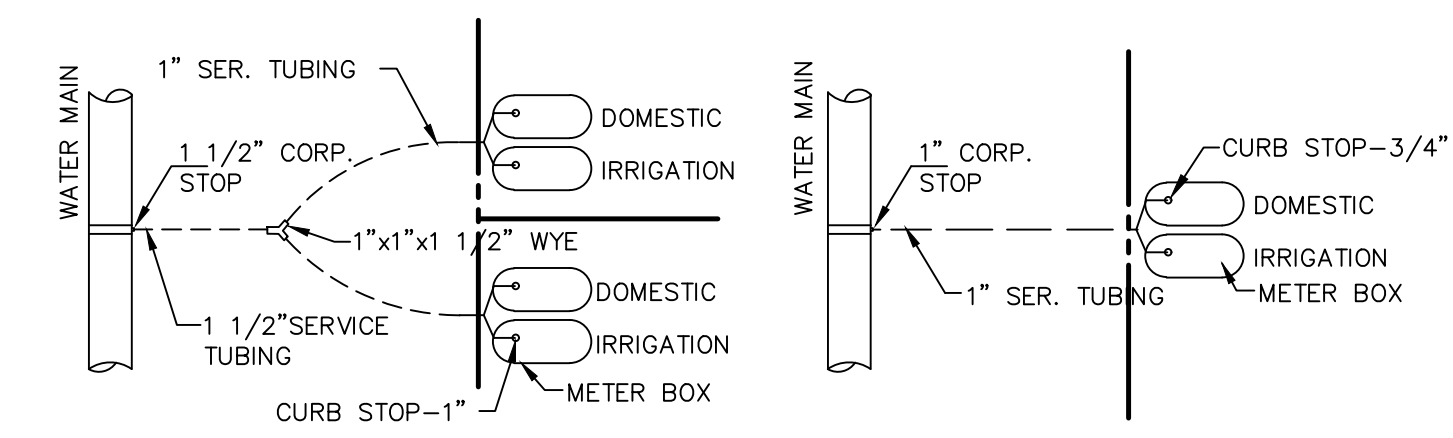
ALL SURPLUS MATERIALS NOT USED IN BACKFILLING SHALL BE REMOVED AND DISPOSED OF BY CONTRACTOR AT HIS OWN EXPENSE.

METALLIC TAPE WILL BE PLACED IN THE BACKFILL 12 INCHES ABOVE THE TOP OF PVC WATER MAINS, SEWAGE FORCE MAINS, AND PVC GRAVITY SEWER MAINS WITH LETTERING FACING UP.

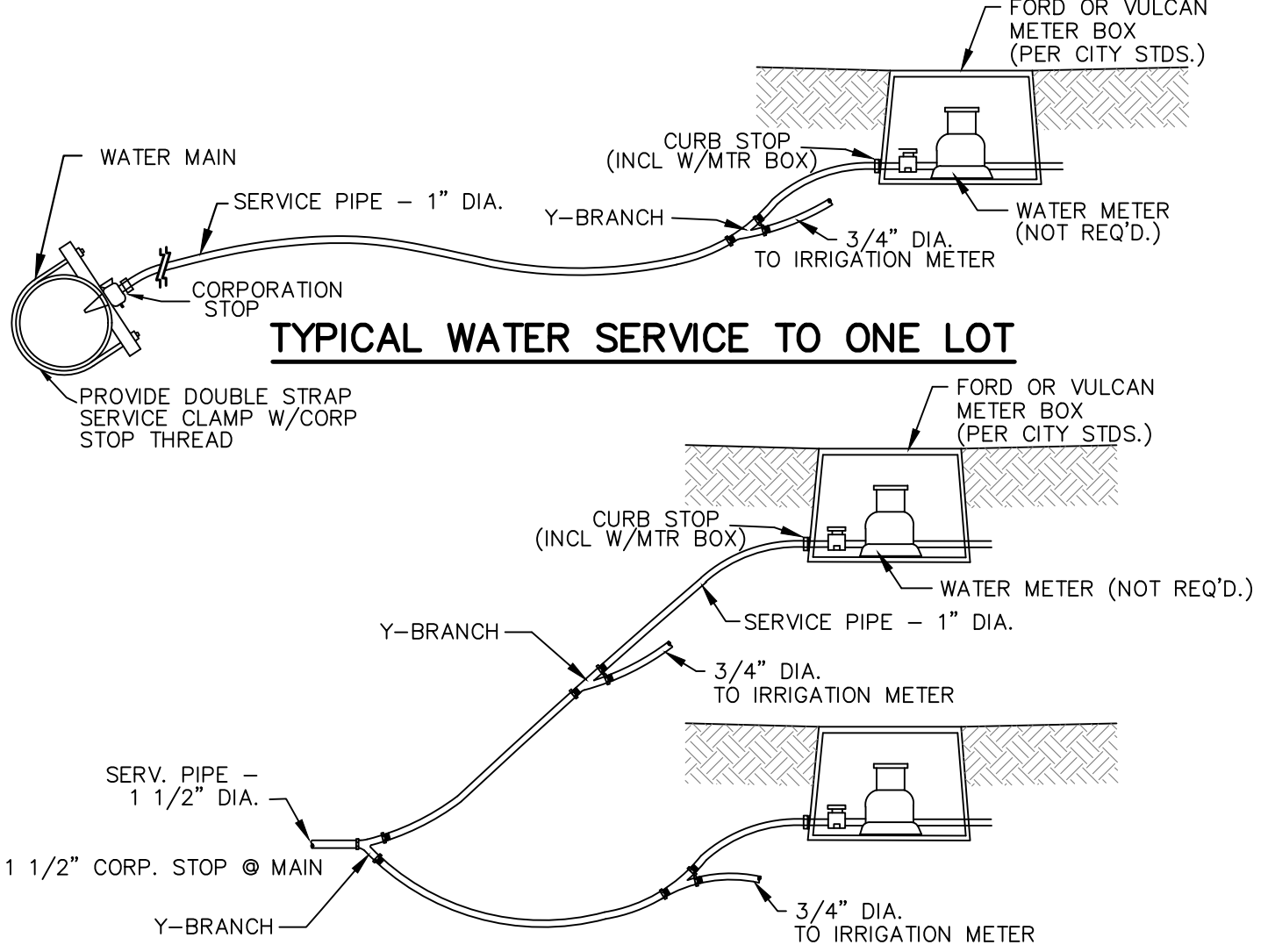
PIPE EMBEDMENT & BACKFILL



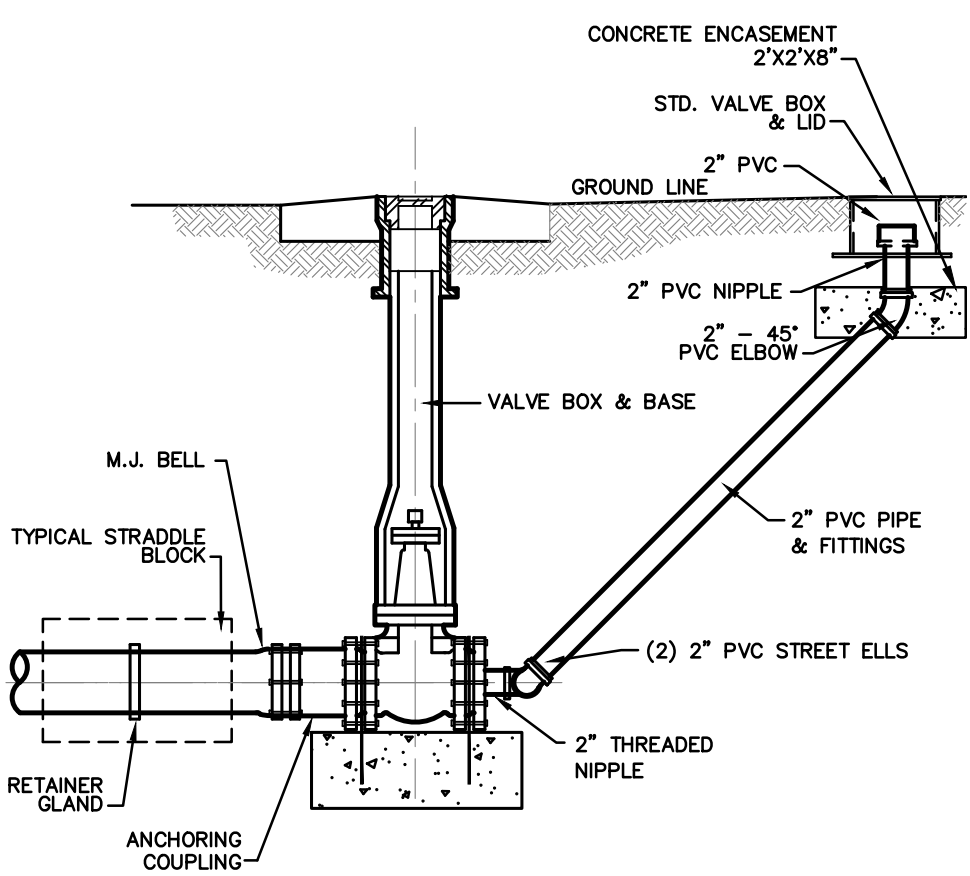
SEWER CLEANOUT



PLAN-TYPICAL DOUBLE SERVICE PLAN-TYPICAL SINGLE SERVICE

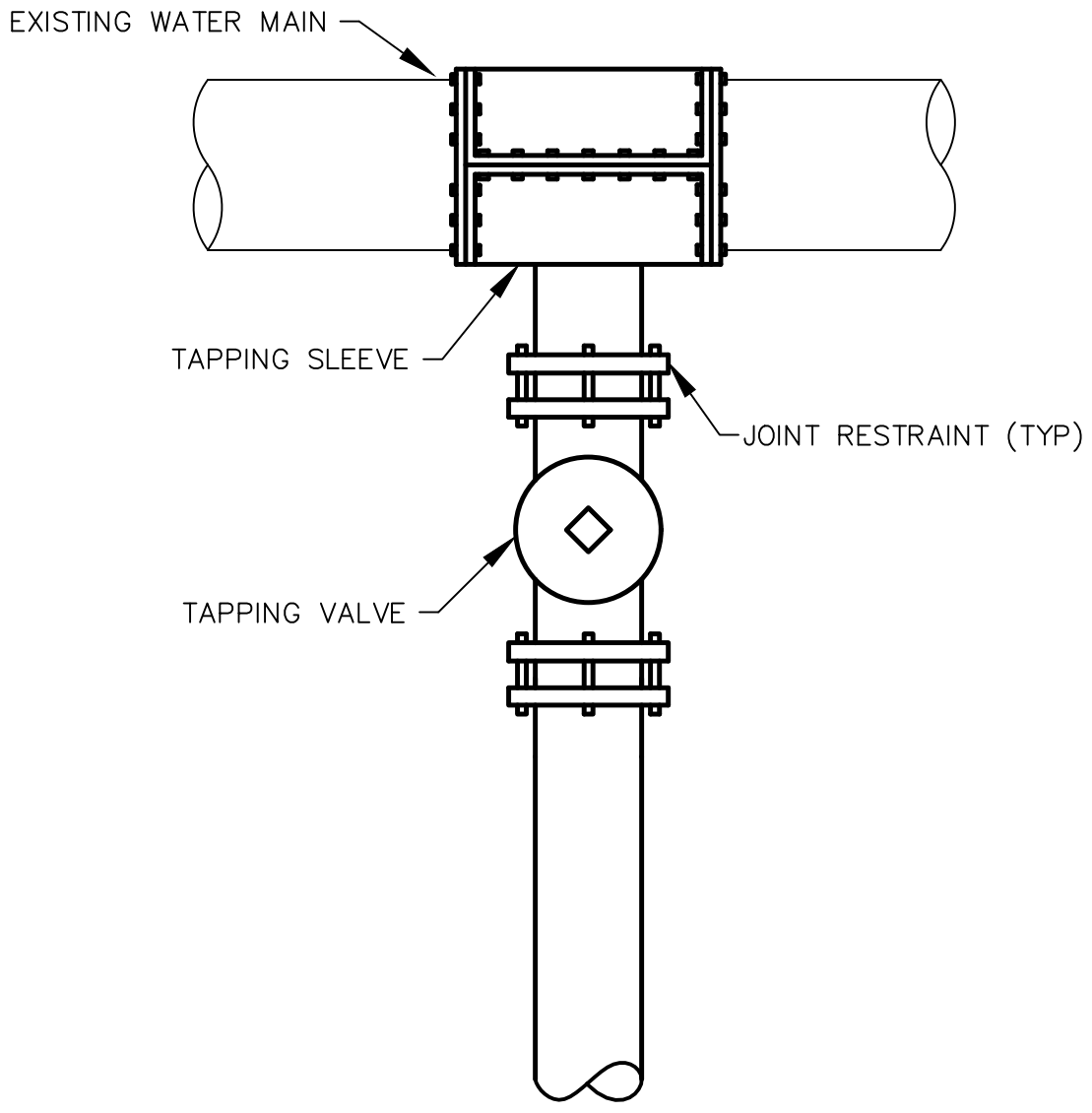


TYPICAL WATER SERVICE TO ONE LOT TYPICAL WATER SERVICES

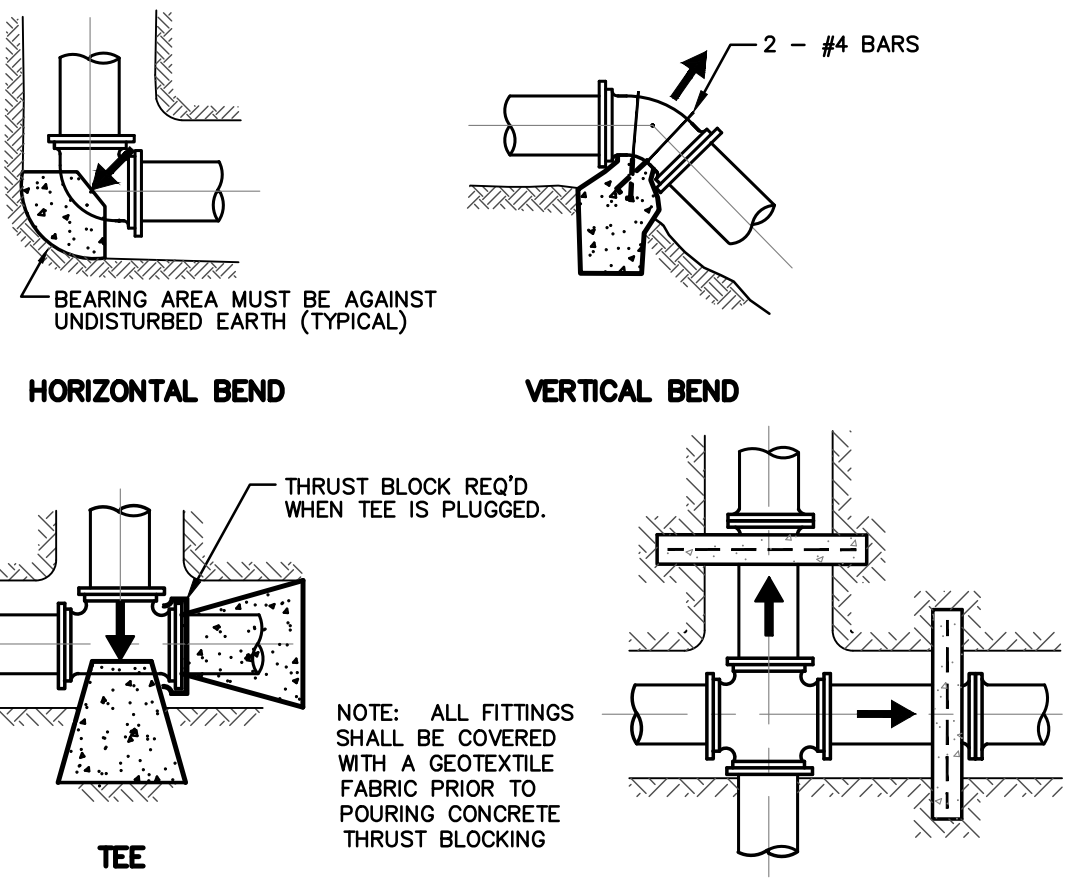


NOTE:
ON DISCHARGE SIDE OF FLUSHING ASSEMBLY, DRAINAGE SHOULD BE PROVIDED BY DRILLING A 1/8\"/>

FLUSHING VALVE

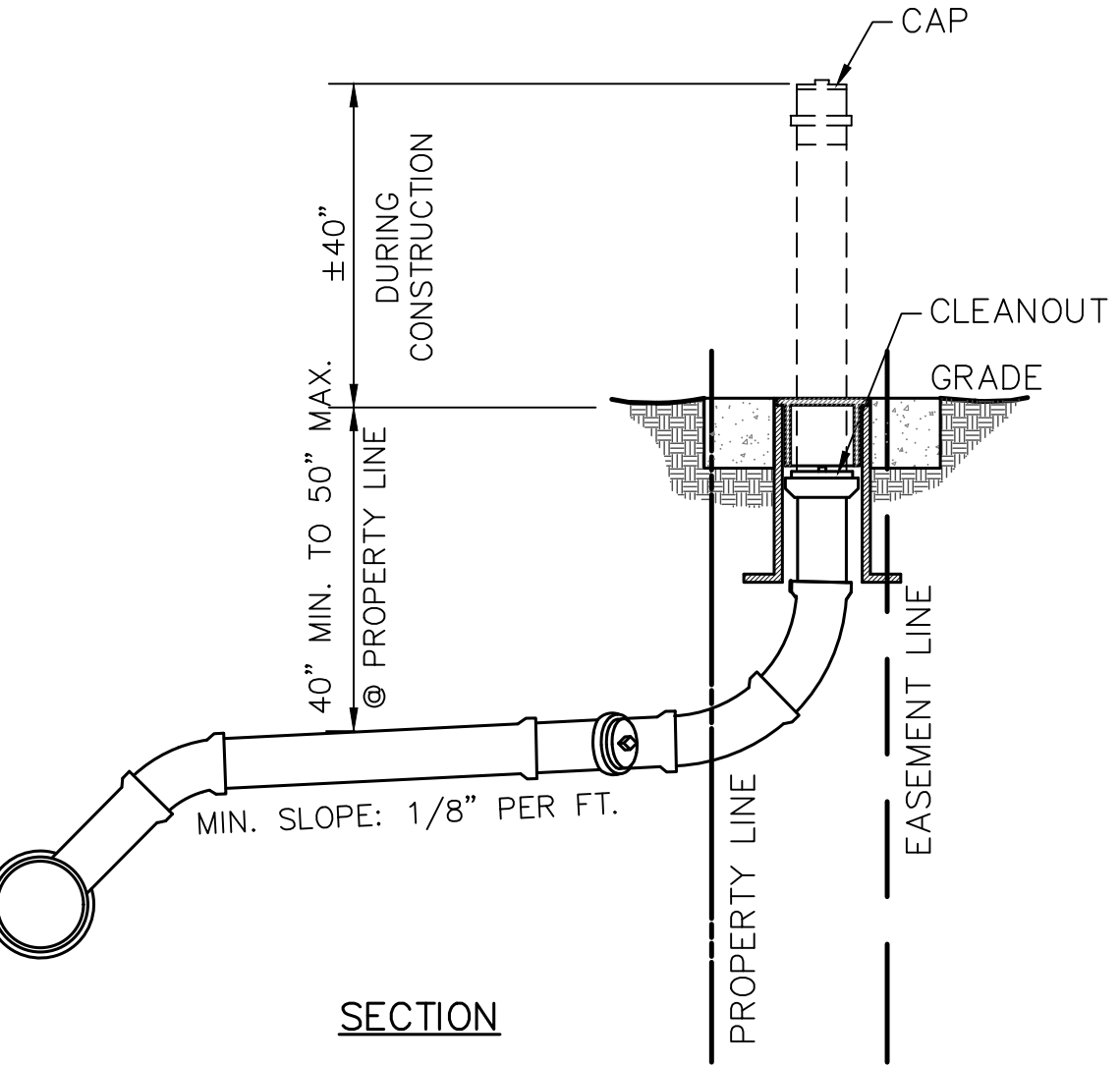


TAPPING VALVE & SLEEVE DETAIL

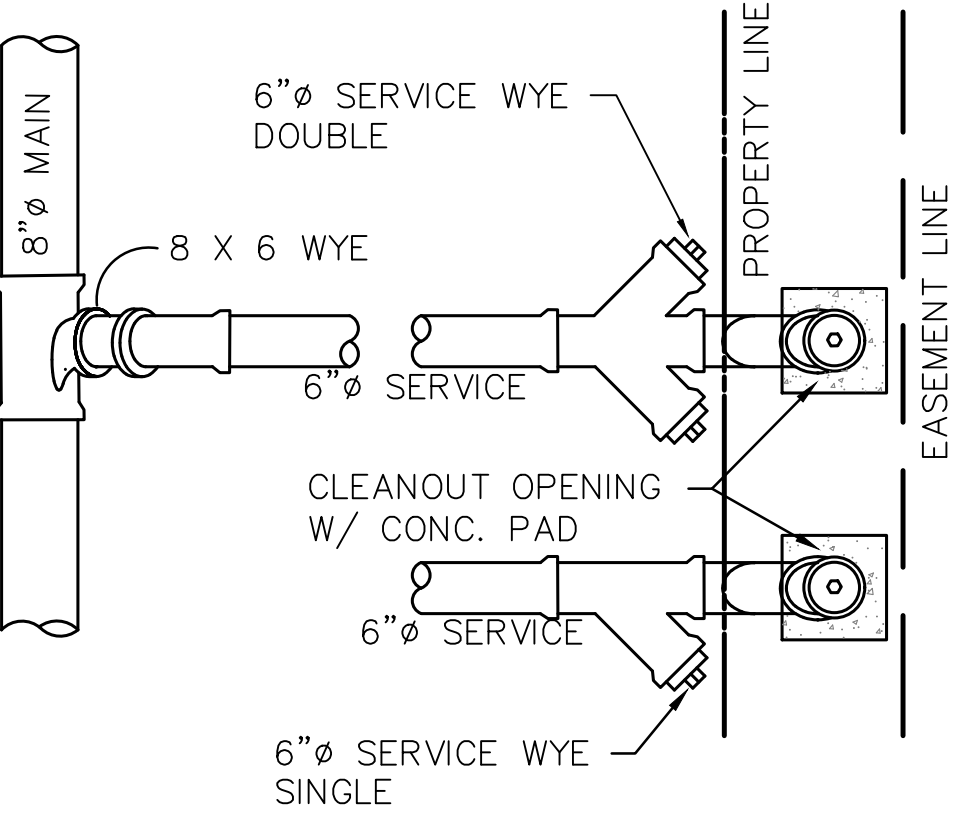


BEARING AREAS FOR THRUST BLOCKING IN SQUARE FEET						
FITTING:	4" DIA.	6" DIA.	8" DIA.	10" DIA.	12" DIA.	14" DIA.
TEES	2.0	2.5	4.7	5.0	7.0	9.0
90°	2.0	2.7	6.7	7.2	10.4	12.7
45°	1.0	1.5	3.6	3.9	5.6	6.9
22 1/2°	1.0	1.0	1.8	2.0	2.9	3.5

WATER MAIN THRUST BLOCKING



SECTION



TYPICAL SEWER SERVICE

DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
Corporate Court Gulfport Mississippi

WHEREAS, the undersigned, Harrison County Development Commission and the Harrison County Board of Supervisors are the owners of that certain real property known as the Corporate court, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, State of Mississippi, in Plat Book at Page thereof, and more particularly described in Exhibit “A”.

WHEREAS the owner is desirous of having such described property become subject to the hereinafter set forth restrictions, NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that, effective immediately, all of said property shall be Subject to the following restrictions:

1. (A) PRIMARY INTENDED USE — All sites in the Gulfport Industrial Park shall be used for the following purposes: ...
 - (a) Office
 - (b) Warehouse
 - (c) Research
 - (d) Educational
 - (e) Distribution
 - (f) Light manufacturing/assembly
 - (g) Commercial support facilities incident to the specific permitted uses enumerated in this paragraph.

(B) ADDITIONAL USES — Uses that are neither specifically prohibited nor specifically authorized by these protective covenants may be permitted if a proposal detailing the described use is submitted to and approved in writing by the Harrison County Development Commission and the use is permitted by the ordinances and building codes of the City of Gulfport. Approval or disapproval of such proposals shall be based upon the effect of such use on other properties subject to these protective covenants or upon the occupants thereof.

2. Such property shall not be used for:

- (a) Chemical plants
- (b) Slaughterhouses or abattoirs
- (c) Tank farms or bulk storage and distribution facilities
- (d) Open storage of any form
- (e) Asphalt or concrete manufacturing plants
- (f) Retail sales of merchandise

3. No building or other structure **shall** be erected or placed on any lot or altered until the complete construction plans and specifications have been submitted to the Engineering and Maintenance Committee of the Harrison County Development Commission (hereinafter referred to as HCDC) and have been approved by HCDC for conformance with quality of workmanship and materials, harmony and external design and compliance with these covenants, conditions, and restrictions. In the event HCDC fails to approve any application within thirty (30) days after plans and specifications have been submitted, approval will not be required, and the related covenants shall be deemed to have been duly complied with

4. If such facilities and property are leased or sold in whole or in part by its original owner or lessee, such purchaser or lessee shall apply to HCDC for a permit to operate such facility unless its operation is identical to the original use of such property. Such permit shall not be unreasonably withheld.

5. Fences shall be of chain link or better construction, i.e., masonry or wooden, and shall not be erected closer to the street than the front edge of the building improvement. NO OUTSIDE STORAGE IS ALLOWED.

6. All driveways and parking areas on any lot, shall be paved with either concrete or asphalt of a quality suitable for the intended traffic. Entrances from public roads shall be provided with radii for the intended traffic.
7. Off-street paved parking spaces, at least nine (9) feet wide and eighteen (18) feet long exclusive of access or maneuvering area, ramps, and other appurtenances, shall be located off the street right-of-way as follows:

One (1) space for each two hundred (200) square feet of gross office area. There shall be, without exception, a minimum of one (1) space for every two (2) employees occupying the premises. NO ON-STREET PARKING IS ALLOWED AT ANY TIME.

The side of all buildings facing a street, including side streets, shall be of a masonry type construction, brick facing, or of another similar surface approved by HCDC and shall extend from the ground level to the underside of the mansard or roof eave.

9. All buildings must be set back a minimum of *twenty-five (25)* feet from the right-of-way line of any street dedicated for public use.
10. The use of overhead doors on the street side of buildings shall be discouraged; however, a limited number may be approved by HCDC provided that the wall containing such overhead door is recessed a minimum of twenty (20) feet behind the front edge of the building and such overhead doors used on the front of the building shall be constructed no closer than sixty-five (65) feet from the street property line surrounding the building.
11. A drainage plan prepared and certified by a registered professional engineer must be included in the construction drawings.
 - (a) Drainage plans shall provide for positive drainage to existing drainage ditches or structures and/or street right of-ways and shall not be directed to adjacent property. Drainage ways shall conform to all requirements of all applicable governmental authorities, as in exist from time to time, and no storage, discharge or drainage of water, waste. chemicals or other residues shall be allowed except in strict compliance with all applicable governmental rules, regulations, and authorities, as in effect from time to time.
 - (b) The first / inch of stormwater runoff from all impervious surfaces to

be developed (parking lots, roads, drives, and roofs) shall be retained on-site and treated through infiltration, evaporation, or other approved method. Plans and specifications showing how this will be accomplished is part of the above-referenced drainage plat. The plan is subject to final review by the Mississippi Department of Environmental Quality. All sites directly adjacent to wetland areas shall have a minimum of a fifteen (15) foot wide grassed buffer between any improvements and the wetland.

(c) All construction projects shall have an approved Stormwater Pollution Prevention Plan on file prior to the commencement of any earthwork.

12. No lot shall be used in whole or in part for the storage of rubbish or other waste, of any character whatsoever, or for the storage of any property or thing that will cause any lot to appear in an unclean or untidy condition or that will be obnoxious to the eye or that would otherwise constitute either a public or private nuisance; nor shall any substance, thing or material be kept upon any lot that will emit foul or obnoxious odor.
13. An area not less than twenty (20) percent of the lot area (exclusive of street right-of-way and storage areas) shall be designated and suitably prepared for lawn and landscaping. A minimum of fifty (50) percent of this lawn and landscaping area shall be provided between the front building line and the abutting street and shall be visible from the street.
14. Electric/Telephone/TV Cable service shall be underground from the point of service at the lot line to the building.
15. The structure and grounds on each tract of land shall be maintained in a neat and attractive manner. Upon the owner's failure to do so, HCDC, its successors or assigns, may, at its option, after giving the owner ten (10) days written notice sent to his last known address, have the grass weeds and vegetation cut when, and as often as, the same is necessary for its judgment, and have dead vegetation removed from its premises. Said cutting and removing shall be at the property owner's expense. The owner shall be obligated to reimburse HCDC for any expense incurred as a result of said cutting and removing. Upon the property owner's failure to maintain the exterior of any structure in a good appearance, HCDC may, at its option, do the following:

Giving the property owner three (3) months written notice, sent to his last known

address, make repairs and improve the appearance in a reasonable and workmanlike manner. The property owner of such lot shall reimburse HCDC for the cost of any work as above required, including ten (10) percent interest per annum from the time the work is completed, and to secure such reimbursement, HCDC shall have a lien upon such building or lot enforceable as herein provided. Upon performing the work herein provided, HCDC shall be entitled to file in the office of the Chancery Court of Harrison County a notice of its claim of lien by virtue of this contract with the property owner. Said notice shall state the cost of said work, including interest, and shall contain a description of the property against which the enforcement of the lien is sought. The lien herein provided shall date from the time that the work is completed but shall not be binding against creditors or subsequent purchasers for valuable consideration and without notice until said notice is recorded. The lien herein provided shall be due and payable forthwith upon the completion of the work and if not paid, the lien may be enforced by foreclosure in court in the same manner as mortgages.

16. Signs are permitted in the Gulfport Industrial Park as hereafter regulated, provided that no sign shall be permitted which is not accessory to the business conducted on the property and then only if in compliance with the following requirements:

- (a) Business signs may be erected providing the sum area of all signs does not exceed two (2) square feet per linear foot of building frontage. The total area of business signs shall not exceed one hundred (100) square feet. Such signs shall be attached to the principal building and shall not extend more than five (5) feet above the roofline.
- (b) In addition to building signs, each separate lot may have one (1) freestanding nameplate sign that is an accessory to the business conducted on the premises. Any freestanding nameplate sign as permitted by this section must meet all of the following building requirements:
 - (1) The height shall not exceed six (6) feet
 - (2) No free-standing nameplate shall be closer than five (5) feet from any abutting street right-of-way or property line.
 - (3) The area of the sign shall not exceed nine (9) square feet.
 - (4) In the event there is more than one (1) tenant in the building, each tenant is entitled to one (1) nameplate sign attached to the free-standing sign; provided, however, each nameplate sign shall be of uniform dimensions and lettering, and no nameplate sign shall exceed nine (9) square feet in area.
- (c) No sign shall be lighted by means of flashing or intermittent illumination.

17. Enforcement of these paragraphs shall be by proceedings at law or in equity, or both, against any person or persons violating or attempting to violate any covenant, either to restrain the violation or to recover damages.
18. The covenants are to run with the land and Shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded.

Adopted on the _____ of _____, 2021.

STATE OF MISSISSIPPI

COUNTY OF HARRISON

293

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, HARRISON COUNTY DEVELOPMENT COMMISSION acting for and on behalf of the HARRISON COUNTY BOARD OF SUPERVISORS, Suite 1205 One Hancock Plaza, Gulfport, Mississippi 39501 (601-863-3807), and the HARRISON COUNTY BOARD OF SUPERVISORS, Harrison County Courthouse, Gulfport, Mississippi 39501 (601-865-4196), as Grantors, do hereby sell, convey and specially warrant unto MISSISSIPPI GULF COAST JUNIOR COLLEGE, Switzer Road, Gulfport, Mississippi 39507 (601-896-3355), as Grantee, the following described property, to-wit:

Lots 1 through 4, inclusive, INTRAPLEX 10, INDUSTRIAL PARK, PHASE I., a subdivision located in Harrison County, First Judicial District, Mississippi, according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi. ✓

Grantee does hereby covenant unto Grantors that such property shall only be used for the construction, maintenance and operation of a Vocational-Technical Training Center. Such lands may only be used by the Grantee for "industrial operations" as defined in Section 59-9-5 Mississippi Code Annotated (1972). If any such property shall ever cease to be used by the Mississippi Gulf Coast Junior College for such purposes, then title to such property shall revert to the Grantors herein together with all improvements located thereon.

WITNESS our signatures on this the 8th day of July, 1988.

HARRISON COUNTY DEVELOPMENT COMMISSION

BY: [Signature]
PRESIDENT

ATTEST
[Signature]
SECRETARY

HARRISON COUNTY BOARD OF SUPERVISORS

BY: [Signature]
PRESIDENT

ATTEST
[Signature]
CLERK

STATE OF MISSISSIPPI

COUNTY OF HARRISON

294

PERSONALLY came and appeared before me, the undersigned authority in and for the County and State aforesaid, L. J. PATTERSON, President, and DON E. MASON, Secretary, of the HARRISON COUNTY DEVELOPMENT COMMISSION, who each acknowledged that they signed and delivered the above and foregoing Special Warrant Deed on the day and year therein set out as and for the act and deed of the HARRISON COUNTY DEVELOPMENT COMMISSION, they having full authority to do so.

GIVEN under my hand and official seal of office on this the 8th day of July, 1988.

[Signature]
NOTARY PUBLIC

My Commission Expires:
May 24, 1992



STATE OF MISSISSIPPI

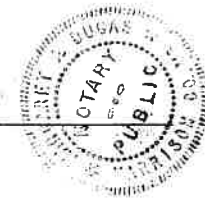
COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the County and State aforesaid, Bobby Eleuterius, President, and G. N. CREEL, Clerk of the HARRISON COUNTY BOARD OF SUPERVISORS who each acknowledged that they signed and delivered the above and foregoing Special Warrant Deed on the day and year therein set out as and for the act and deed of the HARRISON COUNTY BOARD OF SUPERVISORS they having full authority to do so.

GIVEN under my hand and official seal of office on this the 11th day of July, 1988.

[Signature: Margaret L. Lugo]
NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES SEPT. 4, 1991



There next came on for discussion the request of the Harrison County Development Commission to concur in a resolution to transfer four lots in Intraplex 10 Industrial Park to the Mississippi Gulf Coast Junior College for the purpose of constructing, maintaining, and operating a Vocational-Technical Training Center in conjunction with the State Department of Education and the Mississippi Power Company, and after full consideration of the request Supervisor EDDIE MOFFAT moved the adoption of the following order:

AN ORDER OF THE HARRISON COUNTY BOARD OF SUPERVISORS CONCURRING IN THE RESOLUTION OF THE HARRISON COUNTY DEVELOPMENT COMMISSION TO CONVEY TO THE MISSISSIPPI GULF COAST JUNIOR COLLEGE CERTAIN PROPERTY SITUATED IN INTERPLEX 10 INDUSTRIAL PARK, PHASE I, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND OPERATING A VOCATIONAL-TECHNICAL TRAINING CENTER AND AUTHORIZING THE PRESIDENT AND CLERK OF THE BOARD TO JOIN IN THE CONVEYANCE OF THE PROPERTY.

ORDERED, that receipt of a resolution of the Harrison County Development Commission finding that it would be in the best interest of the County to convey to the Mississippi Gulf Coast Junior College certain property situated in Intraplex 10 Industrial Park, Phase I, for the purpose of constructing, maintaining, and operating a Vocational-Technical Training Center in conjunction with the State Department of Education and the Mississippi Power Company; finding that such facility will enhance the economic development in the County by serving as an enticement to prospective industries; finding that the benefits derived by the County from the Vocational-Technical Training Center and the reconveyance to the County and Commission from the Mississippi Gulf Coast Junior College of the existing Harrison County Vocational-Technical Training Center on Loraine Road is fair and adequate consideration for the conveyance of the property in Intraplex 10 Industrial Park, Phase I; finding that it would be appropriate and in order for the Harrison County Development Commission to expend up to \$50,000.00 in site

There next came on for consideration the request of the Mississippi Gulf Coast Junior College to acquire certain unimproved lots in Intraplex 10, Industrial Park, Phase I, for the purpose of constructing, maintaining, and operating a Vocational-Technical Training Center in conjunction with the State Department of Education and the Mississippi Power Company, and after due consideration and discussion Commission Member Logan Cline, Jr. offered the adoption of the following resolution:

A RESOLUTION OF THE HARRISON COUNTY DEVELOPMENT COMMISSION FINDING THAT IT WOULD BE IN THE BEST INTEREST OF THE COUNTY TO CONVEY TO THE MISSISSIPPI GULF COAST JUNIOR COLLEGE CERTAIN PROPERTY SITUATED IN INTRAPLEX 10 INDUSTRIAL PARK, PHASE I, FOR THE PURPOSE CONSTRUCTING, MAINTAINING, AND OPERATING A VOCATIONAL-TECHNICAL TRAINING CENTER IN CONJUNCTION WITH THE STATE DEPARTMENT OF EDUCATION AND MISSISSIPPI POWER COMPANY; FINDING THAT SUCH FACILITY WILL ENHANCE THE ECONOMIC DEVELOPMENT EFFORTS IN THE COUNTY BY SERVING AS AN ENTICEMENT TO PROSPECTIVE INDUSTRY; FINDING THAT THE BENEFITS DERIVED BY THE COUNTY FROM THE VOCATIONAL-TECHNICAL TRAINING CENTER AND THE RECONVEYANCE TO THE COUNTY AND COMMISSION FROM THE MISSISSIPPI GULF COAST JUNIOR COLLEGE OF THE EXISTING HARRISON COUNTY VOCATIONAL-TECHNICAL TRAINING CENTER ON LORAIN ROAD IS FAIR AND ADEQUATE CONSIDERATION FOR THE CONVEYANCE OF THE PROPERTY IN INTRAPLEX 10 INDUSTRIAL PARK, PHASE I.; FINDING THAT IT WOULD BE APPROPRIATE AND IN ORDER FOR THE HARRISON COUNTY DEVELOPMENT COMMISSION TO EXPEND UP TO FIFTY THOUSAND DOLLARS (\$50,000.00) IN SITE PREPARATION COSTS FOR THE CONSTRUCTION OF THE FACILITY; REQUESTING THE BOARD OF SUPERVISORS OF HARRISON COUNTY, MISSISSIPPI TO CONCUR HEREIN.

The Harrison County Development Commission does hereby find and adjudicate as follows:

THAT on or about August 25, 1967, the Harrison County Development Commission and the Harrison County Board of Supervisors did convey to the Mississippi Gulf Coast Junior College 5.36 acres, more or less, in the Bayou Bernard Industrial Park, for the purpose of constructing, operating, and maintaining a vocational training center on said property, and

THAT subsequent to said date the Mississippi Gulf Coast Junior College did expend considerable monies to improve the property by placing thereon a large permanent structure which was

used as a Vocational-Technical Training Center, and that the facility is of significant value, and

THAT the Mississippi Gulf Coast Junior College has requested the Harrison County Development Commission to convey four (4) lots in Intraplex 10 Industrial Park, Phase I., for the purpose of constructing, operating, and maintaining a new Vocational Technical-Training Center of approximately 35000 square feet, the same to be constructed, operated, and maintained in connection with the State Department of Education and the Mississippi Power Company, and

THAT the Harrison County Development Commission has been further requested to expend up to Fifty Thousand Dollars (\$50,000.00) in site preparation costs for the construction of the facility, and

THAT an advisory committee made up of representatives from the Mississippi Gulf Coast Junior College, the Harrison County Development Commission, the Mississippi Power Company, and the Vocational Bureau of the State Department of Education will monitor programs, staffing, operation, and maintenance of the facility, which is proposed to cost approximately 3.5 million dollars, and

THAT the Vocational-Technical Training Center will be an enticement to industries locating in Harrison County, Mississippi, and the facility will provide vocational and technical skills classes and specialized training services to prospective and existing industries, and

THAT the reconveyance to the County and Development Commission of the Loraine Road facility, and all of the improvements situated thereon, as well as the other benefits to be derived by the County from the construction, maintenance and operation of the Vocational-Technical Training Center, is fair and adequate consideration for the conveyance of the lots in Intraplex 10 Industrial Park, Phase I., and the expenditure of

Fifty Thousand Dollars (\$50,000.00) towards site preparation for the facility. It is therefore,

RESOLVED, that the President and Secretary of the Harrison County Development Commission are hereby authorized and directed to execute for and on behalf of the Commission a Special Warranty Deed to the Mississippi Gulf Coast Junior College in substantial conformity to Exhibit "A" attached hereto. It is further,

RESOLVED, that the sum of Fifty Thousand Dollars (\$50,000.00) is hereby appropriated for the purpose of site preparation for the Vocational-Technical Training Center. It is further,

RESOLVED, that the Harrison County Development Commission shall accept the reconveyance from the Mississippi Gulf Coast Junior College of the 5.3 acres, more or less, situated in the Bayou Bernard Industrial Park which has heretofore been used as the Vocational-Technical Training Center by the Junior College. Provided, however, that the property may be used by the college until such time as the new facility has been completed. It is further,

RESOLVED, that the Harrison County Board of Supervisors are requested to concur herein and to join in the conveyance.

COMMISSION Dr. Felix Dunn seconded the motion, and on a roll call vote, the result was as follows:

Commissioner L. J. "Larry" Patterson	Voted <u>Aye</u>
Commissioner Joe Salloum	Voted <u>Aye</u>
Commissioner Michael F. Cavanaugh	Voted <u>Aye</u>
Commissioner Logan C. Cline, Jr.,	Voted <u>Aye</u>
Commissioner Dr. Felix H. Dunn	Voted <u>Aye</u>
Commissioner Joseph K. Glascock	Voted <u>Absent</u>
Commissioner William G. "Billy" Hewes, Jr.,	Voted <u>Aye</u>
Commissioner W. R. "Billy" Lyons	Voted <u>Aye</u>
Commissioner Don E. Mason	Voted <u>Abstain</u>
Commissioner Roy N. Mattina, Jr.,	Voted <u>Aye</u>
Commissioner James E. "Jimmy" Walker, Sr.,	Voted <u>Aye</u>

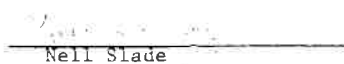
A majority of the members of the Commission having voted in favor of the motion, the President declared the motion carried and the resolution adopted.

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C E R T I F I C A T E

I, Nell Slade, Office Manager of the Harrison County Development Commission hereby certify that the attached Resolution and Order dated June 21st, 1988 is a true and correct copy of such Resolution and Order adopted on such date.

WITNESS MY SIGNATURE, this the 5th day of July, 1988.


Nell Slade

STATE OF MISSISSIPPI
COUNTY OF HARRISON

300

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, HARRISON COUNTY DEVELOPMENT COMMISSION acting for and on behalf of the HARRISON COUNTY BOARD OF SUPERVISORS, Suite 1205 One Hancock Plaza, Gulfport, Mississippi 39501 (601-863-3807), and the HARRISON COUNTY BOARD OF SUPERVISORS, Harrison County Courthouse, Gulfport, Mississippi 39501 (601-865-4196), as Grantors, do hereby sell, convey and specially warrant unto MISSISSIPPI GULF COAST JUNIOR COLLEGE, Switzer Road, Gulfport, Mississippi 39507 (601-896-3355), as Grantee, the following described property, to-wit:

Lots 1 through 4, inclusive, INTRAPLEX 10, INDUSTRIAL PARK, PHASE I., a subdivision located in Harrison County, First Judicial District, Mississippi, according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

Grantee does hereby covenant unto Grantors that such property shall only be used for the construction, maintenance and operation of a Vocational-Technical Training Center. Such lands may only be used by the Grantee for "industrial operations" as defined in Section 59-9-5 Mississippi Code Annotated (1972). If any such property shall ever cease to be used by the Mississippi Gulf Coast Junior College for such purposes, then title to such property shall revert to the Grantors herein together with all improvements located thereon.

WITNESS our signatures on this the _____ day of _____, 1988.

HARRISON COUNTY DEVELOPMENT COMMISSION

BY: _____
PRESIDENT

ATTEST:

SECRETARY

HARRISON COUNTY BOARD OF SUPERVISORS

BY: _____
PRESIDENT

ATTEST:

CLERK

EXHIBIT (A)

STATE OF MISSISSIPPI
COUNTY OF HARRISON

301

PERSONALLY came and appeared before me, the undersigned authority in and for the County and State aforesaid, L. J. PATTERSON, President, and DON E. MASON, Secretary, of the HARRISON COUNTY DEVELOPMENT COMMISSION, who each acknowledged that they signed and delivered the above and foregoing Special Warrant Deed on the day and year therein set out as and for the act and deed of the HARRISON COUNTY DEVELOPMENT COMMISSION, they having full authority to do so.

GIVEN under my hand and official seal of office on this the _____ day of _____, 1988.

NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the County and State aforesaid, Bobby Eleuterius, President, and G. N. CREEL, Clerk of the HARRISON COUNTY BOARD OF SUPERVISORS who each acknowledged that they signed and delivered the above and foregoing Special Warrant Deed on the day and year therein set out as and for the act and deed of the HARRISON COUNTY BOARD OF SUPERVISORS they having full authority to do so.

GIVEN under my hand and official seal of office on this the _____ day of _____, 1988.

NOTARY PUBLIC

My Commission Expires:

ORDERED, that the Harrison County Board of Supervisors does concur in said resolution.

ORDERED, that the President and Clerk of the Board are hereby authorized to join in the conveyance of the property to the Mississippi Gulf Coast Junior College and execute the Special Warranty Deed in substantial conformity to the deed attached to the resolution.

Supervisor PHILIP ALLEN seconded the motion to adopt the foregoing Order, whereupon the President put the question to a vote with the following results:

Supervisor BOBBY ELEUTERIUS voted, "aye"

Supervisor EDDIE MOFFAT voted, "aye"

Supervisor FRANK LAROSA voted, "aye"

Supervisor PHILIP ALLEN voted, "aye"

Supervisor C. T. SWITZER JR., Absent & Excused

The majority of the Board Members, present on this day, having voted in the affirmative, the President then declared the motion carried and the Order adopted, this the 11th day of July, 1988.

* * *

303

preparation costs for the construction of the facility;
requesting the Board of Supervisors of Harrison County,
Mississippi to concur herein is hereby acknowledged, the same
being in the following form, to-wit:

✓

STATE OF MISSISSIPPI
COUNTY OF HARRISON

304

CERTIFICATE

I, G. N. CREEL, the duly elected, qualified, and acting
Chancery Clerk and Clerk of the Board of Supervisors of
Harrison County, Mississippi, do hereby certify that the above
and foregoing is a true and correct copy of an Order adopted by
the Board of Supervisors at their JULY term A.D., 1988, on
the 11th day of JULY as fully and completely as the same
appears of record and remains on file in my office and of which
I am the Official Custodian.

Given under my hand and seal of said Board of
Supervisors, at my office in Gulfport, Mississippi, this the
13th day of JULY 1988.

G. N. Creel
Clerk of the Chancery Court
and Ex-Officio Clerk of the
Board of Supervisors of
Harrison County, Mississippi

By: Claudine W. Oakes
Deputy Clerk

(S E A L)

4408
STATEMENT OF FEES
First Page 11.00 \$2.00
Add: Page at \$1.00 1.00
Abstracting/Section
at \$1.00 1.00
Marginal Entry at .50 1.00
Total Fees 14.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT.
I hereby certify that this instrument was received and filed for record at 11 o'clock
and 02 minutes a M. on 30th day of July A.D. 1988
and recorded July 29 1988 in Records of Deeds
Book 1108 Pages 293-304
G. N. CREEL, Chancery Clerk
By Kim Hebert D.C.

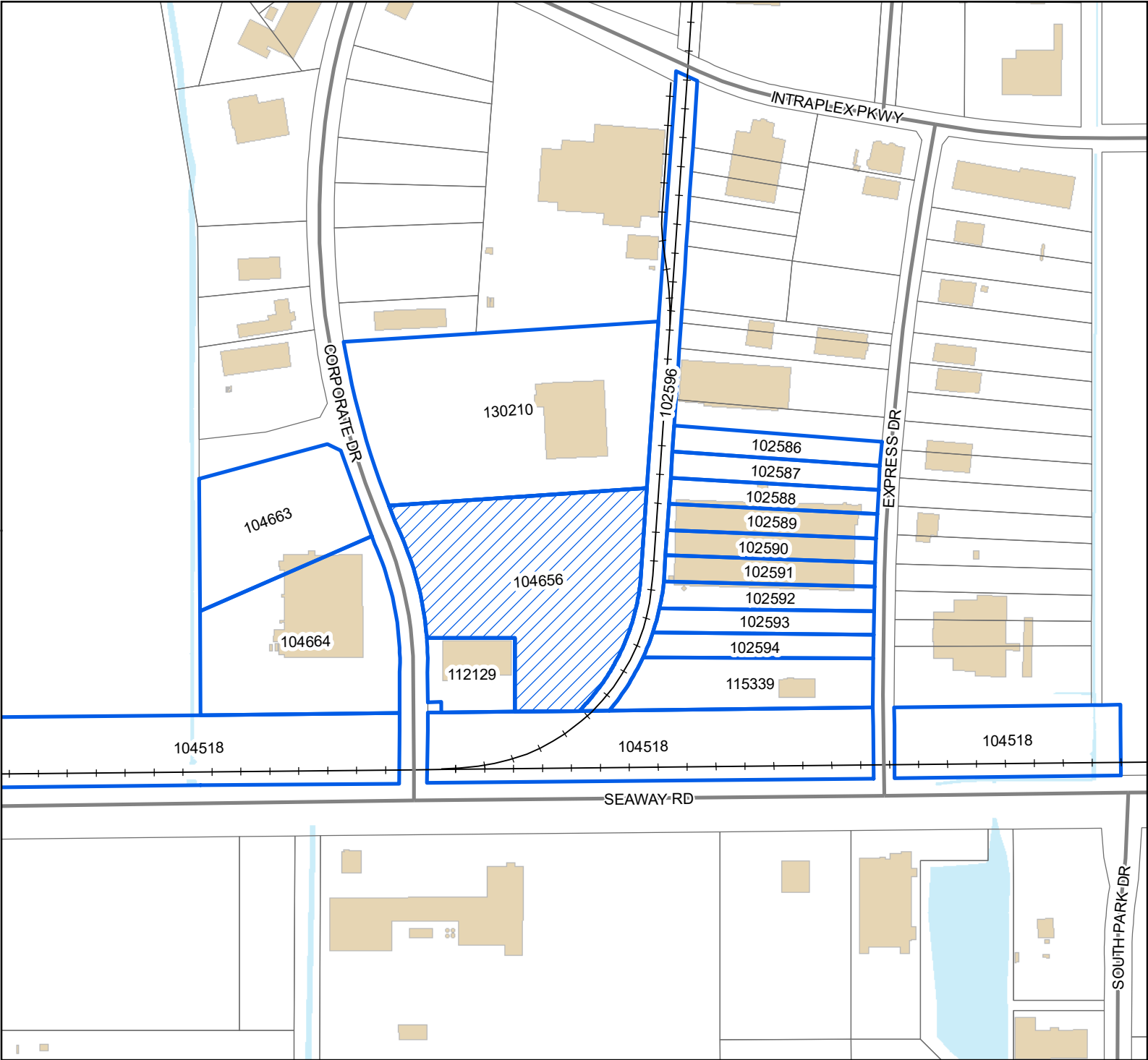
RE: General Plan 2102PC016, by Owner Harrison County Development Commission, tax parcel 0909A-01-001.044, Approval for General Plan for 8-lot subdivision (Corporate Court), Corporate Dr, Zoned I-3 (Planned industrial park), Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, January 28, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

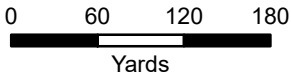
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, January 28, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y	104656	0909A-01-001.044	HARRISON CO DEV COMM (Owner) Attn: Jason Gibson	12281 Intraplex Pkwy	GULFPORT	MS	39503
Adjacent Property Owners							
Y	130210	0909A-01-001.075	FED VIII LLC	3601 SPRING HILL BUSINESS PARK SUITE 200	MOBILE	AL	36608
	102596	0909A-01-001.042	HARRISON CO DEV COMM				0
Y	115339	0909A-01-001.068	HARRISON CO UTILITY AUTH	14108 AIRPORT RD	GULFPORT	MS	39503
Y	112129	0909A-01-001.056	J B LEVERT LAND COMPANY INC	P O BOX 518	METAIRIE	LA	70004
Y	102592	0909A-01-001.038	JOHN FAYARD REAL ESTATE LLC	P O BOX 2189	GULFPORT	MS	39505
	102593	0909A-01-001.039	JOHN FAYARD REAL ESTATE LLC	P O BOX 2189	GULFPORT	MS	39505
	102594	0909A-01-001.040	JOHN FAYARD REAL ESTATE LLC	P O BOX 2189	GULFPORT	MS	39505
	102586	0909A-01-001.032	JOHN FAYARD REAL ESTATE LLC	P O BOX 2189	GULFPORT	MS	39505
	102591	0909A-01-001.037	JOHN FAYARD REAL ESTATE LLC	P O BOX 2189	GULFPORT	MS	39505
	102590	0909A-01-001.036	JOHN FAYARD REAL ESTATE LLC	P O BOX 2189	GULFPORT	MS	39505
	102588	0909A-01-001.034	JOHN FAYARD REAL ESTATE LLC	P O BOX 2189	GULFPORT	MS	39505
	102589	0909A-01-001.035	JOHN FAYARD REAL ESTATE LLC	P O BOX 2189	GULFPORT	MS	39505
	102587	0909A-01-001.033	JOHN FAYARD REAL ESTATE LLC	P O BOX 2189	GULFPORT	MS	39505
Y	104518	0909H-01-005.000	MISS POWER CO	2992 W BEACH BLVD	GULFPORT	MS	39501
Y	104664	0909A-01-001.052	UNITED STATES POSTAL SERVICE	RELTY ACQUISITION BRANCH	MEMPHIS	TN	38166-0330
	104663	0909A-01-001.051	UNITED STATES POSTAL SERVICE	RELTY ACQUISITION BRANCH	MEMPHIS	TN	38166



Legend

- Site
- Adjacent Properties
- Street
- Railroad
- Buildings
- Water Features



1 inch = 400 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.