

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, JUNE 24, 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. Proof of Publication

- F. Adoption of Minutes**

F1. Planning Commission Meeting - May 27, 2021

- 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 2106PC091:

Resubdivision 2106PC091, by owner Hidden Treasures of MS LLC, tax parcel 0711N-04-043.000, Divide into two parcels, 601 Allendale Ave, Zoned T3 (Sub-Urban Zone), Ward 2

2. Planning Commission Approval 2106PC093:

Planning Commission Approval 2106PC093, by owner Rachel Kord, tax parcel 0909C-01-016.027, Requests home occupation for mobile pet grooming, 2472 Tandy Dr, Zoned R-1-10 (Single-family), Ward 5

3. Planning Commission Approval 2106PC095:

Planning Commission Approval 2106PC095, by owner Leigh LaCroix, tax parcel 0807O-01-001.055, Request home occupation for a real estate business use, 14465 Autumn Chase, Zoned R-1-15 (Single-family), Ward 7

4. Planning Commission Approval 2106PC096:

Planning Commission Approval 2106PC096, by agent Joshua McDaniel, tax parcel 0907I-03-011.000, Request a mobile home use, 13401 Dee Ave, Zoned R-1-5 (Single-family), Ward 6

5. Resubdivision 2106PC097:

Resubdivision 2106PC097, by owners Emile Ozerden & Brian Haddock, tax parcel 0909J-02-041.000, Divide into two parcels, 5305 Courthouse Rd, Zoned R-1-7.5 (Single-family), Ward 4

6. General Plan 2106PC100:

General Plan 2106PC100, by agent Fountain & Associates, tax parcel 0907J-01-001.101, Approval of General Plan for a 16-lot subdivision (Plantation Oaks Phase Two), Three Rivers Rd & Old Mossy Trl, zoned R-B (Residence business), Ward 6

7. Resubdivision 2106PC101:

Resubdivision 2106PC101, by owner Fowl Hooked, LLC, tax parcel 1010K-06-018.000, Divide into two new parcels, Cowan Rd and 3rd St, Zoned T5, Ward 2

8. Planning Commission Approval 2105PC088: **(Postponed from the May 27, 2021 Agenda)**

Planning Commission Approval 2105PC088, by owner Robert Mingo, tax parcel 0810E-03-071.002, Requests mobile home use, Illinois Ave, Zoned R-1-5 (Single-family), Ward 3

G4. Other Business

H. Adjournment

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M. Thursday, June 24, 2021, in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 2106PC091, by owner Hidden Treasures of MS LLC, tax parcel 0711N-04-043.000, Divide into two parcels, 601 Allendale Ave, Zoned T3 (Sub-Urban Zone), Ward 2

Planning Commission Approval 2106PC093, by owner Rachel Kord, tax parcel 0909C-01-016.027, Requests home occupation for mobile pet grooming, 2472 Tandy Dr, Zoned R-1-10 (Single-family), Ward 5

Planning Commission Approval 2106PC095, by owner Leigh LaC-roix, tax parcel 0807O-01-001.055, Request home occupation for a real estate business use, 14465 Autumn Chase, Zoned R-1-15 (Single-family), Ward 7

Planning Commission Approval 2106PC096, by agent Joshua McDaniel, tax parcel 0907I-03-011.000, Request a mobile home use, 13401 Dee Ave, Zoned R-1-5 (Single-family), Ward 6

Resubdivision 2106PC097, by owners Emile Ozerden & Brian Had-dock, tax parcel 0909J-02-041.000, Divide into two parcels, 5305 Court-house Rd, Zoned R-1-7.5 (Single-family), Ward 4

General Plan 2106PC100, by agent Fountain & Associates, tax parcel 0907J-01-001.101, Approval of General Plan for a 16-lot subdivision (Plantation Oaks Phase Two), Three Rivers Rd & Old Mossy Trl, zoned R-B (Residence business), Ward 6

Resubdivision 2106PC101, by owner Fowl Hooked, LLC, tax parcel 1010K-06-018.000, Divide into two new parcels, Cowan Rd and 3rd St, Zoned T5, Ward 2

This the 2nd day of June 2021

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, May 27, 2021, 4:30 P.M.
CITY HALL COUNCIL CHAMBERS

- A. **Prayer:** The Planning Commission led a prayer.
- B. **Pledge of Allegiance:** The Pledge of Allegiance was recited.
- C. **Call to Order:** The meeting of the Planning Commission was called to order at **4:31pm.**
- D. **Determination of a Quorum:** A roll call was performed and a quorum was determined.

BOARD MEMBERS PRESENT:

WM. PRINCE JONES
TIM DAIGLE JR.
CHARLIE HEWES
JOHN ANTHONY
BRANDON ELLIOTT
DOUG HANCOCK
VIRGINIA ADOLPH

BOARD MEMBERS ABSENT:

COLETTE TOWLES
HAROLD SPANN
KEITH WILLIAMS
BJ SELLERS

STAFF MEMBERS PRESENT:

GREG HOLMES
MATILDA WELCH
CORY LONG

COURT REPORTER:

NORMA SOROE

E. **Confirmation of Agenda:**

F. **Adoption of Minutes:**

A motion by **Mr. Daigle** to approve Minutes of the **April 22, 2021**, meeting was seconded by **Mr. Anthony** and carried unanimously.

G. **Hearing of Cases:**

G1. The PUBLIC DECLARATION OF APPEAL PROCESS was read by the Chairperson: 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. The Chairperson asked for anyone speaking at the meeting to complete a Speaker's Card.

G3. Routine Agenda

1. Resubdivision 2105PC083:

by owners Miriam & James Merritt, tax parcel 0711O-03-077.000, Divide into 3 parcels, 703 Alston Ave, Zoned T3 (Sub-Urban Zone), Ward 2

Speaking for the Petition: Miriam Merritt

Speaking against the Petition: Karen Conry

Motion: Mr. Hewes

Second: Mr. Anthony

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
COLETTE TOWLES	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Yea
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea

Action: Motion carries unanimously

2. Planning Commission Approval 2105PC084:

by owners Victoria & Willie Smith, tax parcel 0808F-01-001.093, Request home occupation for consulting services, 15196 Barbara Dr, Zoned R-1-10 (Single-family), Ward 7

Speaking for the Petition: Victoria Smith

Speaking against the Petition: None

Motion: Mr. Daigle – with the condition that no one comes to the home

Second: Mr. Jones

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
COLETTE TOWLES	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Yea
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea

Action: Motion carries unanimously

3. General Plan 2105PC085:

by agent Brown, Mitchell & Alexander, Inc, tax parcel 0908C-01-001.000 and 0908E-01-001.001, Approval of General Plan for a 24-lot, 4-outparcel Subdivision (Florence Gardens Phase IX), Alphabet Rd, Zoned R-1-15 (Single-family) and R-1-10 (Single-family), Ward 6

Speaking for the Petition: Nick Gant

Speaking against the Petition: None

Motion: Mr. Hewes

Second: Mr. Hancock

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
COLETTE TOWLES	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Yea
BRANDON ELLIOTT	– Recused
TIM DAIGLE JR	– Yea

Action: Motion carries unanimously

4. Planning Commission Approval 2105PC086:

by agent Matt Kowalchyk, tax parcel 0809K-01-001.009, Request for tattoo parlor use, 9471 Three Rivers Rd, Zoned B-4 (Highway business), Ward 3

Speaking for the Petition: Matt Kowalchyk

Speaking against the Petition: None

Motion: Mr. Elliott

Second: Mr. Jones

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
COLETTE TOWLES	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Yea
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea

Action: Motion carries unanimously

5. Planning Commission Approval 2105PC087:

by agent Alice Carlisle, tax parcel 0810B-03-043.000, Requests mobile home use, North Carolina Ave, Zoned R-1-5 (Single-family), Ward 3

Speaking for the Petition: Alice Carlisle

Speaking against the Petition: None

Motion: Mr. Jones

Second: Mr. Anthony

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
COLETTE TOWLES	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Yea
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea

Action: Motion carries unanimously

6. Planning Commission Approval 2105PC088:

by owner Robert Mingo, tax parcel 0810E-03-071.002, Requests mobile home use, Illinois Ave, Zoned R-1-5 (Single-family), Ward 3

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mr. Daigle – to postpone

Second: Mr. Hancock

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
COLETTE TOWLES	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Yea
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea

Action: Motion carries unanimously

7. Zoning Map Amendment 2104PC071:

by agent Chris Fore, tax parcels 0808N-04-053.000 and 0808M-01-002.000, Request to rezone from B-2 (General business) to I-1 (Light industry), 15215 Dedeaux Rd, Ward 7

Speaking for the Petition: Chris Fore, Jacque Pucheu

Speaking against the Petition: None

Motion: Mr. Hewes – to approve

Second: Mr. Daigle

KEITH WILLIAMS	– Chairman - Absent
HAROLD SPANN	– Absent
COLETTE TOWLES	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Yea
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Yea

Action: Motion carries unanimously

H. Adjournment

There being no further business, a Motion was made by **Mr. Hewes** to adjourn, seconded by **Mr. Daigle** and carried unanimously. The meeting adjourned at **5:10pm**.

WILLIAM PRINCE JONES, Secretary

Date: _____

MEMORANDUM

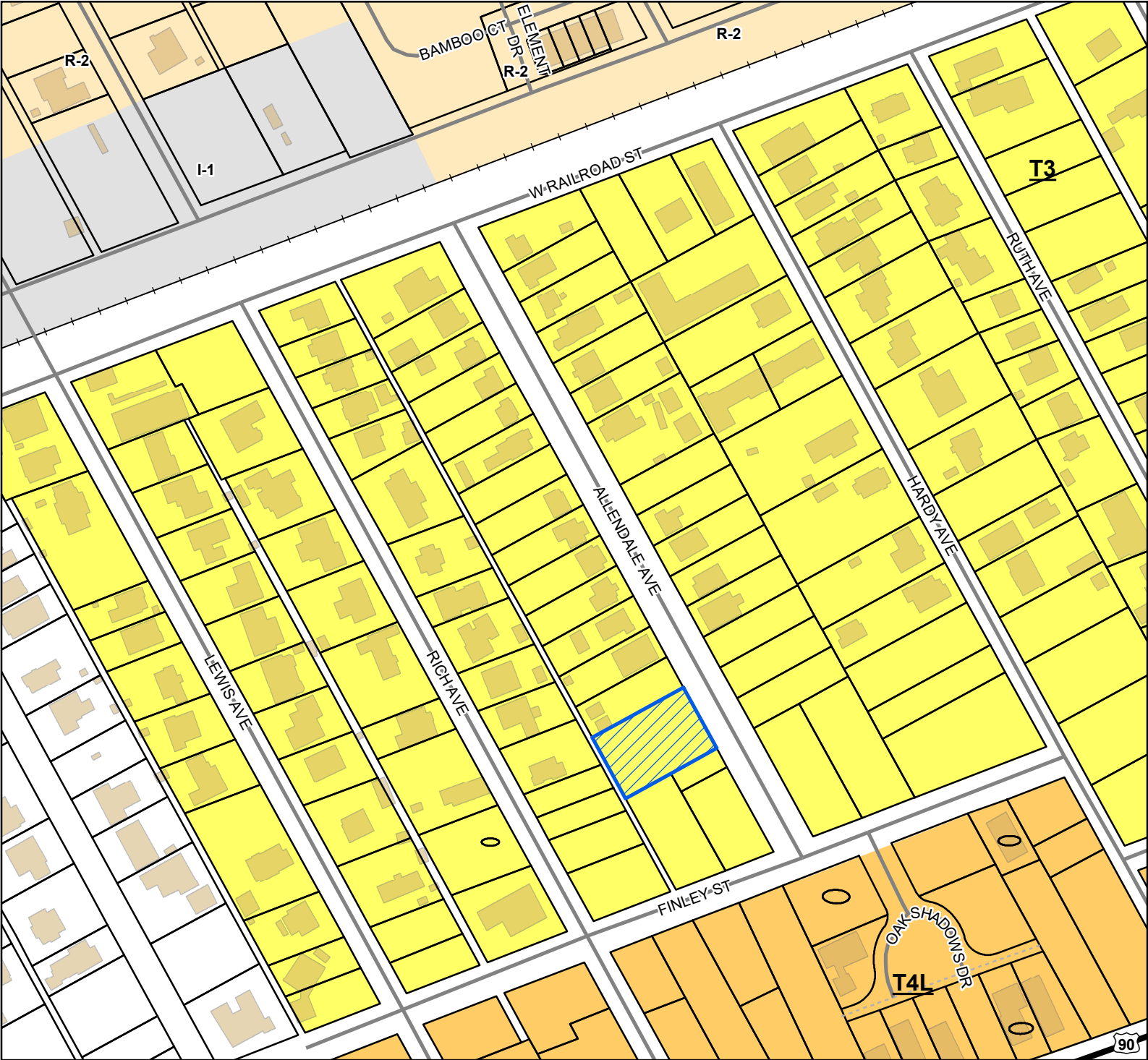
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 24, 2021

Re: Resubdivision 2106PC091:

Resubdivision 2106PC091, by owner Hidden Treasures of MS LLC, tax parcel 0711N-04-043.000, Divide into two parcels, 601 Allendale Ave, Zoned T3 (Sub-Urban Zone), Ward 2



Legend

- Site
- US or State Highway
- Street
- Alley
- Railroad
- Parcels
- Buildings

Smart Code

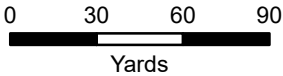
- T4L
- T3

Zoning

- I-1 - Light Industry District
- R-2 - Single Family
- Residence District (Medium Density)

Site Information

0711N-04-043.000
Zoning: T3 (Sub-urban Zone)
Size: 15,000 Square feet
Flood: 0.2%



1 inch = 200 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
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

Case Number: 21068091
Date Received: 23 Apr 2021
Receipt Number: _____

APPLICATION FOR RESUBDIVISION

Property Information

TAX PARCEL #

0	7	1	1	N

 -

0	4

 -

0	4	3

 .

0	0	0

Received By: _____
Zoning: T3
Ward: 2 Flood: 0.2%
Size: 15,000 sf

(If necessary, use separate sheet of paper)

Address of Property Involved: 601 Alledale Ave, Gulfport Ms 39501
Lot(s) 3 and 4, Block(s) 1, Subdivision Alledale Addition
General Location: 601 Alledale Ave - Gulfport Ms 39501

GENERAL DESCRIPTION OF REQUEST:

10 Separate combined lots back to the originally designed Alledale Addition subdivision making two (2) taxing properties to build houses on.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

Hidden Treasures of Ms. WLC

Printed Name of Owner Brenda Robertson
PO Box 1495

Mailing Address

Long Beach Ms 39560

City _____ State _____ Zip code _____
601-209-5614

Home Phone

Work/Cell Phone

hidden treasures058@gmail.com

Email

Brenda Robertson

Signature of Owner

Printed Name of Agent

Mailing Address

City _____ State _____ Zip code _____

Home Phone

Work/Cell Phone

Email

Signature of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.



Designation of Agent

I, Hidden Treasures of Ms. LLC, being owner of the property 0711N-04-043.000
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Brenda Robertson 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.

Brenda Balyean
Signature - sole owner

04-23-2021
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this 23rd day of April, 2021

Sheena Robinson-Gil
Notary Public

9-24-24
Commission Expiration



①

There will be no covenants that would prohibit the division of land.

② Date 04-23-2021

Brenda Robertson
Signature — Agent

State of Mississippi / County of HARRISON



Sheena Robinson-Gill
4/23/21

REFERENCE MAPS:

- A) Official subdivision plat of ALLENDALE ADDITION as recorded in Plat Book 12 at Page 37.
- B) Survey of Lot 1, Block 1, ALLENDALE ADDITION prepared by J. Michael Cassidy on June 16, 2015.
- C) Survey of Lot 2, Block 1, ALLENDALE ADDITION prepared by J. Michael Cassidy on April 12, 2001.

REFERENCE BEARINGS:

The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on February 22, 2021. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

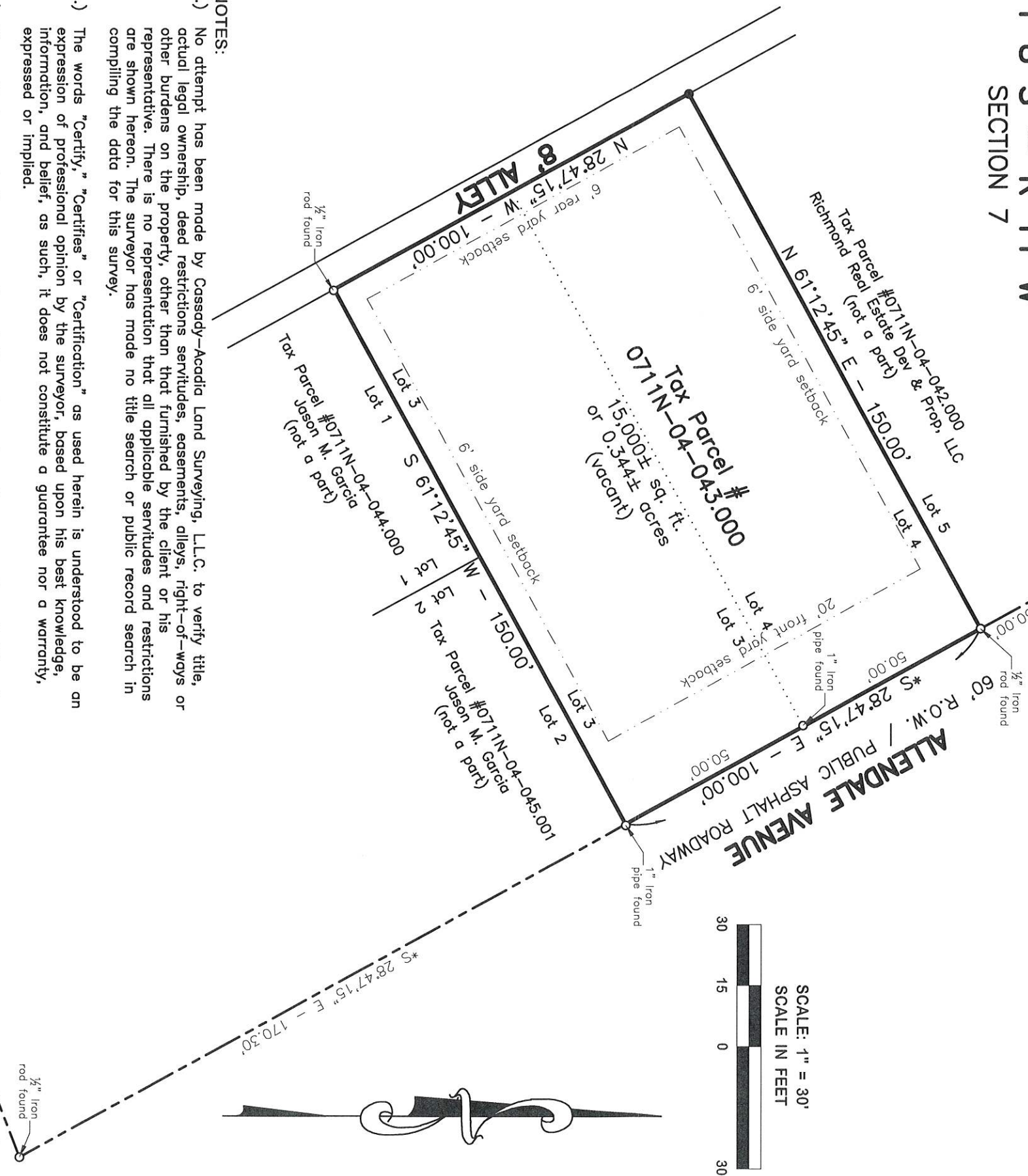
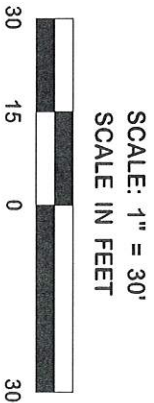
FEMA FLOOD ZONE AND HAZARDS:

This lot is located in Flood Zone "X500" Area of/per FEMA Map Community Panel Number 28047C 0376 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 7

PLAT SHOWING RESUBDIVISION
OF
PARCEL #0711N-04-043.000
INTO PARCEL ONE & PARCEL TWO
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI
FOR
HIDDEN TREASURES OF MS, LLC

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



NOTES:

- 1.) No attempt has been made by Cassidy-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.
- 3.) The subject property has access to potable water and sanitary sewer through City of Gulfport Public Works.

CERTIFICATION:

This is to certify to HIDDEN TREASURES OF MS, LLC 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. 28334

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

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 • Survey@cassady-acadia.com

SHEET 1 OF 4

FINLEY STREET
PUBLIC ASPHALT ROADWAY
50' R.O.W.

REFERENCE MAPS:

- A) Official subdivision plat of ALLENDALE ADDITION as recorded in Plat Book 12 at Page 37.
B) Survey of Lot 1, Block 1, ALLENDALE ADDITION prepared by J. Michael Cassidy on June 16, 2015.
C) Survey of Lot 2, Block 1, ALLENDALE ADDITION prepared by J. Michael Cassidy on April 12, 2001.

REFERENCE BEARINGS:

The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on February 22, 2021. (*) Lot 1 Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

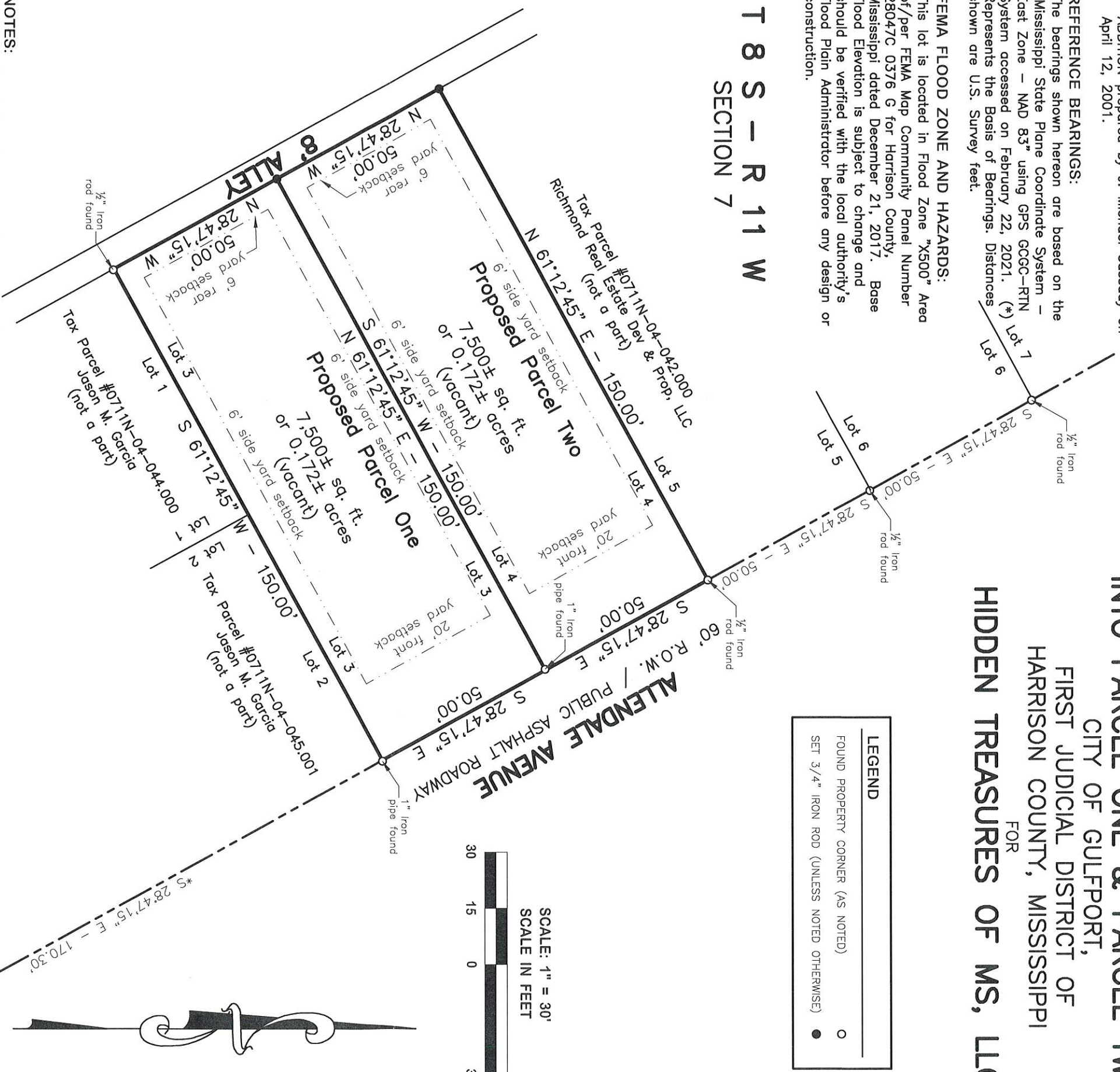
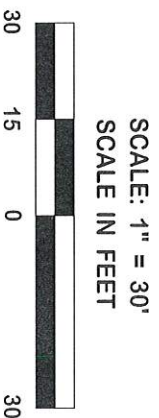
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SECTION 7

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OF
PARCEL #0711N-04-043.000
INTO PARCEL ONE & PARCEL TWO
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI
FOR
HIDDEN TREASURES OF MS, LLC

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



*S 28°47'15" E - 170.30'

- NOTES:
- 1.) No attempt has been made by Cassidy-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.
 - 3.) The subject property has access to potable water and sanitary sewer through City of Gulfport Public Works.

CERTIFICATION:

This is to certify to HIDDEN TREASURES OF MS, LLC 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.
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.

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

FINLEY STREET
PUBLIC ASPHALT ROADWAY
50' R.O.W.
SHEET 2 OF 4

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 0711N-04-043.000" in Section 7, Township 8 South, Range 11 West into Parcel "One" and Parcel "Two". The subject property is generally described as being located west of Allendale Avenue and north of Finley Street. The ad valorem tax parcel number of the subject property is 0711N-04-043.000. (Instrument No. 2008-4087-D-J1). The Case File Number is _____.

Lots 3 and 4, Block 1, ALLENDALE ADDITION (Plat Book 12, Page 37), City of Gulfport, First Judicial District of Harrison County, Mississippi.

Lot 3, Block 1, ALLENDALE ADDITION (Plat Book 12, Page 37), City of Gulfport, First Judicial District of Harrison County, Mississippi.

Lot 4, Block 1, ALLENDALE ADDITION (Plat Book 12, Page 37), City of Gulfport, First Judicial District of Harrison County, Mississippi.

SHEET 3 OF 4



FIELD WORK COMPLETED ON: April 22, 2021

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:

Brenda G. Robertson
(Signature)

By: Hidden Treasures of MS, LLC
Brenda G. Robertson, Owner

This 22nd day of April, 2021.

ACKNOWLEDGE

Before me, the undersigned, personally appeared the aforementioned Brenda G. Robertson, who acknowledged that he is the Owner and he accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

Deborah Williams
NOTARY PUBLIC

My Commission Expires: 3-23-2022



PLAT SHOWING RESUBDIVISION
OF
PARCEL #0711N-04-043.000
INTO PARCEL ONE & PARCEL TWO
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI
FOR
HIDDEN TREASURES OF MS, LLC

PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission on the _____ day of _____, 2021.

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 _____, 2021.

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 _____, 2021.

BILLY HEWES, MAYOR

SHEET 4 OF 4

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

FIELD WORK COMPLETED ON: April 22, 2021

SCANNED



J. Jordan 1st Judicial District
Instrument 2021 2797 D -J1
Filed/Recorded 2/26/2021 03:30 P
Total Fees \$ 26.00
2 Pages Recorded

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #215011

Return to:
Donald R. Jones
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965

STATE OF MISSISSIPPI

COUNTY OF HARRISON

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, the undersigned, NANCY RAMSAY HOLDERER, 4115 9th Street, Gulfport, MS 39501, 228-864-5404, does hereby sell, convey and warrant unto HIDDEN TREASURES OF MS LLC, P. O. Box 1495, Long Beach, MS 39560, 601-209-5614, 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:

Lots Three (3) and Four (4), Block One (1), ALLENDALE ADDITION, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 12 at Page 37 (Copy Book 5 at Page 431) thereof, reference to which is hereby made in aid of and as a part of this description.

THE ABOVE described property is not now nor has it ever been a part of the homestead of the Grantor herein.

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 have been pro-rated as of this date and are hereby assumed by the Grantee herein.

WITNESS MY SIGNATURE, on this the 25th day of February, 2021.

Nancy Ramsay Holderer
NANCY RAMSAY HOLDERER

STATE OF MISSISSIPPI

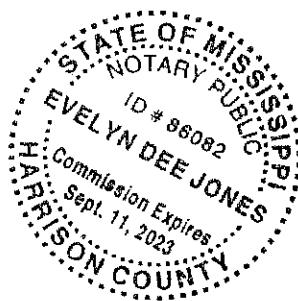
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, NANCY RAMSAY HOLDERER, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantor on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 25th day of February, 2021.

Evelyn Dee Jones
NOTARY PUBLIC

My Commission Expires:



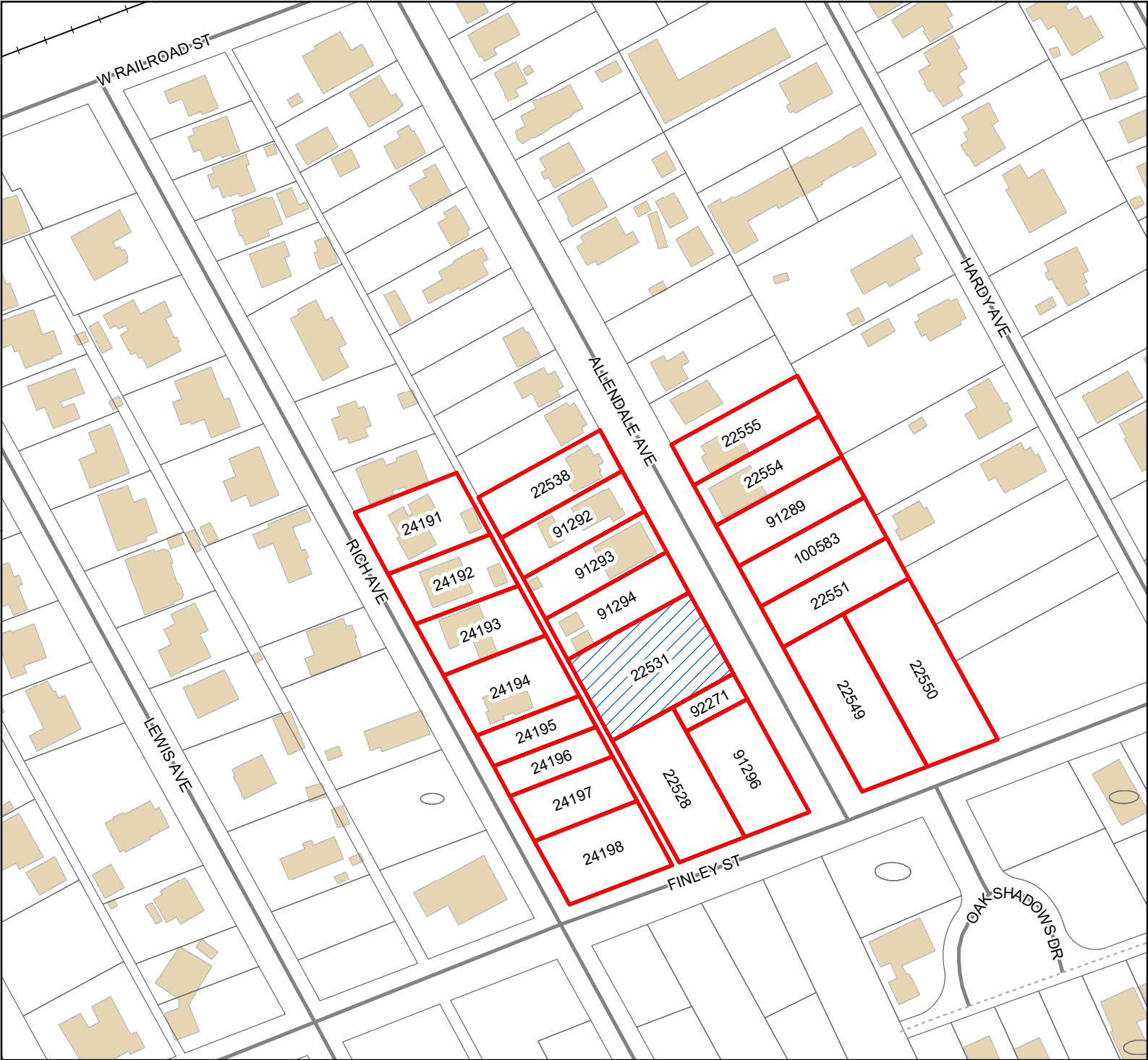
RE: Resubdivision 2106PC091, by owner Hidden Treasures of MS LLC, tax parcel 0711N-04-043.000, Divide into two parcels, 601 Allendale Ave, Zoned T3 (Sub-Urban Zone), Ward 2

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, June 24, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

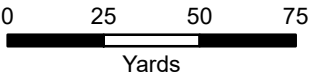
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, June 24, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office 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 (091)	Name	Address	City	State	ZIP
Y	22531	0711N-04-043.000	HIDDEN TREASURES OF MS, LLC	PO BOX 1495	LONG BEACH	MS	39560
N			Adjacent Property Owners				
Y	22554	0711N-04-017.000	HEIDINGSFELDER ADAM J & MARY R	616 ALLENDALE AVE	GULFPORT	MS	39560
Y	24192	0711N-04-051.000	KEELEY JOHN W	700 RICH AVE	GULFPORT	MS	39501
Y	91294	0711N-04-042.000	RICHMOND REAL ESTATE DEV & PROP LLC	481 32ND ST	GULFPORT	MS	39507
Y	22550	0711N-04-013.000	MEADOWS PROPERTIES	124 SOUTH DIXIE AVENUE	COOKEVILLE	TX	38501
Y	24193	0711N-04-050.000	WESTOVER TYRONE & JACKALON	14021 CERRO VERDE DR	OCEAN SPRINGS	MS	39564
Y	91289	0711N-04-016.000	MERRITT MIRIAM A & JAMES E	6708 TUNICA ROAD	BILOXI	MS	39532
Y	91292	0711N-04-040.000	KNIPPLE JOY VIRGINIA -ESTATE-	701 ALLENDALE AVE	GULFPORT	MS	39501
Y	24191	0711N-04-052.000	LEVA LINDA L CARANNA	704 RICH AVE	GULFPORT	MS	39501
Y	24194	0711N-04-049.000	FOSTER JO	11054 COLEMAN RD	GULFPORT	MS	39503
Y	24198	0711N-04-046.000	PEARSON MILDRED OSBORNE -L/E-	429 RIVERSIDE DR	NEW BERN	NC	28560
Y	24195	0711N-04-048.000	NICKERSON TREVOR D & BARBARA C M	75 SOUTH ERIE ST	MAYVILLE	NY	14757
N	24196	0711N-04-047.000	NICKERSON BARBARA C M & TREVOR D	75 SOUTH ERIE STREET	MAYVILLE	NY	14757
Y	22538	0711N-04-039.000	COLUDROVICH G A	703 ALLENDALE AVE	GULFPORT	MS	39501
Y	100583	0711N-04-016.001	MILLER JOSEPH A & AMBER L	2635 LITTLE COYOTE RD	BIG SKY	MT	59716
Y	22551	0711N-04-015.000	BRADLEY JEFFREY K & SHARON L	610 ALLENDALE AVE	GULFPORT	MS	39501
Y	91296	0711N-04-045.000	REUTHER STEPHEN J & KAREN P	5100 FINLEY ST	GULFPORT	MS	39501
Y	22528	0711N-04-044.000	GARCIA JASON M	1125 FOREST VIEW LN	VESTAVIA HILLS	AL	35216
Y	24197	0711N-04-046.001	BLANCO CYNTHIA M	4820 BELLE DRIVE	METAIRIE	LA	70006
Y	22549	0711N-04-014.000	DONAHUE DANIEL R & KRISTA B	167 SUNDIAL RD	MADISON	MS	39110
N	92271	0711N-04-045.001	GARCIA JASON M	1125 FOREST VIEW LN	VESTAVIA HILLS	AL	35216
Y	22555	0711N-04-018.000	LEE JOHN	26631 FOND DU LAC RD	RANCHO PALOS	CA	90275
Y	91293	0711N-04-041.000	STOKES JACQUELYN Y	617 ALLENDALE AVENUE	GULFPORT	MS	39501



Legend

- Site
- Adjacent Properties
- Street
- Alley
- Railroad
- 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

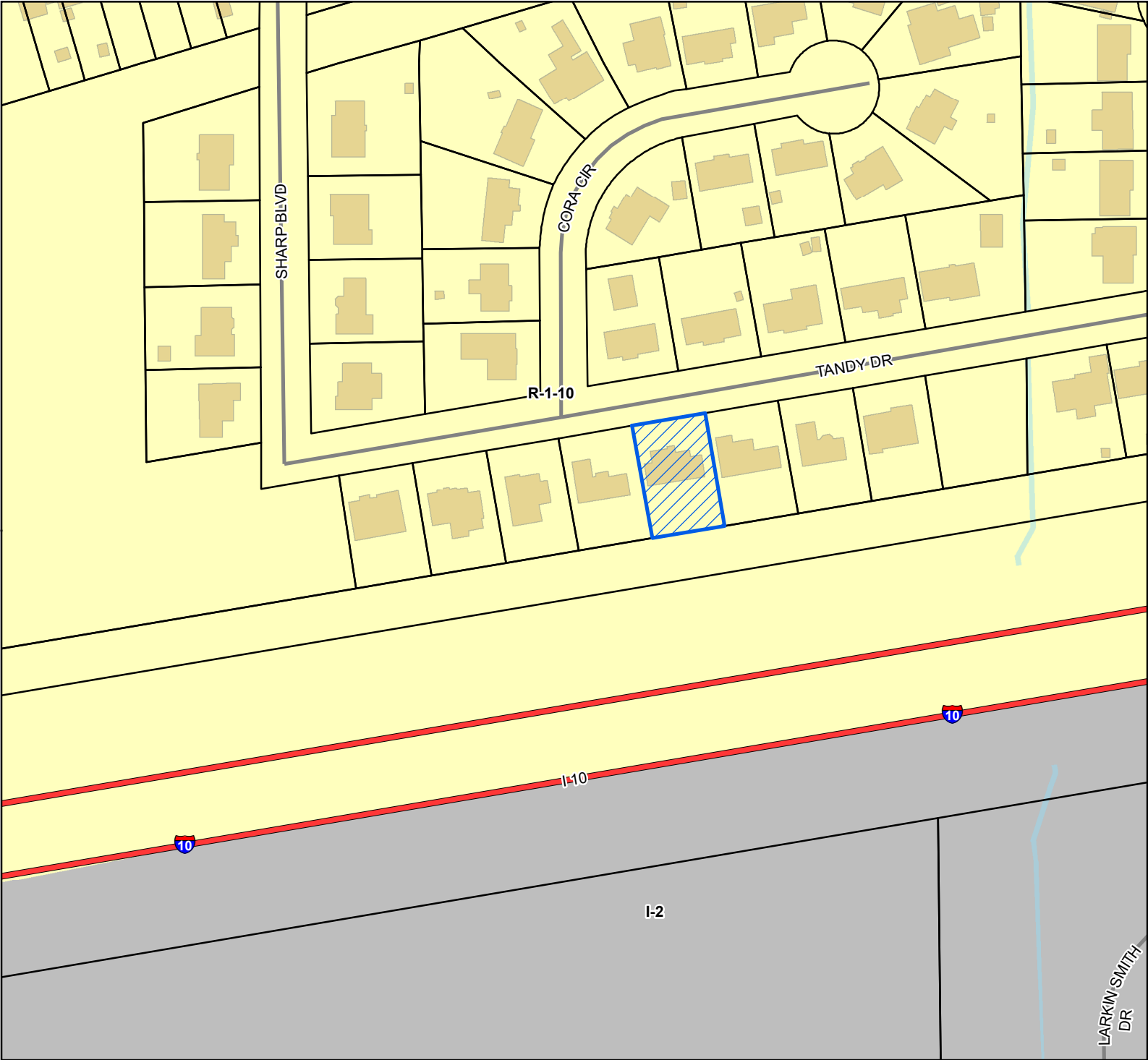
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 24, 2021

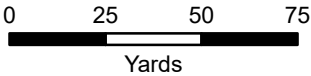
Re: Planning Commission Approval 2106PC093:

Planning Commission Approval 2106PC093, by owner Rachel Kord, tax parcel 0909C-01-016.027, Requests home occupation for mobile pet grooming, 2472 Tandy Dr, Zoned R-1-10 (Single-family), Ward 5



- Site
- Interstate Highway
- Street
- Parcels
- Buildings
- Water Features
- Zoning**
 - I-2 - Heavy Industry District
 - R-1-10 - Single Family Residence (Low Density)

Site Information
0909C-01-016.027
Zoning: R-1-10 (Single-family)
Size: 10,000 sq ft
Flood: X



1 inch = 150 feet



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CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR PLANNING COMMISSION APPROVAL FOR A HOME OCCUPATION

Property Information

TAX PARCEL #

0	9	0	9	C

 -

0	1

 -

0	1	6

 •

0	2	7

For Staff Use Only

Case Number: 2106PC093Date Received: 4/28/21

Receipt Number: _____

Received By: CLZoning: R-1-10Ward: 5 Flood: XSize: 10,000 ft²

(If necessary, use separate sheet of paper)

Address of Property Involved: 2472 Tandy Dr Gulfport Mississippi 39503

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Business license for MeWaw Mobile Pet Grooming LLC for Gulfport M.S.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

Rachel Leeann Kord

Printed Name of Owner

2472 Tandy Dr.

Mailing Address

GulfportM.S.39503

City

State

Zip code

228-313-2935

Home Phone

Work/Cell Phone

Rachel Kord 0208@gmail.com

Email

Rachel Kord

Signature of Owner

AGENT

Printed Name of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Rachel Leann Kord

Address: 2472 Tandy Dr. Gulfport M.S. 39503

Phone: (Home) _____ (Work/Cell) 228-313-2935

If rented, then the name of owner or manager is required, along with a letter of approval from same: _____

Name of business or service to be used as home occupation: Meow Mobile Pet Grooming

Nature of business: Mobile Dog and Cat grooming

Please fill in all the appropriate blanks:

Hours of operation: 8:00 a.m. until 5:00 p.m. _____

Earlier than 8:00 a.m. _____

Give hours: 9:00am

Later than 5:00 p.m.: _____

Give hours: 5:00pm

Method of conducting business:

Telephone: ✓

Mail order: _____

Personal computer: ✓

Appointment: ✓

Traffic generation:

Is there any delivery of goods or products to the residence? yes

If so, specify the number and frequency of deliveries: 1-2 times per month

Describe size of vehicle making deliveries: Fed ex or ups deliveries

Is service by appointment only or are there drop-by visits by customers or clientele? _____

Service by appointment only

Specify number and frequency of visits by clients and customers: 3-4 clients per day

Is everything made, manufactured, or provided on site? yes - services provided on site

Is special equipment required in production? yes, grooming tools etc.

If so, described it, giving size of motor, etc. 2006 Ford Econo Pet Pro Waggin tails van

Are sales made from the premises? No, services are provided at clients location

If sales are made from other places, indicate on what basis:

Local stores on consignment: _____

Arts and crafts or flea markets: _____

Trade shows: _____

Other: services are provided at clients requested location usually its the clients residence or business

Is there a Protective Covenant that exists that prohibits a home occupation at the proposed located?

Yes _____ No X

I certify the above to be true and accurate as it pertains to this application. I recognize that failure to comply with the assurances made in this application may result in the denial or removal of the permit after due notice and public hearing thereon.

Printed Name: Rachel Leeann Kord

Signature: Rachel Kord

Date: 4/26/2021



MeWow Mobile Pet Grooming LLC

Established in 2021, MeWow Mobile Pet Grooming is here to bring you a luxury all-inclusive mobile grooming service for your dogs and cats. Indulge your pet and yourself because you and your pet are worth it! Your pet's spa day is specifically designed for their needs to keep them as happy and healthy as possible. Your pet will be pampered in a state-of-the-art mobile grooming salon with the best tools and products to keep them looking and feeling their best!

MeWow Mobile Pet Grooming is equipped with a 2006 Ford Waggin Tails conversion grooming van that provides everything a brick-and-mortar salon does right to your doorstep. The van provides power with an Cummins generator and shoreline power options, for additional power options. It has an overhead air conditioner and heater in the grooming area and two air vents overhead for proper climate control so pets will be cool in the summer and warm in the winter while being groomed. The grooming area has an electric grooming table, three types of K-9 blow dryers, a large metal dog bathing tub with two fifty-gallon water tanks, one to hold clean water, and the other to hold the dirty gray water. The van is equipped with a water heater to ensure all pets are washed in clean warm water at the perfect temperature every

time. All products used on pets are environmentally safe and are top of the line products available on the market. All surfaces are thoroughly cleaned and disinfected before and after every pet to ensure everyone's safety. All pets are required to be current on their vaccinations before receiving any grooming services.

Clients can contact MeWow at (228) 313-2935 and will be open Monday through Friday from 9am-5pm and will be servicing the Gulfport area of Mississippi. When not conducting business, the van will be kept at the owner's, Rachel Kord, residence at 2472 Tandy Dr Gulfport M.S. 39503. All transportation will be from the 2472 Tandy Dr. Gulfport M.S. 39503 to the client's residence, business or other preferred location. MeWow has full coverage business and vehicle insurance through Travelers Insurance and has a tax ID # of 89-3245592. All water supply and waste disposal for MeWow Mobile Pet Grooming will be provided by 2472 Tandy Dr. Gulfport M.S. 39503. The grooming van is equipped with a fire extinguisher in the grooming area. Electrical outlets and above fluorescent lights are covered with proper water protection plastic covers. This proposal will not create a traffic hazard because the MeWow grooming van will only be parked in designated parking spots either in clients driveways, where there is parking on the street not blocking traffic, or in a parking lot parking space. MeWow only plans to serve about 3-4 customers per day and therefor will not be causing undue traffic congestion or potentially a traffic hazard by limiting the driving route mileage and service area. This proposal is in harmony with the orderly and appropriate development of the district in which it is used because MeWow is equipped with an expertly modified Waggin tails mobile grooming van conversion that is continuously maintained and cared for mechanically and sanitized. All products used are environmentally friendly and will

not hurt pets or the ecosystem. All dirty water at the end of the day is drained at the 2472 Tandy Dr. Gulfport M.S. 39503 in the homes garden so it will not be draining into the street or sewer drains. For security purposes the MeWow grooming van is equipped with front and rear cameras and the 2472 Tandy Dr. Gulfport M.S. 39503 house where it will be parked at night also has security cameras. You can also find us at MeWowMobilePetGrooming.com.



Our Services:

MeWow provides grooming services for all breeds of dogs and cats, from puppies and kittens to senior pets. Grooming services include:

- A warm gentle bath with fresh clean water
- Every pet gets a special shampoo and conditioner specifically for their needs
- Blueberry whitening facial scrub
- Every pet is towel dried and hand blow-dried
- 15-minute brush out
- Nail trim and file for dogs, nail trim for cats
- Ear cleaning and optional ear hair plucking
- Anal gland expression for dogs
- Toothbrushing and breath freshening spray
- Moisturizing paw balm for dogs
- Any Full Body Haircut/ Hand Scissoring
- DE skunking upgrades
- De Flea and tick upgrade
- Bow or bandana

Prices can vary from weight, hair length, condition of the coat as far as matting and behavior of the pet. Prices start at \$75.00 for a small dog bath spa package and \$95.00 for a small dog groom package. Medium dog bath spa package starts at \$85.00 and a medium dog spa groom package starts at \$105.00.

Large dog bath spa package starts at \$95.00 and a large dog spa groom package \$115.00.

Extra Large dog bath spa package starts at \$115.00 and an extra-large dog spa groom package starts at \$135.00.

Cat bath spa packages start at \$100 and cat spa groom packages start at \$125

De Skunking upgrade and De flea and tick upgrade both start at an additional \$75.00 each

Company Policies

Policies we all have to stick to in order for us all to be safe.

Every Client agrees to MeWow's Mobile Pet Grooming Policy Agreement prior to any grooming services being performed.

Client hereby entrusts pet(s) to MeWow Mobile Pet Grooming for the purpose of grooming services.

- **PAYMENT INFO**

Payment is due at time of service. MeWow accepts cash, check or card. Checks returned NSF WILL incur a fee of \$25, plus any fee my bank may charge. No further service will be provided until fee is paid.

- **CANCELLATION POLICY/NO SHOW/TRIP FEE**

On rare occasions, MeWow may need to cancel your appointment due to equipment failure, weather, illness, etc. Every effort will be made to contact Client in advance to reschedule. If Client cannot keep their appointment, please contact us AT LEAST 48 hours in advance. Failure to call 48 hours before your appointment or failure to have your pet available at the scheduled time WILL result in a charge of \$50, which must be paid within 7 business days. Failure to call before the groomer's arrival will require full payment for the groom. All scheduled multiple pet clients, who may decide not to groom one of their pets at the last

moment, WILL result in a charge of the full grooming amount, which must be paid within 7 business days. All scheduled multiple pet clients, who may decide not to groom one of their pets at the last moment, WILL be responsible for part or all of that pet's grooming charge. There will be a \$25 trip fee for missed scheduled appointments, which must be paid within 7 business days. Ultimately it is the Client's responsibility to keep track of their scheduled appointments. However, MeWow will make a courtesy phone call or text one business day ahead to confirm and remind you. If you are a first time client and you are a no show when the groomer arrives for your scheduled appointment, MeWow will not schedule any future appointments.

- **APPOINTMENT TIMES**

An appointment time is truly an 'estimated time of arrival'. Arrival time will be in a 1-2 hour time span. As a mobile service, our schedule is subject to interruptions and delays, such as, but not limited to: Refueling, traffic, driving distance from previous appointment and running over on a previous appointment. If MeWow feels they will be more than 15 minutes early or late, MeWow may call ahead.

- **LATCHKEY SERVICE**

MeWow offers a 'key on file service'. Client provides MeWow with a key to keep on file, a garage code, or some other form of access to the home, MeWow will come by at your scheduled grooming appointment time to care for your pet and Client just leaves an approved form of payment. MeWow will not be held responsible for damages or theft to Client's home or property while on the service call for grooming your pet(s).

- **MATTED OR NEGLECTED COAT**

Excessive de-matting is a painful, time-consuming and costly procedure that causes extreme discomfort and can aggravate, or cause skin problems. Client is aware that neglect of the pet's coat can be cause for problems after grooming such as clipper/brush irritation. If Client's pet does not remain still accidents can happen such as, cuts, nicks, etc. from clippers or scissors. However, it is at MeWow's discretion to determine if it is safe for the pet to be de-matted, if not, a "shave-down" of the pet's coat will be completed. Shaving your pet may dramatically change your pet's appearance and the hair will be very close to the skin. This may expose pre-existing skin conditions. Client's pet will receive a shave down & start over (additional fee for shave down.) Closely shaved pets are also prone to sunburn. In some cases pets may also exhibit brief behavioral changes. In certain breeds & coat types, the coat may not grow back the same. Removing a heavily matted coat includes the risk of nicks, cuts and/or abrasions due to moles, warts or skin folds trapped in the mats. Heavy matting can also trap moisture near the pet's skin which can cause mold, fungus, bacteria or skin irritations that exist prior to the grooming process. The after-effects of mat removal procedures may include itchiness, skin redness, self-inflicted irritations or abrasions, or failure of hair to re-grow. Client is responsible

for the condition of the pet's coat and will not hold MeWow responsible in the event of adverse effects of mat removal.

- **CURRENT VACCINATIONS/VETERINARY INFORMATION**

Your pet's safety is first at MeWow. We require a current rabies vaccination expiration date before any grooming services will be performed. Proof of Rabies Vaccination shall be provided to MeWow upon request as well as current Veterinarian information.

- **SAFETY/DOG BEHAVIOR**

Client must inform us prior to grooming if your pet has bitten someone or has aggressive tendencies. MeWow will not accept any aggressive dog. If false representations about the pet's behavior were made when asked during booking of an appointment, we will discontinue services and Client will still be responsible for the full grooming charge. Client will be liable for any bites or any property damage caused by their pet(s). For Groomer's safety as well as your pets, MeWow has the right to refuse service in the event of a pet that cannot be handled safely. FOR OVERLY AGGRESSIVE OR OVERLY STRESSED PETS, MEWOW WILL NOT BE ABLE TO MAINTAIN YOU AS A CLIENT.

- **SENIOR PETS AND PETS WITH HEALTH ISSUES**

Grooming procedures sometimes can be stressful, especially for a senior pet or a pet with health problems. Because senior pets and pets with health problems have a greater chance of injury, these pets will be groomed for cleanliness and comfort, in styles that will not add to their stress. MeWow will not be responsible for accident or injury to an elderly or health-compromised pet during their grooming.

- **FLEA/TICK INFESTATION/SALON SANITATION**

Flea and tick infestation cannot be tolerated. Client is responsible for keeping their pet(s) flea and tick free. If a flea or tick is found on your pet, MeWow will administer a flea and tick shampoo to eradicate the fleas in order to maintain salon sanitation. If MeWow finds an infestation of fleas or ticks on a pet, and an additional \$75 de-bug cleaning fee will be added in addition to the groom fee for this service. There may be side effects, including, but not limited to allergic reactions, which may result from the manufacturer-recommended usage of said products, which Client agrees that MeWow will not be held responsible for. Additionally, Client is also aware that any such treatments are not guaranteed to be one hundred (100%) effective.

- **PRE-EXISTING CONDITIONS**

Occasionally, grooming can expose a hidden medical problem or aggravate a current one. This can occur during or after grooming and may require immediate medical attention. In the best interest of your pet, Client designates MeWow, as agent and understands that if MeWow is

unable to contact Client first, then MeWow, in its sole discretion, may engage the services of a veterinarian at Client's expense.

- **PICTURES**

Client consents that MeWow may take pictures of your pet, before and after grooming, and utilize the same for their website, social media for any and all and/or advertising purposes at MeWow's discretion.

Client affirms they are the rightful legal owner, or care giver to the pet for which services are rendered.

I, the undersigned, understand and agree to the above terms for the grooming and maintenance of my pet(s). In consideration of the grooming services, I agree to hold MeWow harmless from any and all damage, loss, or claims to pet, personal or real property. I acknowledge that the interpretation of this provision is to be read in the broadest sense possible and encompasses any real or proceeded negligence and all acts performed reasonable within the scope of service by MeWow, its agents, its employees or representatives. The terms, special services or handling shall include but are not limited to emergency veterinarian services in the event I am not available.

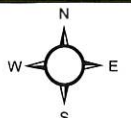
I authorize MeWow and/or agent thereof to act as my agent in the event emergency veterinarian services, boarding, care-taking, and/or transportation is necessary and agrees to pay all costs. Any/all damages, loss or claim shall include, but not be limited to death, injury, or shock. Said pre-existing conditions shall include, but not be limited to advanced age, extreme nervousness, neurosis, illness, previous injury, skin or coat conditions, or medical conditions. I, the undersigned, have read, understand and agree to the above terms and my rights and obligations for grooming and maintenance as stated in the agreement for the services of pet grooming through MeWow Mobile Pet Grooming.

About Us:

Hi Everyone! I am Rachel the owner and groomer of MeWow Mobile Pet grooming. Since 2002, I have been providing professional and reliable services that pet owners can count on. I've loved animals from a young age and have had a variety of small animals like fish, rabbits, reptiles, birds, cats, dogs and some farm animals like pigs and cows. In high school I was in the FFA and raised pigs and cows and helped with the sheep and goats. My first job was at Petsmart in 2002 as a bather and that is where I discovered my love for grooming. I also had a passion for veterinary medicine and wanted to pursue a career as a veterinary technician. I then worked at a cat hospital and was trained by a veterinarian to groom cats. I also worked at Sacramento Veterinary Referral Center as a surgical technician assistant. After three years of being a veterinary technician I decided to pursue my love for grooming and providing quality care with creative haircuts. In 2011 I attended Heald Business College in Rancho Cordova California for Business Administration with Emphasis in Entrepreneurship and completed 90 units towards my associates degree with a 3.9 GPA. I went on to receive my grooming certification through Petco in 2012. In 2020, as the grooming salon manager of the Petaluma Petco in California, I completed the AKC Poodle Grooming Certificate, Hair and Skin Certificate, Difficult Dog Handling Certificate, Geriatric Pet Grooming Certificate and the First Aid/CPR Certificate. I have dedicated my life to ensuring every animal is safe & happy in every situation — providing real solutions to the most common problems pet owners face. Still, I am always learning about new care techniques and pride myself on improving my skill set so that I can provide the best experience for everyone.



- Addresspoints
- ▭ Parcels



1 inch = 40 feet

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PERMITS/INSP PAYMENT RECPT#: 10653446
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 04/28/21 TIME: 11:09
CLERK: sg111 DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:
PAYMENT METH: CASH

REFERENCE:

AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00



[Signature] 1st Judicial District
Instrument 2021 5062 D -J1
Filed/Recorded 4/14/2021 10:32 A
Total Fees \$ 26.00
3 Pages Recorded

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantor:
Robert W. Boling
3933 Riverview Drive
D'Iberville, MS 39540
(504) 784- 2262

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantee:
Rachel Kord
2472 Tandy Dr.,
Gulfport, MS 39503
(228) 313-2935

File No. T210053S

INDEXING INSTRUCTIONS: Lot 309, Loren D. Heights S/D, Phase V, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **Robert W. Boling**, do hereby sell, convey and warrant unto **Rachel Kord**, all of that certain tract, piece or parcel of land situated in the First Judicial District Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lot 309, Loren D. Heights Subdivision, Phase V, a subdivision, according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of Harrison, First Judicial District County, MS, in Book 35, at Page 35, reference to which is hereby made in aid of and as a part of this description.

This being the same property as that conveyed to Robert W. Boling, by instrument recorded in Instrument Number 2019-2987-D-J1, Land Deed Records of the First Judicial District of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

This is not a part of the Grantor's Homestead.

Death Certificate of Otha E. Boling attached hereto as Exhibit "A"

WITNESS MY SIGNATURE, on this the 9th day of April, 2021.

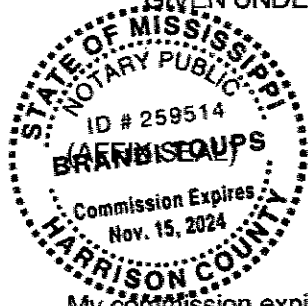
Robert W. Boling
Robert W. Boling

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Robert W. Boling**, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 9th day of April, 2021.



My commission expires: November 15, 2024

Ed. J. [Signature]
NOTARY PUBLIC

DEED ACCEPTED BY:

Rachel Kord
Rachel Kord, Grantee

MISSISSIPPI STATE DEPARTMENT OF HEALTH
VITAL RECORDS

Exhibit A



14225880

FILING DATE		CERTIFICATE OF DEATH		STATE OF MISSISSIPPI		CASE NUMBER	
12/15/2020				123-2020-034525			
1. DECEDENT'S LEGAL NAME (First, Middle, Last, Suffix) OTHA EDGAR BOLING				1. GENDER MALE		2c. HOUR OF DEATH 10:15	
4. RACE (Check one or more; race is indicated where the decedent considered himself or herself to be) ☒ White ☐ Black or African American ☐ Chinese ☐ Filipino ☐ Japanese ☐ Korean ☐ Vietnamese ☐ Native Hawaiian ☐ Samoan ☐ Asian Indian ☐ Guamanian or Chamorro ☐ Other Asian (Specify) _____ ☐ Other Pacific Islander (Specify) _____ ☐ American Indian or Alaska Native (Specify of the enrolled tribe or principal title) _____ ☐ Other (Specify) _____				3c. DATE OF DEATH (Month, Day, Year) 12/12/2020			
5a. AGES AT LAST BIRTHDAY 79 Yrs		ONLY IF UNDER 1 YEAR 30 MOS 5c. DAYS		6. DATE OF BIRTH (Month, Day, Year) 07/08/1941		7. BIRTH PLACE (State or Foreign Country) TENNESSEE	
8. PLACE OF DEATH (Check only one box) ☐ Inpatient ☐ ER/Occupational ☐ OOA ☐ Hospice facility ☐ Nursing Home/Long term care facility ☐ Decedent's home ☐ Other (Specify) _____				9. CITY, TOWN OR LOCATION OF DEATH DIBERVILLE			
9a. ZIP CODE 39348				9b. COUNTY OF DEATH HARRISON			
10. DECEDENT'S EDUCATION - Check the box that best describes the highest degree or level of school completed at time of death. ☐ 8th grade or less ☐ 9th - 12th grade, no diploma ☐ High school graduate or GED completed ☐ Some college, no degree ☐ Associate Degree (e.g., AA, AS) ☐ Bachelor's degree (e.g., BA, AB, BS) ☐ Master's degree (e.g., MA, MS, MEd, MFA, MScW, MBA) ☐ Doctorate (e.g., PhD, EdD) or Professional degree (e.g., MD, DDS, DVM, LLB, JD) ☐ Unknown							
11. MARITAL STATUS AT TIME OF DEATH ☒ Married ☐ Married but separated ☐ Widowed ☐ Divorced ☐ Never married ☐ Unknown				12. SURVIVING SPOUSE (give full name prior to first marriage) NO			
13. DECEDENT OF HISPANIC ORIGIN? Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "No" box if decedent is not Spanish/Hispanic/Latino. ☐ No, not Spanish/Hispanic/Latino ☐ Yes, Mexican, Mexican American, Chicano ☐ Yes, Puerto Rican ☐ Yes, Cuban ☐ Yes, Other Spanish/Hispanic/Latino, (Specify) _____							
14. SOCIAL SECURITY NUMBER		15a. USUAL OCCUPATION (Kind of work done most of working life) PAINTER		15b. KIND OF BUSINESS OR INDUSTRY SELF EMPLOYED			
16. RESIDENCE - STATE MISSISSIPPI		16a. CITY OR TOWN DIBERVILLE		16b. ZIP CODE 39348		16c. STREET AND NUMBER OR RURAL LOCATION (Indicate apartment number) 3933 RIVERVIEW DRIVE	
16d. INSIDE CITY LIMITS (Yes or No) YES		17. FATHER'S OR PARENT'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last, Suffix) IDA LEE MCCARTER					
17a. MOTHER'S OR PARENT'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last, Suffix) IDA LEE MCCARTER		17b. ADDRESS (Street and number, City or town, State, ZIP Code) 3933 RIVERVIEW DRIVE, DIBERVILLE, MS 39540					
18. DISPOSITION OF BODY (Specify: Burial, Cremation, Donation, etc.) REMOVAL		18a. CEMETERY/CREMATORY - NAME NEW FRIENDSHIP		18b. LOCATION (City and state) CLEVELAND, TN		18c. FUNERAL DIRECTOR - SIGNATURE AND LICENSE NUMBER DAVID C. RIEMANN FD-1538	
19. FUNERAL HOME (Where first examined or custody of body) RIEMANN FUNERAL HOME (CAR)		19a. FUNERAL HOME LICENSE NUMBER FE-0503		19b. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) P O BOX 3188, GULFPORT, MS 39503			
20. FUNERAL HOME (If body was transferred prior to disposition) COMPANION FUNERAL HOME		20a. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 2415 GEORGETOWN RD NW, CLEVELAND, TN 37311		20b. PRONOUNCED DEAD (Month, Day, Year) CH 12/12/2020			
20c. PRONOUNCED DEAD (Time) AT 10:15		21. NAME OF CERTIFIER (Type or print) WILLIAM SWITZER					
21a. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) P. O. BOX 4036, GULFPORT, MS 39502		21b. On the basis of examination and/or investigation, in my opinion, death occurred due to the cause(s) stated: ELECTRONICALLY SIGNED BY WILLIAM SWITZER, CMJE HARRISON COUNTY CORONER					
22. DATE SIGNED (Month, Day, Year) 12/15/2020		22a. POST-MORTEM EXAMINATION (Yes or No) NO					
22b. POST-MORTEM EXAMINATION FINDINGS AVAILABLE (Yes or No) NO		22c. REFERRED TO STATE MEDICAL EXAMINER (Yes or No) NO					
23. DATE OF DEATH PART I - Enter the date of event - disease, injury, or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, shock or heart failure without showing the etiology. List only one cause per each line. DO NOT USE ABBREVIATIONS.		IMMEDIATE CAUSE (final disease or condition resulting in death) (a) LUNG CANCER WITH METASTASIS (b) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only) (c) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only) (d) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only) (e) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only)					
23a. PART II: OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not resulting in the underlying cause given in PART I.		23b. TRANSPORTATION INJURY, SPECIFY ☐ Driver/Operator ☐ Passenger ☐ Pedestrian ☐ Other (Specify) _____					
23c. INJURY AT WORK (Yes or No)		23d. PLACE OR INJURY (Specify home, farm, street, factory, office building, etc.)		23e. LOCATION (Street or route number, City or town, State)		23f. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED	

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THIS OFFICE

12/18/2020

Judy Moulder
STATE REGISTRAR

WARNING: A REPRODUCTION OF THIS DOCUMENT RENDERS IT VOID AND INVALID. DO NOT ACCEPT UNLESS EMBOSSED SEAL OF THE MISSISSIPPI STATE BOARD OF HEALTH IS PRESENT. IT IS ILLEGAL TO ALTER OR COUNTERFEIT THIS DOCUMENT.

VERIFY PRESENCE OF WATERMARK HOLD TO LIGHT TO VIEW

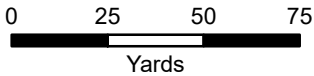
ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

MANI ALLEGATION ON EPHEDRINE VOIDS THIS CERTIFICATE

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER. THIS IS WATERMARKED PAPER. DO NOT ACCEPT WITHOUT FIRST HOLDING TO LIGHT TO VERIFY WATERMARK.



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



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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			RACHEL L. KORD (OWNER)	2472 TANDY DRIVE	GULFPORT	MS	39503
			Adjacent Property Owners				
	98410	0909C-01-016.005	ALEXANDER RICHARD D & DENISE D	2487 TANDY DR	GULFPORT	MS	39503
	98428	0909C-01-016.014	ASHER STANLEY & KATIE	10503 CORA CIRCLE	GULFPORT	MS	39503
	98444	0909C-01-016.028	BOLING ROBERT W	2472 TANDY DRIVE	GULFPORT	MS	39503
	98427	0909C-01-016.013	BOLTON ERNEST	101 CORA CIR	GULFPORT	MS	39503
	98408	0909C-01-016.003	BRIDGES WILLIAM P IV	17059 GINA LN	GULFPORT	MS	39503
	98439	0909C-01-016.025	CARRASCO CLARISSA	2478 TANDY DR	GULFPORT	MS	39503
	97014	0909C-01-018.000	DEDEAUX PROPERTIES I LP	13407 DEDEAUX RD	GULFPORT	MS	39507
	98426	0909C-01-016.012	KOSLOW JASON & HEMINGWAY NANCY-TR	4604 KOHIS COURT	WEST CHESTER	OH	45069
	98445	0909C-01-016.029	LOWELL HARRY J	953 NORTH ST	JACKSON	MS	39202
	98411	0909C-01-016.006	MALESEV WILLIAM N	10530 CORA CIR	GULFPORT	MS	39503
	98442	0909C-01-016.026	MONTGOMERY CHRISTOPHER	2476 TANDY DR	GULFPORT	MS	39503
	98409	0909C-01-016.004	OLIVER TAMMY TERRELL	2485 TANDY DR	GULFPORT	MS	39503
	98443	0909C-01-016.027	STOGNER DUSTIN	247 STENNIS DR APT 141	BILOXI	MS	39531

RE: Planning Commission Approval 2106PC093, by owner Rachel Kord, tax parcel 0909C-01-016.027, Requests home occupation for mobile pet grooming, 2472 Tandy Dr, Zoned R-1-10 (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, June 24, 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, June 24, 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.

MEMORANDUM

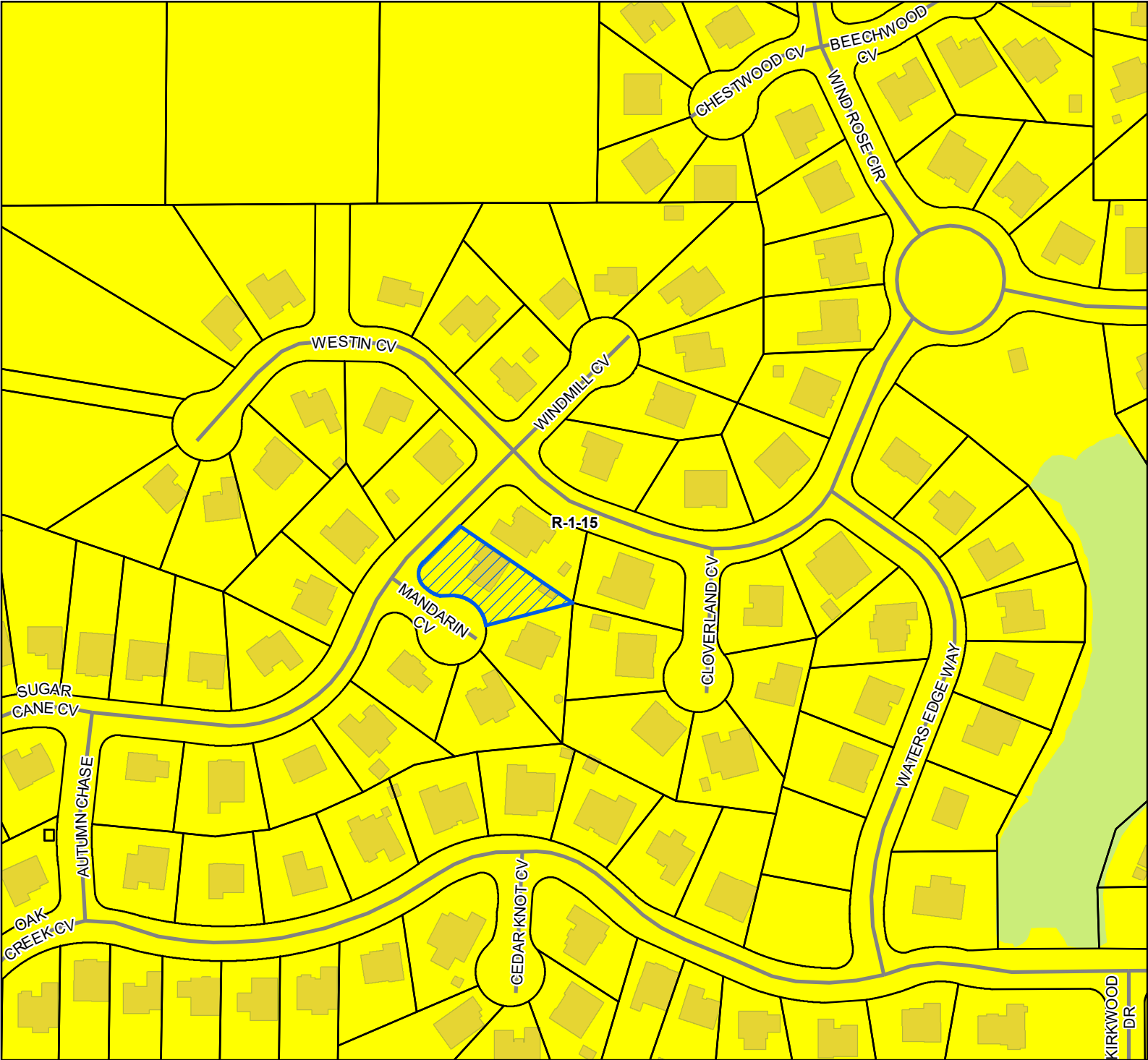
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 24, 2021

Re: Planning Commission Approval 2106PC095:

Planning Commission Approval 2106PC095, by owner Leigh LaCroix, tax parcel 0807O-01-001.055, Request home occupation for a real estate business use, 14465 Autumn Chase, Zoned R-1-15 (Single-family), Ward 7



 Site

 Street

 Parcels

 Buildings

 Water Features

Zoning

R-1-15 - Single Family

 Residence District (Low Density)

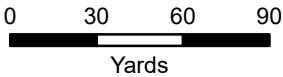
Site Information

08070-01-001.055

Zoning: R-1-15 (Single-family)

Size: 15,126 square feet

Flood: X



1 inch = 200 feet



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\$75.00



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR PLANNING COMMISSION APPROVAL FOR A HOME OCCUPATION

Property Information

TAX PARCEL #

0	8	0	7	0

 -

0	1

 -

0	0	1

 .

0	5	5

(If necessary, use separate sheet of paper)

Address of Property Involved: 14465 Autumn Chase Gulfport MS 39503Lot(s) 172, Block(s) _____, Subdivision Wind Rose

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

I'm requesting a privilege license to run my real estate business out of my home. No clients will be coming to my home.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

Leigh Morrison LaCroix
Printed Name of Owner
14465 Autumn Chase
Mailing Address
Gulfport MS 39503
City State Zip code
228-8068019
Home Phone Work/Cell Phone
fullspectrumreality@gmail.com
Email
Leigh LaCroix
Signature of Owner

AGENT

Printed Name of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Leigh Morrison LaCroix

Address: 14465 Autumn Chase Gulfport, MS 39503

Phone: (Home) _____ (Work/Cell) 228-806-8019

If rented, then the name of owner or manager is required, along with a letter of approval from same: N/A

Name of business or service to be used as home occupation: Full Spectrum Realty

Nature of business: Real Estate

Please fill in all the appropriate blanks:

Hours of operation: 8:00 a.m. until 5:00 p.m. ✓

Earlier than 8:00 a.m. _____

Give hours: _____

Later than 5:00 p.m.: _____

Give hours: _____

Method of conducting business:

Telephone: ✓

Mail order: _____

Personal computer: ✓

Appointment: _____

Traffic generation:

Is there any delivery of goods or products to the residence? No

If so, specify the number and frequency of deliveries: _____

Describe size of vehicle making deliveries: _____

Is service by appointment only or are there drop-by visits by customers or clientele? _____

No clients or customers will be coming to my location.

Specify number and frequency of visits by clients and customers: 0

Is everything made, manufactured, or provided on site? N/A (No)

Is special equipment required in production? (No)

If so, described it, giving size of motor, etc. _____

Are sales made from the premises? No

If sales are made from other places, indicate on what basis:

Local stores on consignment: _____

Arts and crafts or flea markets: _____

Trade shows: _____

Other: _____

Is there a Protective Covenant that exists that prohibits a home occupation at the proposed located?

Yes _____ No ☒

I certify the above to be true and accurate as it pertains to this application. I recognize that failure to comply with the assurances made in this application may result in the denial or removal of the permit after due notice and public hearing thereon.

Printed Name: Leigh LaCroix

Signature: Leigh LaCroix

Date: 4-29-21

Explanation of why site plan is appropriate with regards to:

Transportation and access: There will be no additional traffic to my home or Wind Rose subdivision due to my Real Estate business. I will not have any clients or employees coming to my home.

Water supply: The water supply will not change for my home or my subdivision due to my real estate business being at my home. My home will have the same amount of people residing in my home when the business is run out of it as it has now. I will not have any clients or employees coming to my home.

Waste Disposal: The waste disposal will not change for my home or my subdivision due to my real estate business being at my home. My home will have the same amount of people residing in my home when the business is run out of it as it has now. All of my real estate business is done electronically.

Fire and Police Protection: I am not asking for any additional fire or police protection to be added or done.

Other Public Facilities: I will not be using any public facilities for my business.

Why the proposal will not cause undue traffic congestion or create a traffic hazard: I will not have any employees or clients coming to my home so there will be no traffic or hazards due to my real estate business.

Why the proposal is in harmony with the orderly and appropriate development of the district in which the use is located: Running my real estate business out of my home would not entail me doing anything that is not already done daily in my home and almost all home in the United States. I will be working on my phone and computer. NO clients will be at my home. Home offices have become a norm in this day and age, especially with Covid – 19. With Covid 19 so many have been forced to work from home, I'm simply asking to do the same. I will not be doing anything that will cause any changes to my subdivision.

A handwritten signature in cursive script, reading "Leigh Lohr". The signature is written in black ink on a white background.



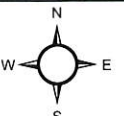
Area Map

Printed 4/29/2021



● Addresspoints

▭ Parcels



1 inch = 50 feet

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SCANNED



J. Henderson 1st Judicial District
Instrument 2020 10813 D -J1
Filed/Recorded 8/25/2020 08:05 A
Total Fees \$ 30.00
8 Pages Recorded

PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
(770) 643-2148

GRANTOR'S INFORMATION:

McCalla Raymer Leibert Pierce, LLC
1052 Highland Colony Parkway, Suite 211
Ridgeland, MS 39157
(662) 388-5464

RETURN TO:

McCalla Raymer Leibert Pierce, LLC
c/o FT9 Recording Team
1544 Old Alabama Road
Roswell, GA 30076
(770) 643-2148

GRANTEE'S INFORMATION:

LEIGH LACROIX
14465 AUTUMN CHASE
GULFPORT, MS 39503
(228) 806-8019

File No.: 5836420
Property Address: 14465 Autumn Chase
Gulfport, MS 39503

Indexing Instructions: Lot 172 Wind Rose S.D., Phase 3, Pt 2, 1st Jud. Dist., Harrison County, MS

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on May 11, 2018, Vincent Grant Bone and Lori Leigh Bone, executed a deed of trust for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for USAA Federal Savings Bank, its successors and assigns, which deed of trust was recorded on May 16, 2018, as Instrument No. 2018 4090 T-J1, in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi; and

WHEREAS, the aforementioned Deed of Trust was subsequently assigned by Mortgage

Page 1

McCalla Raymer Leibert Pierce, LLC
5836420-FT22/vki
08/05/20

VA Case #: 23-23-6-0385973

Electronic Registration Systems, Inc., as beneficiary, as nominee for USAA Federal Savings Bank, its successors and assigns to USAA FEDERAL SAVINGS BANK, by instrument dated February 27, 2020, and recorded on March 9, 2020, as Instrument No. 2020-2136-T-J1, of the records of the aforesaid Chancery Clerk; and

WHEREAS, USAA FEDERAL SAVINGS BANK, the holder of the deed of trust, substituted McCalla Raymer Leibert Pierce, LLC, as Trustee, as authorized by the terms thereof, by instrument recorded on March 17, 2020, and spread at large upon the records in the office of the aforesaid Chancery Clerk as Instrument , prior to the posting and publication of the Notice of Sale herein; and

WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby having been declared due and payable in accordance with the terms of said deed of trust, USAA FEDERAL SAVINGS BANK, the legal holder of the indebtedness, having requested the undersigned Substitute Trustee to execute the trust and sell said land, property, and all improvements in accordance with the terms of the deed of trust and for the purpose of raising the sums due thereunder, together with attorney's fees, Substitute Trustee's fees and expenses of sale;

WHEREAS, the undersigned Substitute Trustee, after posting and publication of the Notice of Sale as required by Mississippi law and in accordance with the terms of the deed of trust, within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.) on August 5, 2020, at public outcry offered the hereinafter described property for sale at the East front door of the Harrison County Courthouse (1st Judicial District) in Gulfport, Mississippi;

WHEREAS, the Proof of Publication (attached hereto as *Exhibit "1"*) and Proof of Posting (attached hereto as *Exhibit "2"*) have been prepared and executed to verify all aforesaid events, and said attached items are fully incorporated herein as proof thereof;

WHEREAS, at the time and place aforementioned, the undersigned Substitute Trustee received from the Grantee a bid of ONE HUNDRED SIXTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$167,500.00), which was the highest bid for cash for said land, property and all improvements, and said bidder was then and there declared to be the purchaser thereof;

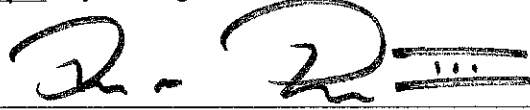
NOW, THEREFORE, in consideration of the aforesaid sum, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned Substitute Trustee does hereby convey to LEIGH LACROIX the following described land, property, improvements and appurtenances thereunto belonging, lying and being situated in the First Judicial District of Harrison County, Mississippi, to-wit:

Lot 172, WIND ROSE SUBDIVISION, PHASE THREE (3), PART TWO (2), as per the official map or plat thereof; on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 47 at Page 2 thereof; reference to which is hereby made in aid of and as a part of this description.

Tax Parcel Number: 0807O-01-001.055.

I hereby convey only such title as is vested in the Substitute Trustee.

WITNESS MY SIGNATURE, this the 11 day of August, 2020.



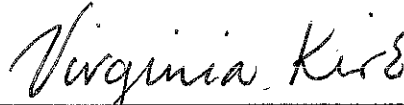
McCalla Raymer Leibert Pierce, LLC,
SUBSTITUTE TRUSTEE

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY came and appeared before me, the undersigned authority in and for the county and state aforesaid, Robert M. Peebles, III, of McCalla Raymer Leibert Pierce, LLC, the Substitute Trustee, who acknowledged to and before me that he executed the above and foregoing Substitute Trustee's Deed on the day and year therein mentioned and for the purposes therein expressed, after having been duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 11 day of August, 2020.



NOTARY PUBLIC

My Commission Expires:



SunHerald

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
682592	0064895205	SUBSTITUTE TRUSTEES NOTICE OF SALE W	5836420	\$151.48	1	8.50 in

Attention:

MCCALLA RAYMER, LLC
PO BOX 769149
ROSWELL, GA 30076

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS on May 11, 2016 Vincent Grant Bone and Lon Leigh Bone executed a deed of trust for the benefit of Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for USAA Federal Savings Bank, its successors and assigns, which deed of trust was recorded on May 10, 2016 as Instrument No. 2016 4090 T-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi; and Said Deed of Trust was last sold, assigned and transferred to USAA FEDERAL SAVINGS BANK by assignment recorded in in Instrument 2020-2136-T-J1 in the office of the Chancery Clerk of the First Judicial District, Harrison County, Mississippi;

WHEREAS, the holder of the deed of trust at the time of the substitution substituted McCalla Raymer Leiberl Pierce, LLC as Trustee, as authorized by the terms thereof, by instrument recorded on March 17, 2020, and spread at large upon the records in the office of the aforesaid Chancery Clerk as Instrument No. 2020-2424-T-J1 prior to the posting and publication of this notice; and

WHEREAS, default having been made in the terms and conditions of the deed of trust, and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of the deed of trust, and the legal holder of said indebtedness, USAA FEDERAL SAVINGS BANK, has requested the undersigned Substitute Trustee to execute the trust and sell said land, property and improvements in accordance with the terms of the deed of trust for the purpose of raising the sums due thereunder, together with attorney's fees, Substitute Trustee's fees and expenses of sale; THEREFORE, on August 5, 2020, the undersigned, Substitute Trustee in the deed of trust, will offer for sale at public outcry and sell to the highest bidder for cash, within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.) at the East front door of the Harrison County Courthouse (First Judicial District) in Gulfport, Mississippi; the following described land, property and improvements (and being situate in the First Judicial District of Harrison County, Mississippi, to-wit: Lot 172, Wind ROSE SUBDIVISION, PHASE THREE (3), PART TWO (2); as per the official map or plat thereon on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 17 of Page 2 hereof; reference to which is hereby made in and as a part of this description. Tax Parcel Number 00970-01-001.055.

I WILL CONVEY only such title as is vested in the Substitute Trustee.

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared VICTORIA RODELA, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily 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 in the issue(s) of:

3 Insertion(s)

Published On:

July 15, 2020, July 22, 2020, July 29, 2020

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

V. Rodela

Clerk

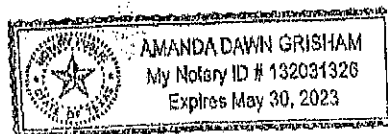
Sworn to and subscribed before me this
29th day of July in the year of 2020

Amanda Dawn Grisham

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



WITNESS MY SIGNATURE, this the 4th
day of July, 2020
As: Robert M. Pautias, III
McCulla Paying Leasing Pardo, LLC
Sedalia Trustee
1052 Highland Colony Parkway
Suite 211 Ridgeland, MS 39157
770-643-2148
Pautiasr@cclls.net
File No.: 5836420
PUBLISHED:
07/15/2020, 07/22/2020, 07/29/2020

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on May 11, 2018, Vincent Grant Bone and Lori Leigh Bone executed a deed of trust for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for USAA Federal Savings Bank, its successors and assigns, which deed of trust was recorded on May 16, 2018, as Instrument No. 2018 4090 T-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi; and Said Deed of Trust was last sold, assigned and transferred to USAA FEDERAL SAVINGS BANK by assignment recorded in in Instrument 2020-2136-T-J1 in the office of the Chancery Clerk of the First Judicial District, Harrison County, Mississippi.

WHEREAS, the holder of the deed of trust at the time of the substitution substituted McCalla Raymer Leibert Pierce, LLC as Trustee, as authorized by the terms thereof, by instrument recorded on March 17, 2020, and spread at large upon the records in the office of the aforesaid Chancery Clerk as Instrument No. 2020-2424-T-J1 prior to the posting and publication of this notice; and

WHEREAS, default having been made in the terms and conditions of the deed of trust, and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of the deed of trust, and the legal holder of said indebtedness, USAA FEDERAL SAVINGS BANK, has requested the undersigned Substitute Trustee to execute the trust and sell said land, property and improvements in accordance with the terms of the deed of trust for the purpose of raising the sums due thereunder, together with attorney's fees, Substitute Trustee's fees and expenses of sale;

THEREFORE, on August 5, 2020, the undersigned Substitute Trustee in the deed of trust, will offer for sale at public outcry and sell to the highest bidder for cash, within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.) at the East front door of the Harrison County Courthouse (1st Judicial District) in Gulfport, Mississippi, the following described land, property and improvements lying and being situate in the First Judicial District of Harrison County, Mississippi, to-wit:

Lot 172, WIND ROSE SUBDIVISION, PHASE THREE (3), PART TWO (2), as per the official map or plat thereof; on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 47 at Page 2 thereof; reference to which is hereby made in aid of and as a part of this description.

Tax Parcel Number: 08070-01-001.055.

I WILL CONVEY only such title as is vested in the Substitute Trustee.

WITNESS MY SIGNATURE, this the 8th day of July, 2020

/s/ Robert M. Peebles, III

McCalla Raymer Leibert Pierce, LLC

Substitute Trustee

1052 Highland Colony Parkway, Suite 211

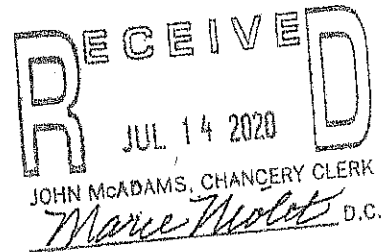
Ridgeland, MS 39157

(770)643-2148

Foreclosurehotline.net

File No.: 5836420

PUBLISH: 07/15/2020,07/22/2020,07/29/2020



PERMITS/INSP PAYMENT RECPT#: 10654789
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 04/29/21 TIME: 15:26
CLERK: bchapman DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00
AMOUNT PAID: 75.00

PAID BY:
PAYMENT METH: CHECK
REFERENCE: 1108

AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00

LML INVESTMENTS INC.
14485 AUTUMN CHASE
GULFPORT, MS 39503

Pay to the Order of City of Gulfport

Date 4-29-21

Amount Five dollars and 00/100 \$ 75.-

1108 85-127842 230

CHECK NUMBER

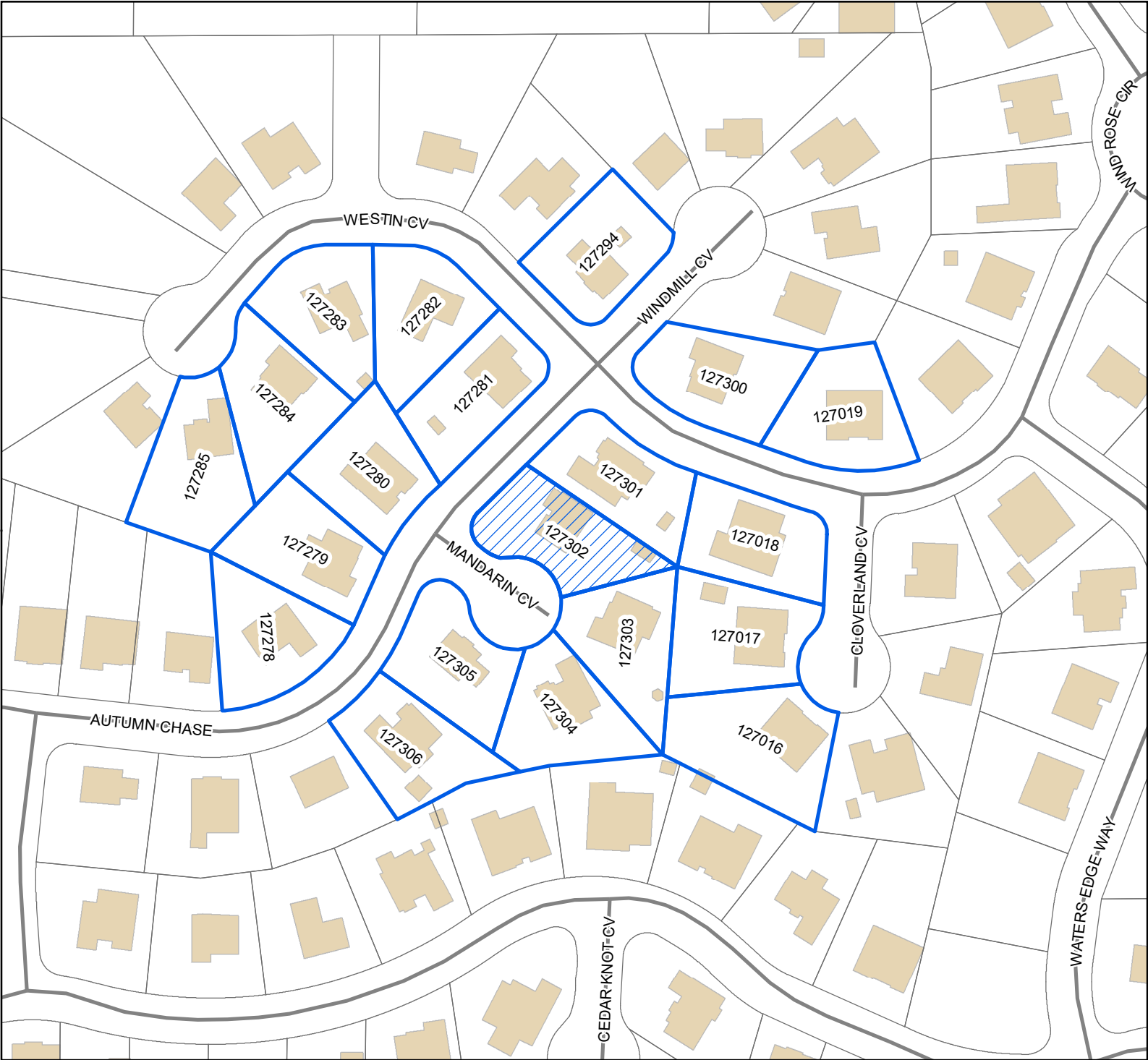
BancorpSouth
Right Where You Are
INFOLINE 1-888-757-7711

For Leigh LeCroy

00777516261108

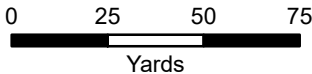
1108

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
127302	08070-01-001.055	LACROIX LEIGH		14465 AUTUMN CHASE	GULFPORT	MS	39503
Adjacent Property Owners 095							
127017	08070-01-030.052	ADAMS KARA E & DAVID M		13427 CLOVERLAND COVE	GULFPORT	MS	39503
127304	08070-01-001.057	ASHLEY RICHIE T & UMBREACHA D		15147 MANDARIN COVE	GULFPORT	MS	39503
127285	08070-01-001.038	BAUGUS DUSTIN & KOURTNYEE		15217 WESTIN COVE	GULFPORT	MS	39503
127301	08070-01-001.054	BROCK JAMES M & L'QUITHA YOUNETTE		14469 AUTUMN CHASE	GULFPORT	MS	39503
127019	08070-01-030.054	COOK JEFFREY CHAD		14482 AUTUMN CHASE	GULFPORT	MS	39503
127294	08070-01-001.047	FLOWERS CRAIG & KERRI		15186 WESTIN COVE	GULFPORT	MS	39503
127303	08070-01-001.056	HENDERSON KYLE W & JODIE		15148 MANDARIN COVE	GULFPORT	MS	39503
127280	08070-01-001.033	JOHNSON PAUL R & KATHERINE M		14472 AUTUMN CHASE LANE	GULFPORT	MS	39503
127283	08070-01-001.036	JONES TIMOTHY & ALISA T		15209 WESTIN COVE	GULFPORT	MS	39503
127279	08070-01-001.032	MCCLURE ALAN J & DEENA M JOYCE		14468 AUTUMN CHASE	GULFPORT	MS	39503
127300	08070-01-001.053	MCLEAN ROBERT A & LISA D		14478 WINDMILL COVE	GULFPORT	MS	39503
127281	08070-01-001.034	MORAN IAN R & JILL M		15201 WESTIN COVE	GULFPORT	MS	39503
127282	08070-01-001.035	PACHER JASON ALLEN & REBECCA ANNE		15205 WESTIN COVE	GULFPORT	MS	39503
127305	08070-01-001.058	PARNELL ANTHONY Q & JESSICA I		15151 MANDARIN COVE	GULFPORT	MS	39503
127018	08070-01-030.053	RANATZA GENE RYAN & SARA BLANE		14473 AUTUMN CHASE	GULFPORT	MS	39503
127306	08070-01-001.059	REDMOND BENNY LEE & ARDENE		14461 AUTUMN CHASE	GULFPORT	MS	39503
127016	08070-01-030.051	RICHERSON BETTY J & LINDA G TERRY		13423 CLOVERLAND CV	GULFPORT	MS	39503
127278	08070-01-001.031	WASHINGTON CHRISTOPHER E & KRISTY N		14462 AUTUMN CHASE	GULFPORT	MS	39503
127284	08070-01-001.037	YOHE ANEESA		15213 WESTIN CV	GULFPORT	MS	39503



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.

RE: Planning Commission Approval 2106PC095, by owner Leigh LaCroix, tax parcel 0807O-01-001.055, Request home occupation for a real estate business use, 14465 Autumn Chase, Zoned R-1-15 (Single-family), 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, June 24, 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, June 24, 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.

Re: 2106 PC 095

Dear Sir:

Enclosed you will find a copy of the Wind Rose
Covenant that prohibits the above request. On her
request to you she answered no to question that
asks about the covenants.

Your prompt attention toward this matter
is greatly appreciated.

Thank you
Deborah Oden

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STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



1st Judicial District
Instrument 2005 14250 D -J1
Filed/Recorded 4 13 2005 4 10 P
Total Fees 60.00
24 Pages Recorded

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS

AND EASEMENTS FOR

Wind Rose Subdivision, Phase Three Part 1
LOTS 79-117

THIS DECLARATION, made on the date hereinafter set forth by Wind Rose, L.L.C., (hereinafter referred to as "Declarant" or "Declarants", whether one or more).

WITNESSETH:

WHEREAS, Declarant is the Owner of certain Property in the City of Gulfport, County of Harrison, State of Mississippi, which is more particularly described as "WIND ROSE SUBDIVISION, PHASE THREE PART 1", according to the map or plat thereof on file and of record in the office of the Chancery Clerk for the First Judicial District of Harrison County, Mississippi, in Plat Book 46, at Page 10;

WHEREAS, Declarant desires to provide for the preservation and enhancement of the property values in all Phases of Wind Rose Subdivision (hereinafter referred to as "Wind Rose Subdivision", and for the maintenance of the Property and improvements thereon, and to this end desires to subject the Property to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, each and all of which are for the benefit of the Property; and

WHEREAS, Declarant has deemed it desirable, for the efficient preservation of the values in Wind Rose Subdivision, to create an agency to which should be delegated and assigned the powers of owning, maintaining and administering the Common Area and improvements thereon and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, Declarant will cause to be incorporated under the laws of the State of Mississippi the Wind Rose Homeowners Association, Inc., a non-profit corporation, for the purpose of exercising the aforesaid functions.

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

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ARTICLE I
DEFINITIONS

Section 1. "Architectural Review Board" shall mean and refer to Wind Rose, L.L.C., its successors and assigns, Declarant, or such other individuals or entities as Declarant may appoint, until all Lots in Wind Rose Subdivision have been fully developed and permanent improvements constructed thereon and sold to permanent residents, or at such other time as the Declarant in its sole discretion shall turn the same over to the Association.

Section 2. "Association" shall mean and refer to Wind Rose Homeowners Association, Inc., its successors and assigns.

Section 3. "Wind Rose" shall mean Wind Rose, L.L.C., a Mississippi Limited Liability Company, its successors and assigns.

Section 4. "Board" shall mean and refer to the Board of Directors of the Association.

Section 5. "Common Area" shall mean all real and personal property now or hereafter owned by the Declarant and/or Association for the common use and enjoyment of the Owners, identified and shown on the recorded Plat, including any additions and improvements thereto, and shall additionally include those common areas described in the covenants for Wind Rose Subdivision Phase One.

Section 6. "Common Expenses" shall mean and refer to the actual and estimated expenses of operating the Association, including any reasonable reserve, all as may be found to be necessary and appropriate by the Board pursuant to this Declaration and the By-Laws and Articles of Incorporation of the Association.

Section 7. "Declarant" shall mean and refer to Wind Rose, L.L.C., its successors and assigns, and if said successors or assigns are named as Declarant by Wind Rose, L.L.C., in any instrument of conveyance of said Lots.

Section 8. "Declaration" shall mean the covenants, conditions, restrictions and easements and all other provisions herein set forth in this entire document, as may from time to time be amended.

Section 9. "Developer" shall mean and refer to the Declarant, and any other entity who should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

Section 10. "Homebuilder" shall mean and refer to any grantee of the Declarant who is conveyed a Lot for the purpose of constructing a dwelling on such Lot.

Section 11. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision plat of the Properties with the exception of the Common Area.

Section 12. "Member" shall mean and refer to every person, group of persons, corporation, trust, or other legal entity, or any combination thereof, who holds any class of membership in the Association.

Section 13. "Mortgagee" shall mean the holder of any recorded mortgage, or the party secured or the beneficiary of any recorded deed of trust, encumbering one or more of the Lots. "Mortgage", as used herein, shall include a deed of trust. "First Mortgage", as used herein, shall mean a mortgage with priority over other mortgages. As used in this Declaration, the term "mortgagee" shall mean any mortgagee and shall not be limited to institutional mortgagees. As used in this Declaration, the term "institutional mortgagee" or "institutional holder" shall include banks, trust companies, insurance companies, mortgage insurance companies, savings and loan associations, trusts, mutual savings banks, credit unions, pension funds, mortgage companies, Federal National Mortgage Association ("FNMA"), Federal Home Loan Mortgage Corporation ("FHLMC"), all corporations and any agency or department of the United States Government or of any state or municipal government, or any other organization or entity which has a security interest in any lot.

In the event any mortgage is insured by the Federal Housing Administration ("FHA") or guaranteed by the Veterans Administration ("VA"), then as to such mortgage the expressions "mortgagee" and "institutional mortgagee" include the FHA or the VA as the circumstances may require, acting, respectively, through the Federal Housing Commission and the Administrator of Veteran's Affairs or through other duly authorized agents.

Section 14. "Owner" shall mean and refer to the record owner, whether one or more persons, of the fee simple title to any Lot which is part of the Property, but excluding those having such interest merely as security for the performance of an obligation.

Section 15. "Person" shall mean and refer to a natural person, corporation, partnership, association, trust or other legal entity, or any combination thereof.

Section 16. "Property" shall mean or refer to that certain real property described in the official recorded Plat.

Section 17. "Structure" shall mean and refer to:

(i) any thing or object the placement of which upon any Lot may affect the appearance of such Lot, including by way of illustration and not limitation, any building or part thereof, garage, porch, gazebo, shed, greenhouse or bathhouse, coop or cage, covered or uncovered patio, swimming pool, tennis court, fence, curbing, paving, wall, sign, signboard, mailbox, driveway, temporary or permanent improvement to such Lot;

(ii) any excavation, grading, fill ditch, diversion dam or other thing, object or device which affects or alters the natural flow of surface waters from, upon or across any Lot, or which affects or alters the flow of any waters in any natural or artificial creek, stream, wash or drainage channel from, upon or across

any Lot; and

(iii) any change in grade at any point on a Lot of more than six (6) inches, whether or not subsection (ii) of this Section applies to such change.

Section 18: "Tree" shall mean an evergreen or deciduous upright woody perennial plant having a single main stem or several main stems which obtains a height of at least 15 feet generally with few or no branches on its lower part. The tree must have a minimum circumference of 4 inches measured 4 feet above the ground.

ARTICLE II

PROPERTIES INCLUDED AND EXPANSION PROPERTIES

Section 1. Property Subject To Declaration. The real property subject to this Declaration is located in the First Judicial District of Harrison County, Mississippi and is described as "WIND ROSE SUBDIVISION, PHASE THREE Part 1", according to the map or plat thereof on file and of record in the office of the Chancery Clerk for the First Judicial District of Harrison County, Mississippi, in Plat Book _____, at Page _____.

Section 2. Expansion Of Subdivision. Declarant may at a future time or times, expand Wind Rose Subdivision in increments or parts, the exact size and configuration of which shall be within the sole discretion of Declarant or its successors in title. Declarant shall have the right to file an additional supplemental subdivision plat or plats adding additional Lots. The additional platting shall have the effect of making the additional Lots part of the property (as herein defined) and subject to these Covenants and Restrictions.

The right of additional platting as hereinafter set forth is expressly reserved by Declarant and may not be revoked, modified, amended, or otherwise altered by the Association, or members thereof.

ARTICLE III

ARCHITECTURAL REVIEW BOARD

Section 1. Purpose, Powers And Duties Of The Architectural Review Board.

(a) The purpose of the Architectural Review Board is to assure that the installation, construction, or alteration of any Structure on any Lot is in accordance with the standards determined by the Architectural Review Board. To the extent necessary to carry out such purpose, the Architectural Review Board shall have all of the powers and duties to do each and every thing necessary, suitable, convenient or proper for, or in connection with or incidental to, the power and duty to approve or disapprove plans and specifications for any installation, construction or alteration of any Structure on any Lot.

(b) The Architectural Review Board shall have the exclusive power and authority to grant variances from the strict applications of any of these covenants provided that such variances shall not subvert the purpose and principal thereof. The grant of a variance should be based upon the Architectural Review Board's

opinion that the variance will improve the quality and/or appearance of the project or will alleviate practical difficulties or undue hardship. Such variances as may be presented to the Architectural Review Board shall be considered on an individual, case by case basis, and shall not be deemed to set any precedent for future decisions by the Architectural Review Board. Nor shall the grant of a variance in any manner alter the force or effect of the restrictions with regard to other lots. Variances required by law to be granted by the County Planning Commission or City Council or similar board must be sought directly.

(c) To preserve the architectural appearance of the neighborhood, no construction or placement of improvements of any nature whatsoever shall be commenced or maintained by any Owner, his family, tenants, visitors, guests, servants, and agents with respect to the exterior of any house or with respect to any other portion of any Lot or other parcel of land, including without limitation, the construction or installation of tennis courts, greenhouses, playhouses, garages, guest or servants' quarters, or other outbuildings, nor shall any exterior addition to or change or alteration therein be made, unless and until the plans and specifications showing the nature, color, type, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to the harmony of external design, location, and appearance in relation to surrounding Structures and topography by the Architectural Review Board. The Architectural Review Board shall have the sole discretion to determine whether the plans and specifications submitted for approval are acceptable and in compliance with the total scheme of the neighborhood. If same are not approved or disapproved within fourteen (14) days from date submitted, then same shall be approved by default. Plans and specifications shall be submitted to the Chairman of the Architectural Review Board. It shall be the responsibility of the submitting party to obtain a receipt evidencing the date of submission of such plans and specifications. See also Article VIII, Section 2. Approval of Plans.

ARTICLE IV PROPERTY RIGHTS

Section 1. Owner's Easement Of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Area that shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

- (a) the right of the Association to adopt and publish rules and regulations governing the use of the Common Area;
- (b) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility now or hereafter situated upon the Common Area;
- (c) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an Owner for a period during which an assessment against his Lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations;

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6

(d) the right of the Declarant and/or Association to eject, remove or ban an Owner, their guest, invitee, and any other Person, from the use of the common area and/or the recreational facilities in the event of unruly conduct or conduct which is determined by the Association to be a nuisance or likely to cause harm or injury, and to suspend the right of any such Person to the use of the common area and/or recreational facilities for such period of time as is deemed advisable by the Association;

(e) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members; PROVIDED, HOWEVER, that no such decision or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by at least two-thirds (2/3) of each class of members has been obtained;

(f) the easements reserved in Article VII of this Declaration.

Section 2. Delegation Of Use. Any Owner may delegate, in accordance with the By-laws, his right of use and enjoyment in and to the Common Area and the improvements thereon to the members of his family, his invitees, his tenants, or contract purchasers who reside on the Property.

~~ARTICLE IV~~ ~~MEMBERSHIP AND VOTING RIGHTS~~ UNOFFICIAL

Section 1. Membership. Every Owner of a Lot which is subject to this Declaration shall be a mandatory member of the Association. The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot that is subject to this Declaration and shall pass automatically to an Owner's successor-in-title to the Lot.

Provided, however, a homebuilder shall not be a member of the Association (unless an Owner or he/she occupies a home) at the time of acquisition of any lot, and until such time as recorded title to said home has been transferred to a home owner from said homebuilder. At that time, the home buyer will become a member as defined herein.

Section 2. Voting Rights. The Association shall have two classes of voting membership:

Class A: Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled one (1) vote for each Lot owned. When more than one Person holds an interest in any Lot, all such Persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B: The Class B member(s) shall be the Declarants and shall be

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entitled to five (5) votes for each Lot owned.

The Declarant shall have the right to assign its voting rights by contract, in which case Declarant will have no further obligation unless they reassume said voting rights. The Class B membership shall cease when all Lots have been sold by Declarant.

ARTICLE VI
COVENANT FOR MAINTENANCE AND ASSESSMENTS

Section 1. Creation Of The Lien And Personal Obligation Of Assessments.

The Declarants, for each Lot owned within the Properties, hereby covenant, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be charged on the land and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with interest, cost, and reasonable attorney's fees, shall also be the personal obligation of the Person who was the Owner of such Lot at the time when assessment fell due. The personal obligation for delinquent assessments shall pass to his successors in title. It is the responsibility of a prospective Lot buyer to contact the Association to determine the status of assessment payment(s) of such Lot. Any delinquent assessments are payable on demand, and must be paid in full upon the sale of the applicable Lot.

Provided, however, any Lot(s) owned by a Homebuilder shall not be subject to assessment (unless an Owner or he/she occupies the home) at the time of acquisition of any Lot from the Declarant, nor during the period of construction and through completion, but only at such time as recorded title to said home has been transferred to a home owner from said Homebuilder.

Section 2. Purpose Of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents in the Properties, for the improvement and maintenance of the Common Area.

Section 3. Maximum Annual Assessment. Until June 30, 2001, the maximum annual assessment shall be \$240.00 per Lot.

(a) From and after June 30, 2001, the maximum annual assessment may be increased each year by not more than ten percent (10%) above the maximum assessment for the previous year without a vote of the membership.

(b) From and after June 30, 2001 the maximum annual assessment may be increased above ten percent (10%) only by the affirmative vote of at least two-thirds (2/3) of the members or proxies in attendance at a meeting called for this purpose, provided the meeting quorum requirement is met.

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(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Notice And Quorum For Any Action Authorized Under Section 3(b). Written notice of any meeting called for the purpose of taking any action authorized under Section 3(b) above shall be sent to all members not less than fourteen (14) days nor more than thirty (30) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes entitled to be cast shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at each subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. Such subsequent meeting shall be held within sixty (60) days following the preceding meeting. Any number of subsequent meetings may be held until a quorum is obtained.

Section 5. Special Assessments For Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area or the Landscape Easement Area, including fixtures and personal property related thereto. Prior to such special assessments being levied, same shall be approved by at least a two-thirds (2/3) affirmative vote of the members of the Association with each member being entitled to vote their class vote(s) for each lot owned.

Written notice of any meeting called for the purpose of approving any special assessment shall be mailed to all members not less than fourteen (14) days nor more than thirty (30) days in advance of the meeting.

At such meeting called, the presence of members or of proxies entitled to cast at least two-thirds (2/3) of all the votes entitled to be cast shall constitute a quorum. If the required quorum is not present, subsequent meetings subject to the same notice requirement and quorum requirement as provided in Section 4 may be called.

Section 6. Uniform Rate Of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly or on an annual basis. Such assessments may be escrowed with an owner's mortgage and submitted to the Association once a year.

Section 7. Date Of Commencement Of Annual Assessments: Due Dates. Commencement of assessments on a Lot will begin upon the closing of the initial sale of such Lot. Assessments will be on a prorated basis based on the year's assessment at the then current rate of the assessment. Dues are assessed in advance for the annual period of July 1 through June 30. Declarants shall, however, fund any deficit which may exist between assessments and the annual budget for as long as there is a Class B member of the Association. Failure of Declarants to meet their obligation to fund budget deficits shall constitute a lien against the land they own in the aforementioned subdivision. The annual due date of assessments shall be July 1. The Association

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shall, upon demand which is to be sent using certified mail, return receipt requested, and for a reasonable charge, not to exceed Ten Dollars (\$10.00), furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a specified Lot is binding upon the Association as of the date of its issuance. If the Association fails to respond to any such request within thirty (30) days after receipt of such request, any lien then outstanding shall be deemed to have been extinguished.

Section 8. Effect Of Nonpayment Of Assessments: Remedies Of The Association. Any assessments not paid within thirty (30) days after the due date, shall bear interest from the due date at the rate of six percent (6%) 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. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area, or abandonment of his Lot. The Board may file Notice of Lien with the Chancery Clerk for the First Judicial District of Harrison County, Mississippi, for nonpayment of assessments. The Board may give written notification to the holder(s) of the mortgage on the Lot of the nonpaying Owner of such Owner's default in paying any assessment when such assessment has not been paid within sixty (60) days after the due date.

Section 9. Subordination Of Lien To First Mortgage. The lien of the assessment provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. The sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall not extinguish the lien of any such assessments as to payments which became 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. All assessments due must be paid in full at the closing of a sale for a Lot.

Section 10. Property Exempt From Assessments. The following Property subject to this Declaration shall be exempted from the assessments, charges and liens created herein: (a) all Properties to the extent of any easement or other interest therein dedicated and accepted by the local public authority and devoted to public use; (b) all Common Area; (c) all Properties owned by a Homebuilder and/or Developer; and, (d) all Properties owned by state or local governments. Notwithstanding any provisions herein, no land or improvements devoted to dwelling use shall be exempt from said assessments, charges or liens except as set forth in Article VI, Sections 1 and 7.

Section 11. Limitation Of Liability. The Association shall not be liable for any failure of any service to be furnished by the Association or paid for out of the common expense fund, or for injury or damage to person or Property caused by the elements or resulting from water which may leak or flow from the streets, sidewalks or any Common Areas or from any pipe, drain, conduit or the like. The Association shall not be liable to any member for loss or damage to any articles, by theft or otherwise, which may be left or stored upon any Common Areas. No diminution or abatement of assessments, as herein elsewhere provided, shall be claimed or allowed for inconvenience or discomfort arising from the making of repairs or improvement to the streets, sidewalks or Common Areas, or from any action taken by the Association to comply with any of the provisions

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of the Declaration or with any law or ordinance or with the order or directive of any county or governmental authority.

Section 12. Liability Insurance. The Association shall maintain liability insurance to protect the Declarant, its successors and assigns, and members of: the Architectural Review Board, the Association's Board, and the Association, and any other persons as deemed necessary by the Association. The minimum amount of insurance coverage shall be determined by the Board, but in no event in an amount less than that determined by the Declarant in its sole discretion.

ARTICLE VII EASEMENTS

Section 1. Utility Easements. There is hereby created in favor of the Association an easement upon, across, over, through and under all of the Common Area for ingress, egress, installation, replacement, repair and maintenance of all utility and service lines and systems, including but not limited to water, sewers, gas, t l phones, electricity, television cable or communication lines and systems. An easement is further granted to the Association, its officers, agents, employees and any management company retained by the Association, to enter in or to cross over the Common Area and the Lots, to inspect and to perform the duties of maintenance and repair of the Common Area and the Lots, as provided herein. Notwithstanding anything to the contrary contained in this Section, no sewers, electrical lines, water lines or other utilities may be installed or relocated on the Property, except as initially programmed and approved by the Declarant or hereafter approved by the Declarant or the Board. Should any utility require an easement on the Common Area, only the Declarants or the Board shall have the right to grant such easement on the Common Area without conflicting with the terms hereof.

(a) Maintenance of Easement Areas: Each Lot Owner is responsible for keeping all easement areas on his or her Lot free of trash and debris, and also responsible for keeping the grass cut in such areas.

Section 2. Easement For Declarants. Declarants hereby reserve for themselves, their successors and assigns, the following easements and rights-of-way in, on, over, under and through any part of the Property owned by Declarants and the Common Area for so long as Declarants own any Lot primarily for the purpose of sale:

(a) For the erection, installation, construction and maintenance of wires, lines, pipes and conduits in connection with the transmission of electricity, gas, water, telephone, community antennae, television cables and other utilities;

(b) For the construction of improvements on the Lots;

(c) For the installation, construction and maintenance of storm-water drains, public and private sewers, and for any other public or quasi-public utility facility;

(d) For the use of the Common Area and any sales office, model units

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and parking spaces in connection with its efforts to market Lots;

(e) For the maintenance of such other facilities and equipment as in the sole discretion of Declarants may be reasonably required, convenient or incidental to the completion, improvement and sale of Lots.

Section 3. Easements For Association. There shall be a general right and easement for the benefit of the Association, its directors, officers, agents and employees, including any management company retained by the Association, to enter upon the Common Area and the Lots to perform their respective duties.

Section 4. Landscape Easement. There is hereby created in favor of the Association a landscape easement as noted on the plat on all Lots bordering the entrance(s) to the subdivision. Such easement hereby allows the Association or its agents, the right of ingress and egress for purposes of landscaping such area, and for construction, replacement, or repair of signs, walls and/or fences (if any) placed on such area by the Declarants or Association, although neither the Association nor Declarants are required or obligated in any way for the replacement, or repair of such signs, walls and fences.

ARTICLE VIII GENERAL COVENANTS AND RESTRICTIONS

The following covenants and restrictions shall apply to all Lots and to all Structures erected or placed thereon:

Section 1. Residential Use Only. All Lots in the subdivision shall be known and described as residential Lots. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single-family dwelling not to exceed two stories in height, plus a basement, if applicable, and a private garage for the use of the occupants of such single-family dwelling. Each dwelling shall contain at least a two-car (full size) attached garage. No carports are allowed. No garage or outbuilding on said property shall be used as a residence or living quarters.

The term "residential purposes" shall generally be defined as single-family homes, and shall exclude all commercial uses, and among other things, garage apartments, apartment houses, duplex and multi-family residences, profit or non-profit nursing homes, daycare centers, hospitals, and other similar private or charitable enterprises, and any and all such usages of this property are hereby expressly prohibited.

However, nothing herein shall be construed to prohibit or prevent Declarants or any builder of residences in Wind Rose Subdivision from using any Lot owned by Declarants or such builder for the purpose of carrying on business related to the development, improvement and sale of Lots and/or new homes in Wind Rose Subdivision, including the use of model homes for sales purposes.

Section 2. Approval Of Plans. Whether or not provision therefor is specifically

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stated in any conveyance of a Lot made by the Declarants, the Owner or occupant of each and every Lot, by acceptance of title thereto, or by taking possession thereof, covenants and agrees that no building, wall or other Structure shall be placed upon such Lot unless and until the plans and specifications therefore and plot plan have been approved in writing by the Architectural Review Board as hereinafter provided. Each such building, wall or structure shall be placed on the premises only in accordance with the plans, specifications and plot plan so approved. The Architectural Review Board's refusal of approval of plans and specifications may be based on any ground or grounds, including: purely aesthetic grounds, non-conformity with these covenants, the location of buildings with respect to topography, and finished ground elevations. No alteration in the exterior appearance of the buildings or Structures shall be made without like approval. If no Architectural Review Board exists or if the Board shall fail to approve or disapprove any plans, specifications and plot plan within fourteen working days after the same have been submitted, then such approval shall not be required; provided that no building or other Structure shall be erected which violates any of the covenants herein contained. Two complete sets of plans and specifications shall be furnished to the Architectural Review Board when applying for approval. Specifications shall include the following information:

- A. Nature, kind and shape of Structure.
- B. Floor plan.
- C. Type of materials of which Structure is to be constructed
- D. Finishes and colors of all exterior surfaces, including roof coverings.
- E. Exact location of Lot
- F. Front, side and rear elevations.
- G. Location of drives and parking areas.
- H. Finished main floor level elevation and street level elevation.
- I. Grading and/or drainage plan.

(a) Plans Submission Process. The above noted required plans and specifications shall be hand delivered to the Chairman of the Architectural Review Board. The submitting party is responsible for obtaining a receipt to evidence the date of submission of the plans and specifications. If the submitting party is unable to provide such receipt as evidence of the submission date, then the records of the Chairman of the Architectural Board shall determine the date of submission of the plans and specifications.

(b) Notice of Approval or Disapproval of Plans and Specifications. The Architectural Review Board shall in the form of a letter notify the submitting party by certified mail, return receipt requested, of its approval or disapproval of the submitted plans and specifications. If the Architectural Review Board disapproves the plans and specifications, the submitting party may submit amended plans and specifications, or submit an entirely different set of plans and specifications.

Section 3. Common Area. The Common Area may be used by the Owner and their agents, servants, tenants, family members, invitees, and licensees for such other purposes as may be authorized by the Association.

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13

No piers or docks shall be built, or extend into Wind Rose Lake and nothing more than a ½ horse-power motor may be used in the lake. No swimming will be permitted in the lake. The lake will be stocked with bream, bass and catfish, and all Owners will have access to fishing through the common area. The developer may build a pier into the lake from the common area if he so desires.

No pets of any kind will be allowed in the pool and/or clubhouse area.

The use of the common area and/or recreational facilities by Owners, their guests, invitees, and all other Persons, shall be at the sole risk of such Person. There will be no life guard on duty at the pool and all children under the age of twelve (12) must be accompanied by an adult. No unaccompanied children under the age of twelve (12) are allowed in the clubhouse. Neither the Declarant nor the Association shall be liable for any injury or damage resulting, either directly or indirectly, from use of the common areas.

Any guest, invitee or other Person using the lake/pool or other amenities must be accompanied by a Wind Rose owner. After all Lots of all phases of the entire development are sold by the Declarant, the Lake, common areas, clubhouse, swimming pool and other amenities then in existence, whether completed or not, will be conveyed by deed and donated to the Wind Rose Homeowners Association, Inc. All the property, real and personal, transferred by the Declarant to the Association, shall be accepted by the Association "as is" and without warranty or representation of any kind on the part of the Declarant.

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Section 4. Minimum Square Footage Within Improvements. The minimum heated & cooled living area of the main residential Structure (exclusive of porches, garages and carports) shall be as follows:

As to lots fronting on Wind Rose Drive and Wind Rose Circle, the livable ground floor area of the main structure, exclusive of open porches and garages, shall not be less than eighteen hundred (1800) square feet for a dwelling of one story, and for a dwelling of one and one-half or two stories the livable ground floor area of the main structure, exclusive of open porches and garages, shall not be less than nine hundred (900) square feet, it being understood that in no case shall the total livable floor area be less than eighteen hundred (1800) square feet heated and cooled area.

As to lots on streets off of Wind Rose Drive and Wind Rose Circle, the livable ground floor area of the main structure, exclusive of open porches and garages, shall not be less than sixteen hundred (1600) square feet for a dwelling of one story, and for a dwelling of one and one-half or two stories the livable ground floor area of the main structure, exclusive of open porches and garages, shall not be less than eight hundred (800) square feet, it being understood that in no case shall the total livable floor area be less than sixteen hundred (1600) square feet heated and cooled area.

As to the Lots on the West side of the Lake, being lots 110-to-117, inclusive, the minimum living area, heated and cooled, shall not be less than (2,000) square feet.

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Section 5. Building Location. Subject to building code regulations, no main building or any extension thereof (excluding air conditioning compressors) shall be erected on any Lot in the subdivision nearer than twenty-five feet (25') from the front Lot line, or nearer than twenty feet (20') from any side street Lot line, or nearer than ten feet (10') from an interior side Lot line, or nearer than twenty-five (25') from the rear Lot line. The eaves of buildings located within the setback lines provided in this paragraph may extend across the setback lines, but shall not extend across any Lot lines. Accessory buildings, when detached from the main building on said Lot; and as hereinafter noted, such accessory building(s) shall not be located nearer than ten feet (10') from the rear and side Lot lines. If there is conflict between city ordinances and these covenants, then the city ordinance shall prevail. If a garage, servant's house or other building is made an integral part of the residence, or is connected thereto, the set back distances from lot lines become identical with those stipulated for the residence itself.

Section 6. Improvement Of Lots. All construction of dwellings, accessory structures and all other improvements in Wind Rose Subdivision shall be undertaken and completed in accordance with the following conditions:

(a) **Building Code.** All construction shall be carried out in compliance with the laws, code, rules, regulations and orders of all applicable governmental agencies and authorities.

(b) **Concrete Blocks.** Concrete block or cinder block shall not be used as a building material for the exposed exterior surface of any dwelling or accessory Structure constructed or placed on any lot.

(c) **Construction Debris.** No lumber, bricks, stones, cinder blocks, scaffolding, mechanical devices, or any other materials or devices used for building purposes shall be stored on any Lot except for purposes of immediate construction of a dwelling or accessory Structure on such Lot, nor shall any such building materials or devices be stored on any Lot for longer than the length of time reasonably necessary for the construction in which such materials or devices are to be used. No such materials or equipment shall be placed or stored in the street nor upon any sidewalk(s). Any debris must be removed promptly and regularly.

(d) **Drainage.** Alteration in the natural or existing drainage within the subdivision is prohibited except upon written consent of the City Engineer and the Architectural Review Board, and in strict compliance with the plans and specifications of such City Engineer.

(e) **Driveways.** Each residence shall be provided with off-street parking in the form of a concrete driveway extending from the pavement on the public street on which the residence faces or from the side street if a corner lot, to the garage, or from the pavement on the street to the rear of such residence. Driveways shall be constructed of concrete material. Any other type of driveway material must be approved by the Architectural Review Board upon written request. Driveways shall have expansion joints not more than twenty (20) feet apart, with one expansion joint at back of street curb. All houses must have

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concrete walks extending from the front door of the dwelling to the driveway or to the street.

(f) **Fences, Hedges, And Walls.** No fence, hedge, or wall shall be located nearer the front property line of any Lot than five feet (5') behind the front sill line of the dwelling house. Any fence or wall constructed on any lot shall be constructed of wood or brick, or other quality material approved by the Architectural Review Board; and no fence, wall or ornamental structure, other than one which is an integral part of the dwelling itself, shall be constructed upon any portion of any lot without the prior written approval of the Architectural Review Board. All fences shall be a maximum of six feet (6') in height except that no fence higher than four feet (4') shall be installed on those lots located along WIND ROSE Lake, in order not to obstruct the view of adjoining lots. The four foot (4') fences may have six feet (6') facing the street in front of the house. (All fences shall have the smooth or non-braced side facing the street and adjoining lots. Any fence constructed with the bracing to the outside will be removed at the expense of the home owner.) Chain link fences are prohibited. No dog pens may be constructed within ten feet (10') of any side or rear property lines.

(g) **Garages.** All garages that face a front street or side street must have doors, and each garage door must be coordinated in design and color with the dwelling to which it is appurtenant. Garage doors must be closed at all times except when temporarily and momentarily used to gain access to the dwelling. At no time shall the garage door be left open so that the contents of the garage are exposed to public view for any length of time.

(h) **House Identification and Mail Boxes.** Each residence shall display its house number with not less than four inch (4") raised lettering visible from the street. All mail boxes will be of the same size and design designated and furnished by the developer, and approved by the Architectural Review Board.

(i) **Landscaping.** The use of unsightly landscaping ornamentation visible from the street shall be prohibited. Any use of vehicle tires as landscaping and/or planting boxes shall be strictly prohibited.

(j) **Out-Buildings.** Any storage or out-building must be built out of the same material of the home on the same lot. Roofing must match the home. No portable and/or metal, plastic, or other out-buildings not utilizing the same construction materials as the main home will be allowed. All set-back restrictions on the lots shall be maintained as set forth by the appropriate governing authority, or as otherwise stated herein.

(k) **Roofs.** The roofs of all buildings (including any garage or carport) shall be constructed or covered with either asphalt, fiberglass or composition shingles. No white roofing material shall be permitted on any building. Any other type of roofing material shall be permitted only at the sole discretion of the Architectural Review Board upon written request. Roofs of all buildings shall

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have a minimum roofing pitch of not less than 6 on 12 (six feet (6') vertical raise for every twelve feet (12') horizontal).

(l) **Septic and Sewage Disposal.** No privy, cess-pool, septic tank, septic-tank field or disposal plant shall be erected or maintained on any of the said lots, and all residences and outbuildings shall have the plumbing connected to the available sanitary facilities.

(m) **Sidewalks.** Before the dwelling unit is completed and occupied, the Lot Owner shall construct a concrete sidewalk four (4') feet in width parallel to the street curb. The distance between the street curb and sidewalk shall be two (2') feet. Owners of corner Lots shall install a sidewalk both parallel to the front Lot line and parallel to the side street Lot line. Such sidewalks should comply with all Federal, State, County, and Municipal regulations respecting construction and/or specifications, if any. All such sidewalks shall have a maximum slope or grade of two (2") inches for every four (4') feet of width. Minimum thickness for sidewalks is four (4") inches. The sidewalk shall have expansion joints not more than ten (10) feet apart. Sidewalks shall be constructed using reinforcement wire throughout the length and width of the sidewalk.

(n) **Standard Parking Requirements.** All vehicles maintained at the residence must be kept in a garage, or on the driveway. No farm machinery, equipment, trailers, tractors, or trucks larger than three-quarter (3/4) ton pick-up trucks, shall be permitted to be parked on any lot, nor left standing overnight on any lot or street in said subdivision. This restriction, however, shall not apply to the use of vehicles for delivery of goods to, or services or maintenance for the benefit of houses in the subdivision, or in the construction of any residence on the lots. No vehicle of any kind shall be permitted to permanently, consistently, or routinely be parked on the grassed areas of the lot, nor on the streets, sidewalks, easements or rights-of-way of said subdivision.

(o) **Swimming Pools.** Swimming pools must be screened from the view of any nearby Lots. Swimming pools must be constructed, equipped and screened/fenced in accordance with the requirements, standards and recommendations of the City of Gulfport, and any applicable municipal, state and federal regulations. It shall be the responsibility of the Lot owner to comply with all local, state, and federal requirements.

(p) **TV/Radio Receiving And Transmitting Equipment.** Standard satellite dishes not exceeding 18" in diameter may be used on each lot, provided however, only if erected where it cannot be seen from the street. Exterior TV or radio antennas that require towers and/or guide wires are prohibited. No radio or television signals nor any form of electromagnetic radiation shall be permitted to originate from any Lot which may unreasonably interfere with the reception of television or radio signals upon any other Lot, or otherwise be a hazard to health.

Section 7. Composite Building Site. Any Owner(s) of one or more adjoining Lots (or portions thereof) may consolidate such Lots or portions into one single-family residential building site, with the privilege of placing or constructing improvements within

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the resulting side Property lines rather than from the originally joining Lot lines shown on the recorded plat, provided, however, that any interior easements for utilities must be clear of any underground or overhead utility lines, or the same must be re-routed along other existing easement area(s), so as to not construct a dwelling or other permanent structure over such underground line, nor impair or impede the delivery of utilities to the subject property or to other Lots in the subdivision. In addition, such easement must be abandoned and/or vacated as provided by law. All other restrictions herein contained as to building set-backs within the resulting side Property lines shall nonetheless apply to the same extent as if said dwelling had been built on a single lot.

Any such proposed composite building site(s) must be approved by the Architectural Review Board.

Section 8. Utility Easements. Easements for installation and maintenance of utilities are reserved as shown and provided for on the recorded plat and no Structure of any kind, other than fences, shall be erected upon any part of said easements. A drainage easement of five feet (5') is reserved on all interior lot lines and a ten foot (10') drainage easement is reserved along all rear lot lines.

Section 9. Prohibition Of Trade And Offensive Activities. No activity, whether for profit or not, shall be carried on any Lot which is not related to single-family residential purposes. No noxious or offensive activity of any sort shall be permitted nor shall anything be done on any Lot that may be or become an annoyance or a nuisance to the neighborhood. Burning of grass, leaves, limbs or trash will not be permitted by any home owner after the time is completed. No "Garage Sales" will be permitted in the subdivision.

Section 10. Use Of Temporary Structures And Accessory Buildings. No Structures of a temporary character, mobile home, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence. Buildings used for accessory or storage purposes shall be limited to those approved by the Architectural Review Board and by these covenants.

Section 11. Storage Of Automobiles, Boats, Trailers And Other Vehicles. No boat trailer, boat, travel trailer, inoperative automobile, camper, or vehicle of any kind shall be semi-permanently or permanently stored in a driveway, in the public street right-of-way or forward of the rear building line. Storage of such items and vehicles must be screened from public view, and view of neighboring Lots, either within the garage, within an approved storage facility, or within a fenced rear yard. Inoperable cars, boats or other vehicles are strictly prohibited.

Section 12. Parking In Public Street Right-Of-Way. Inhabitants of dwellings shall not park their vehicles on the street, on sidewalks, or in the public street right-of-way. Such parking shall be limited to guests and invitees of the Owner/inhabitant, only on a temporary basis, and only in the event off-street parking is unavailable.

Section 13. Mineral Operation. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot, nor shall any oil wells, oil tanks, oil tunnels, mineral excavation, or shaft be

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permitted upon or in any Lot. No derrick or other Structures designed for the use of boring for oil or natural gas shall be erected, maintained, or permitted upon any Lot.

Section 14. Animal Husbandry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that dogs or cats of the domestic variety may be kept provided that they are not kept, bred or maintained for commercial purposes and provided that no more than three (3) animals are kept on any Lot. No fowl are allowed except birds that are caged as inside pets, and kept inside at all times. When walking dogs, they must be kept on a leash. No such animals shall be permitted to roam the subdivision freely. Any dog or cat not kept in compliance with these rules, or which constantly barks or makes excessive noise (especially at night), or is considered vicious or a danger to others, may considered to be a nuisance and the owner thereof may be required to permanently remove the animal from the subdivision, upon order in writing by the Declarant, the Architectural Review Board, or the Board of Directors of the Association.

Section 15. Visual Obstruction At The Intersection Of Public Streets. No object or thing which obstructs sight lines at elevations between two (2') and six (6') feet above the surface of the streets within the triangular area formed by the curb line to curb line at points twenty-five (25') feet from the junction of the street curb lines shall be placed, planted or permitted to remain on any corner Lots.

Section 16. Lot and Improvement Maintenance. The Owner or occupants of all Lots shall at all times keep all weeds and grass thereon cut to a height of less than three (3) inches in a sanitary, healthful and attractive manner and shall in no event use any Lot for storage of material and equipment except for normal residential requirements or incident to construction of improvements thereon as herein permitted. The accumulation of garbage, trash, or rubbish of any kind or the burning (except as permitted by law) of any such materials is prohibited. No trash, ashes or other refuse of any kind may be kept, thrown, or dumped on any of the Lots. In the event of default on the part of the Owner or occupant of any Lot in observing the above requirements or any of them, such default continuing after ten (10) days written notice thereof, Declarants, or their successors or assigns, or the Board may without being under any duty to do so, in trespass or otherwise, enter upon said Lot, cut, or cause to be cut, such weeds and grass and remove or cause to be removed, such garbage, trash and rubbish or do any other thing necessary to secure compliance with these restrictions and to place said Lot in a neat, attractive, healthful and sanitary condition, and may charge the Owner or occupant of such Lot for the cost of such work. The Owner or occupant, as the case may be, agrees by the purchase or occupation of the Lot to pay such statement immediately upon receipt thereof. The cost of said cleanup by Declarants, or their successors or assigns, or the Board shall constitute a lien upon said Property.

If a home is repainted, the color(s) and scheme must be approved by the Declarant, the Association or the Architectural Review Board.

Section 17. Visual Screening Of Lots. No clothesline shall be erected or maintained on any of said lots, nor shall laundry be hung, where exposed to view of the public or other lot owners; provided, however, that such usages shall be permissible

UNOFFICIAL

where a fence is constructed of wood or brick, which fence shall be of sufficient height and density to screen such clothesline and laundry from view. Similarly, all yard equipment, woodpiles or storage piles shall be kept screened by a service yard or other similar facility so as to conceal them from view of neighboring Lots, streets or other Property.

Section 18. Signs, Advertisements And Billboards. No signs, advertisements, billboards or advertising Structures of any kind shall be placed, maintained or displayed to the public view on any Lot, except one sign for each building site, of not more than six (6') square feet in area per side, advertising the property for sale or rent. Declarants, or their assigns, may maintain upon the Property owned by it in the Wind Rose Subdivision such facilities as in its sole discretion may be necessary or convenient, including, but without limitation, offices, storage areas, model units and signs, and Declarants may use, and permit such builders who are at the relevant time building and selling houses in the Wind Rose Subdivision and/or subsequent sections of Wind Rose Subdivision to use residential Structures, garages or other permitted accessory buildings for sales offices and display purposes but all rights of Declarants and of any builder acting with Declarants' permission under this sentence shall be operative and in effect only during the construction and initial sales period within the area composed of the Wind Rose Subdivision and subsequent sections of Wind Rose Subdivision.

Section 19. Duplication Of Exterior Elevations. A lot owner and/or builder, in building or causing to be built a residential Structure on any Lot in the subdivision, shall not substantially duplicate the exterior elevation, including design or architecture, of any other dwelling then existing on the same street within three hundred (300') feet of the Lot. For the purpose of this paragraph, a dwelling shall be considered in existence from the time of excavations for the foundations are begun until said dwelling is removed from the development or is destroyed. Declarant in its sole discretion has the authority to waive this requirement on a case by case basis.

Section 20. Maintenance Of Common Landscaped Areas. It shall be the responsibility of the Declarant and/or Association to maintain all Common Areas. This responsibility shall include payment to the proper authorities for water, electricity and labor.

Section 21. Trees. Lots located on Wind Rose Drive and Wind Rose Circle shall be required to have one (1) Bradford Pear Tree, at least three inches (3") measured in circumference three feet (3') above the base ground, planted in the front yard approximately fifteen feet (15') behind the curb of any house constructed thereon. In the event any such tree is damaged and/or dies, it shall be promptly replaced at the owner's expense.

Section 22. Wetland Areas. Areas designated by the U. S. Army Corps of Engineers as wetlands are noted on the plat. All such wetland areas should be maintained to retain their wetland functions and aesthetics, except for areas that have been mitigated. "Attachment A", made a part hereof as if fully copies herein in words and figures, sets forth more specific information regarding the use and preservation of designated wetland areas within the subdivision.

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ARTICLE IX GENERAL PROVISIONS

Section 1. Duration And Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended by the Declarant, or otherwise by an instrument signed by the Declarant and those Owners owning at least two-thirds (2/3) of the Lots within Wind Rose Subdivision. No person shall be charged with notice of or inquiry with respect to any amendment until and unless it has been filed for record in the Office of the Chancery Clerk for the First Judicial District of Harrison County, Mississippi.

Section 2. Enforcement. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant contained herein to restrain violation and/or to recover damages. Failure by the Declarants, Association, or any Owner, to enforce any covenant or restriction herein contained shall in no event be deemed as a waiver of the right so to do thereafter.

Section 3. Severability. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions that shall remain in full force and effect.

Section 4. Declarants Held Harmless. Each and every Owner or occupant of any portion of the Property shall and does, by accepting title to its interest in the Property, agree to indemnify, defend, and hold harmless the Declarants, their agents, employees and successors, against and from all claims for injury or death to persons, or damage to or loss of Property arising out of the construction, use, operation and/or maintenance of the improvements on the portion of the Property owned or occupied by such owner or occupant, the use and/or possession of such portion of the Property, and the conduct of business or any other activities by such Owner or occupant or his guests or invitees on any portion of the Property.

Section 5. Other Provisions May Be Added. Other restrictions applicable to each lot may be made by appropriate provision in the deed, without otherwise modifying the covenants and provisions contained herein, and such other restrictions shall inure to the benefit of all parties in the same manner as though they had been originally expressed herein.

IN WITNESS WHEREOF, **WIND ROSE, L.L.C.**, a Mississippi Limited Liability Company, has executed the above and foregoing Declaration of Covenants, Conditions, Restrictions, and Easements for Wind Rose Subdivision, Phase Three Part 1, this the 24th day of March, 2005.

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21

DECLARANT(S):

WIND ROSE, L.L.C.

By: Conrad Martin
CONRAD MARTIN, Managing Partner

ACKNOWLEDGMENT

STATE OF MISSISSIPPI

COUNTY OF Rankin

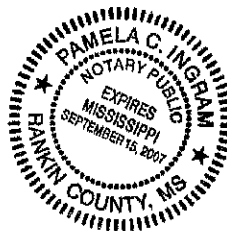
This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, **Conrad Martin**, the duly appointed Managing Partner of the above named **Wind Rose, L.L.C.**, a Mississippi Limited Liability Company, who acknowledged that for and on its behalf he signed, sealed and delivered the foregoing Declaration of Covenants, Conditions, Restrictions and Easements on the day and year therein mentioned, for and on behalf of said company as its own act and deed, after first having been duly authorized so to do.

Given under my hand and official seal of office, this the 24 day of March, 2005.

Pamela C. Ingram
Notary Public

My Commission Expires: Sept 15, 2007

This Instrument Prepared By:
David B. Pilger
Attorney at Law
P. O. Box 637
Ocean Springs, MS 39564
(228) 872-2763



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22

ATTACHMENT "A"
TO PROTECTIVE COVENANTS
FOR
Wind Rose
Subdivision - Phase Three Part 1

State of Mississippi
County of Harrison

RESTRICTIVE COVENANT REGARDING WETLANDS USE AND PRESERVATION

This RESTRICTIVE COVENANT is made this the 24th day of March, 2005, by WIND ROSE, L.L.C. (OWNER), the owner of a certain parcel of real property in Harrison County, Mississippi, which is more specifically described in Exhibit "A" attached to the DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR Wind Rose Subdivision, Phase Three Part 1, and by this reference made a part hereof and hereinafter referred to as the "PROPERTY":

UNOFFICIAL

WHEREAS, WIND ROSE, L.L.C. (PERMITTEE) was issued Permit No. MS NW99-04297-G by the U.S. Army Corps of Engineers, Mobile District (the "CORPS") on November 22, 1999, pursuant to Section 404 of the Clean Water Act, for certain activities regulated under said Act as set forth and described in the above referenced permits; and,

WHEREAS, in connection with said permits and as mitigation for adverse impacts on wetland values and functions from the permitted activities, the PERMITTEE as the OWNER agreed to provide the PROPERTY for mitigation purposes and to place certain restrictions upon the PROPERTY, in order to provide for long-term preservation and management activities suitable to improve and maintain the described property primarily for the highest wetland and wildlife purposes;

NOW THEREFORE, in consideration of the premises, the OWNER, for its self, its successors and assigns, does hereby covenant and agree to restrict, and does by this instrument intend to restrict the future use of the PROPERTY as set forth below, by establishment of this RESTRICTIVE COVENANT;

1

Except as necessary to carry out any preservation, restoration, maintenance or enhancement activities, OWNER hereby covenants that neither it nor its successors or assigns shall in any way alter the wetland vegetation, soils or hydrology of the property by action or actions taken within the boundaries of the property, including filling,

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excavation, destructive cutting/mowing or application of biocides, however, minor hand clearing for aesthetic purposes is allowed. This RESTRICTIVE COVENANT shall run in favor of the OWNER, its successors and assigns, for the life of the project or 30 years from the date of this covenant, being a covenant running with the land, and shall bind the protected property for the purposes of this RESTRICTIVE COVENANT in any subsequent deed, or other legal document by which the OWNER is divested of either the fee simple title, or a possessory interest in the protected property.

2

Except as necessary to carry out any preservation, restoration, maintenance or enhancement activities, the uses encompassed as prohibited by this RESTRICTIVE COVENANT shall include agricultural, commercial or industrial activities or structures on the PROPERTY, except that minimal structures for observation of wildlife and wetland ecology may be constructed. This restriction does not apply to wildlife plantings, passive recreation or hunting and fishing activities in accordance with State Law.

3

After recording, this RESTRICTIVE COVENANT may be altered only upon written approval by the CORPS or by modification of the Permit pursuant to applicable Corps regulations and policy, subject to consultation with other resource agencies as appropriate. Such modifications of the PERMIT shall become a part of this RESTRICTIVE COVENANT. This RESTRICTIVE COVENANT can be removed only with written CORPS approval upon request by the OWNER if the PROPERTY is condemned by a public entity for a specific project deemed to be in the public's best interest. In either instance, the OWNER or the governmental body shall provide suitable substitute mitigation habitat as deemed appropriate by the CORPS.

4

The CORPS its successors or assigns and its authorized agents shall have the right to enter and go upon the PROPERTY to inspect and verify conditions thereof upon written notice by the OWNER. Authorized entrance is at an individual's own risk. The OWNER hereby makes no representation as to the condition of the Property and liability for any injuries or death to CORPS representatives or agents which may occur on the OWNER'S property shall be determined in accordance with Mississippi law.

5

OWNER, its successors and assigns, shall retain all other customary rights of ownership, including but not limited to the exclusive possession of the PROPERTY, the right to use the PROPERTY in any manner not prohibited by this RESTRICTIVE COVENANT and which would not defeat the purposes of this RESTRICTIVE COVENANT, and the right to transfer or assign interest in the PROPERTY subject to conditions of this covenant.

6

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24

In consideration of the CORP's acceptance of this RESTRICTIVE COVENANT as mitigation under the aforementioned permit, the OWNER hereby expressly grants to the CORPS, authority to enforce provisions of the RESTRICTIVE COVENANT, however this authority of enforcement shall not exceed that commonly authorized by current law, federal regulations or policy.

IN WITNESS WHEREOF, the OWNER, has hereto set its hand and seal, this the 24 day of March, 2005.

WIND ROSE, L.L.C.

By: Conrad Martin
CONRAD MARTIN, Managing Partner



Pamela C. Ingram

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UNOFFICIAL

MEMORANDUM

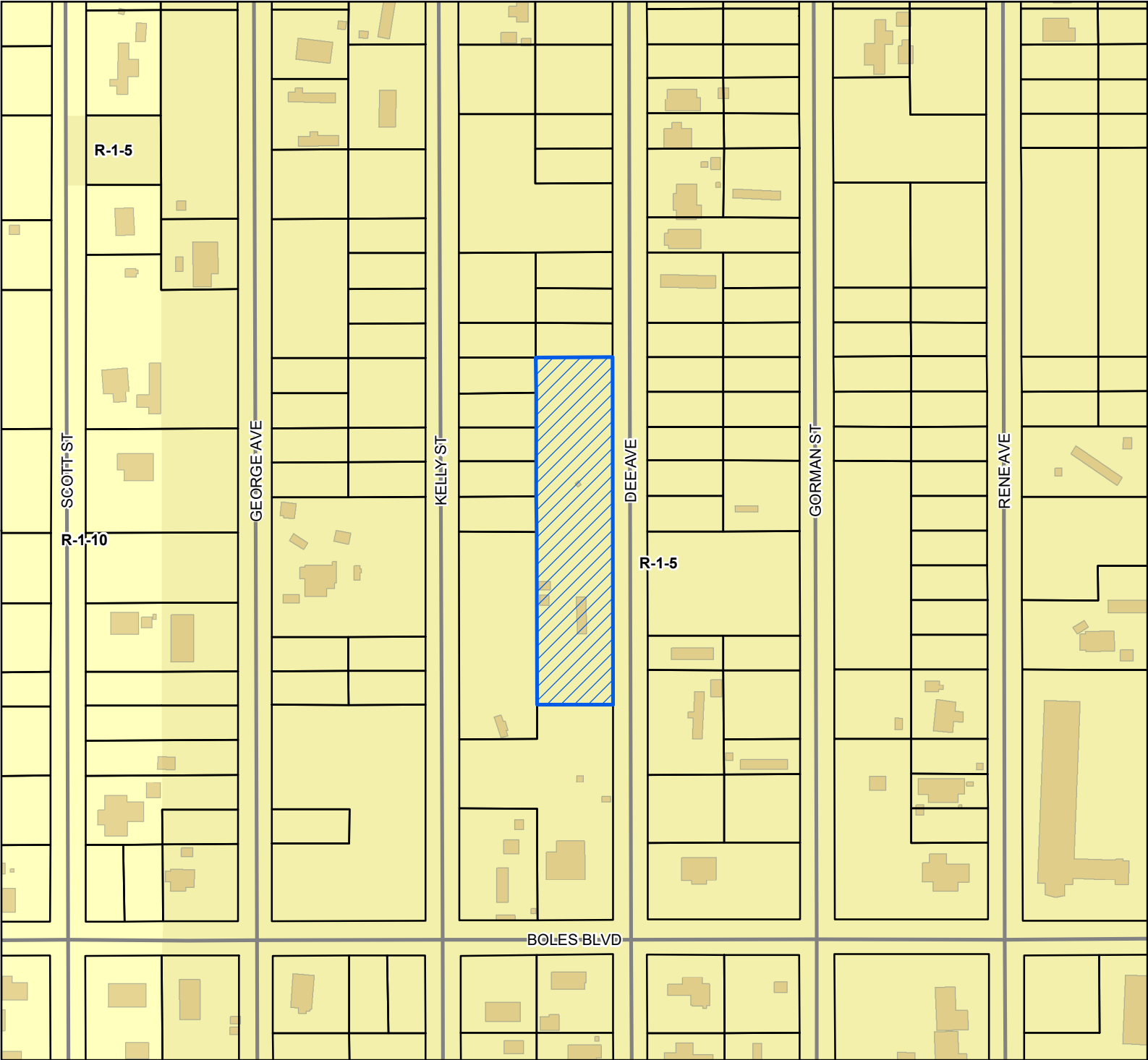
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 24, 2021

Re: Planning Commission Approval 2106PC096:

Planning Commission Approval 2106PC096, by agent Joshua McDaniel, tax parcel 0907I-03-011.000, Request a mobile home use, 13401 Dee Ave, Zoned R-1-5 (Single-family), Ward 6



Site

Street

Parcels

Buildings

Zoning

R-1-10 - Single Family Residence (Low Density)

R-1-5 - Single Family Residence District (Medium Density)

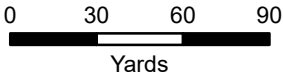
Site Information

0907I-03-011.000

Zoning: R-1-5 (Single-family)

Size: 1.26 acres

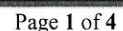
Flood: X



1 inch = 200 feet



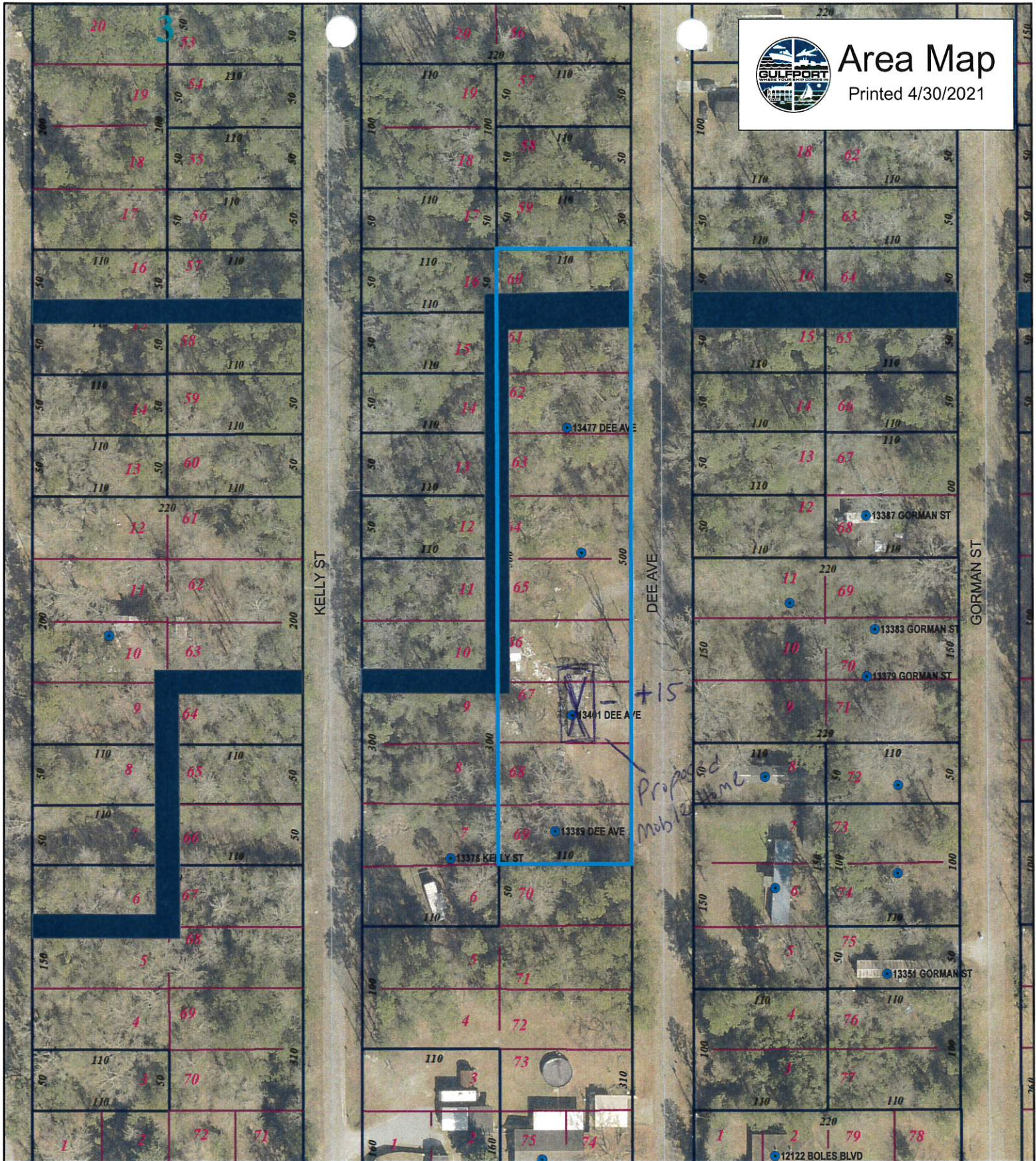
DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on 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.





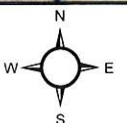
Area Map

Printed 4/30/2021



● Addresspoints

▭ Parcels



1 inch = 104 feet

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- 1) Road + Driveways are on property / No new access points needed!
- 2) Water and sewer are already ran to property. No need for water dept new hook up.
- 3) No need for new receptical
- 4) Fire hydrant near property. No further needs needed
- 5) No requirement
- 6) Other mobile homes on property. Small road / not much traffic
- 7) Other mobile homes in area / upgrading and raising the value of property.



Designation of Agent

I, Frieda Kelly, being owner of the property 13401 Dee
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Joshua McDaniel 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.

Frieda Kelly
Signature

4/30/21
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 30th day of April, 20 21

[Signature]
Notary Public



PERMITS/INSP PAYMENT RECPT#: 10656896
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 05/03/21 TIME: 10:12
CLERK: tboyd DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:

PAYMENT METH: CASH

REFERENCE:

AMT TENDERED: 75.00

AMT APPLIED: 75.00

CHANGE: .00

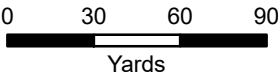
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	88150	09071-03-011.000	Freda Kelly	1818 Pass Rd	Gulfport	MS	39501
			Joshua McDaniel	105 Ben Cir	GULFPORT	MS	39503
n			Adjacent Property Owners				
	44275	09071-02-121.000	BABIN BRENT J	617 CARMADELLE ST	MARRERO	LA	70072
n	44278	09071-02-124.000	BABIN TODD	617 CARMADELLE ST	MARRERO	LA	70072
n	44321	09071-02-108.000	BABIN TODD J	617 CARMADELLE ST	MARRERO	LA	70072
n	44200	09071-03-035.000	BABIN TODD J	617 CARMADELLE ST	MARRERO	LA	70072
n	44320	09071-02-107.000	BABIN TODD J	617 CARMADELLE ST	MARRERO	LA	70072
n	44322	09071-02-109.000	BABIN TODD J	617 CARMADELLE ST	MARRERO	LA	70072
n	44216	09071-03-016.000	BABIN TODD J	617 CARMADELLE ST	MARRERO	LA	70072
n	44317	09071-02-104.000	BABIN TODD J	617 CARMADELLE ST	MARRERO	LA	70072
n	44319	09071-02-106.000	BABIN TODD J	617 CARMADELLE ST	MARRERO	LA	70072
n	44318	09071-02-105.000	BABIN TODD J	617 CARMADELLE ST	MARRERO	LA	70072
n	44276	09071-02-122.000	BABIN TODD J	617 CARMADELLE ST	MARRERO	LA	70072
	88156	09071-03-022.000	BAYE AARON & STACY LEANNE	250B RODENBERG AVE	BILOXI	MS	39531
	88134	09071-02-116.000	BOWEN MICHAEL C	1702 DAUPHIN ST	MOBILE	AL	36604
n	44329	09071-02-114.000	BOWEN MICHAEL C	1702 DAUPHIN ST	MOBILE	AL	36604
n	44277	09071-02-123.000	GULFPORT CITY OF	PO BOX 1780	GULFPORT	MS	39501
n	44217	09071-03-017.000	GULFPORT CITY OF	PO BOX 1780	GULFPORT	MS	39501
n	44198	09071-03-033.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
n	44245	09071-03-008.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
n	44246	09071-03-009.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
n	44247	09071-03-010.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
n	125516	09071-03-038.001	GULFPORT CITY OF				0
	44164	09071-03-040.000	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
	134958	09071-03-020.001	HARRIS RICKY D & PANACCIONE CARLA	8002 W BANFF LANE	PEORIA	AZ	85381
n	44220	09071-03-020.000	HARRIS RICKY D & PANACCIONE CARLA	8002 W BANFF LANE	PEORIA	AZ	85381
n	134960	09071-03-032.002	HARRIS RICKY D & PANACCIONE CARLA	8002 W BANFF LANE	PEORIA	AZ	85381
	44328	09071-02-113.000	IRBY CHAD & JONES LARRY	11773 RIVER ESTATES CIRCLE	BILOXI	MS	39532
n	88135	09071-02-117.000	IRBY CHAD & JONES LARRY	11773 RIVER ESTATES CIRCLE	BILOXI	MS	39532
	121420	09071-02-117.001	IRBY CHAD & JONES LARRY JR	P O BOX 7900	DIBERVILLE	MS	39540
	88131	09071-02-112.000	KELLY HEULON R & FRIEDA	1618 25TH AVE	GULFPORT	MS	39501
n	121028	09071-02-112.001	KELLY HEULON R & FRIEDA A	1618 25TH AVE	GULFPORT	MS	39501
n	88136	09071-02-118.000	KELLY HEULON RAY & FRIEDA ANN	1618 25TH AVE	GULFPORT	MS	39501
	88153	09071-03-014.000	LATIMER WALTER G & PAULA S	12140 BOLES BLVD	GULFPORT	MS	39503
n	44262	09071-03-013.000	LATIMER WALTER G & PAULA S	12140 BOLES BLVD	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	44324	0907I-02-111.000	LEE JODY NAULT	13387 GARMON ST	GULFPORT	MS	39501
	44274	0907I-02-120.000	MANARD JOSEPH E & TAMI L -TRUSTEES-	727 WOODS DR	NICEVILLE	FL	32578
	44201	0907I-03-036.000	MORGAN DANIEL T	25 DEEP GREEN LN	LEVITTOWN	PA	19055
	88129	0907I-02-103.000	NGO SCOTT	13470 DEE AVE	GULFPORT	MS	39503
	44199	0907I-03-034.000	NUNN PAMELA T	P O BOX 594	GUALALA	CA	95445
	88167	0907I-03-047.000	PARKS JEANNETTE DENISE ETAL	13406 GEORGE AVE	GULFPORT	MS	39503
	44215	0907I-03-015.000	PIERCE CHARLENE & KRISTINE SCHIRO	13400 KELLY ST	GULFPORT	MS	39503
	44221	0907I-03-021.000	SHROPSHIRE JENNIFER C	14 39TH ST	GULFPORT	MS	39507
n	44273	0907I-02-119.000	STATE OF MISS 6/8/2020	P O BOX 136	JACKSON	MS	39205
	44219	0907I-03-019.000	VANDERFORD BECCA E	835 LACKLAND DR	BILOXI	MS	39532
n	44218	0907I-03-018.000	VANDERFORD BECCA E	835 LACKLAND DR	BILOXI	MS	39532
n	44279	0907I-02-125.000	VANDERFORD BECCA E	835 LACKLAND DR	BILOXI	MS	39532
	93289	0907I-03-038.000	WATTS MARK D & DEBORAH ET AL	477 IRIS LANE	MONEE	IL	60449



Legend

- Site
- Adjacent Properties
- Street
- Buildings



1 inch = 200 feet



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MEMORANDUM

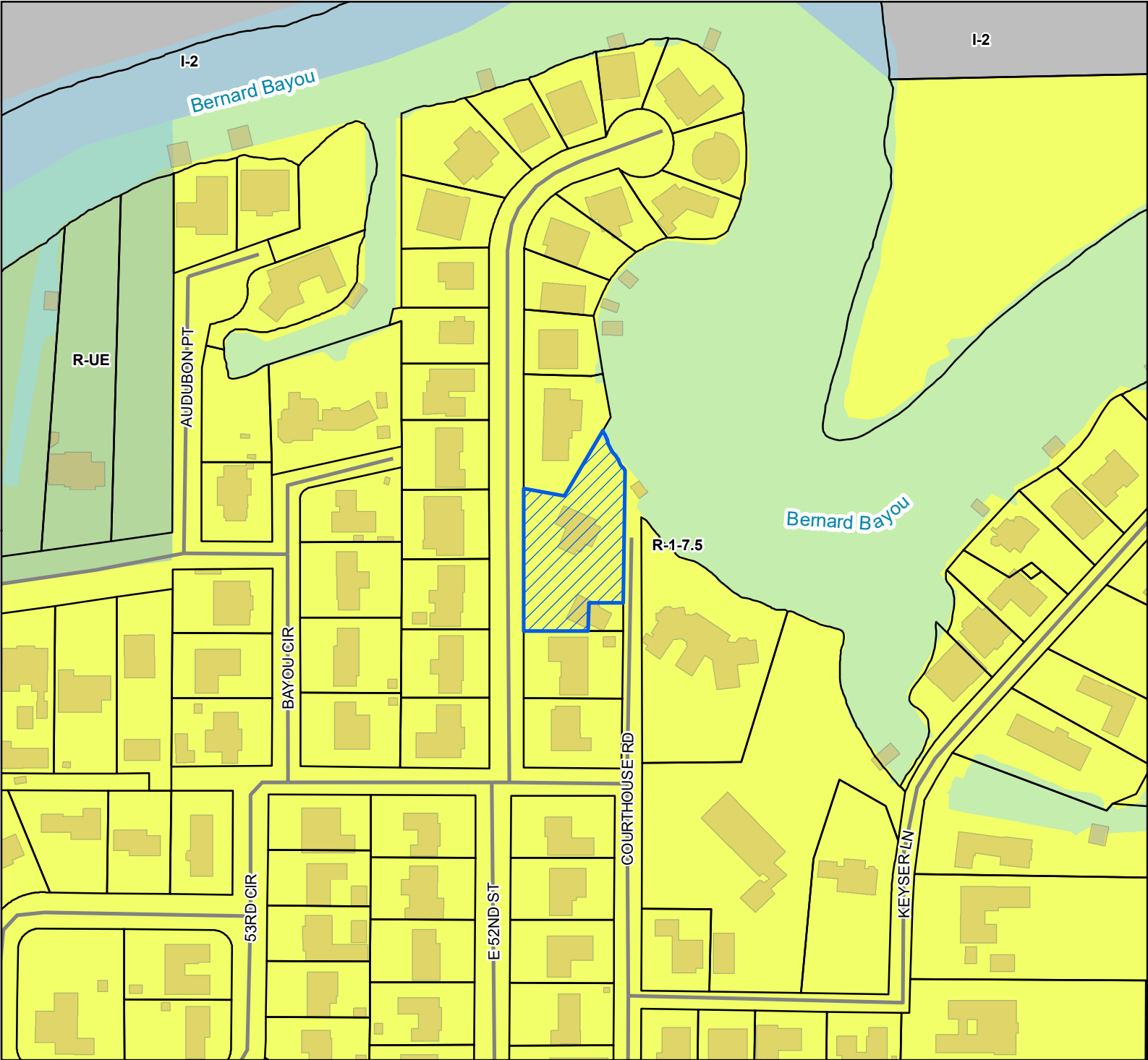
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 24, 2021

Re: Resubdivision 2106PC097:

Resubdivision 2106PC097, by owners Emile Ozerden & Brian Haddock, tax parcel 0909J-02-041.000, Divide into two parcels, 5305 Courthouse Rd, Zoned R-1-7.5 (Single-family), Ward 4



Site

Street

Parcels

Buildings

Water Features

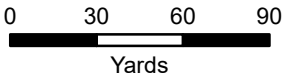
Zoning

I-2 - Heavy Industry District

R-1-7.5 - Single Family Residence District (Low Density)

R-UE - Residential Urban Estate

Site Information
0909J-02-041.000
Zoning: R-1-7.5 (Single-family)
Size: 30,974 Square feet
Flood: AE



1 inch = 200 feet



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CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR RESUBDIVISION

Property Information

TAX PARCEL #

0	9	0	9	J	-	0	2	-	0	4	1	•	0	0	0
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 5305 Courthouse RdLot(s) _____, Block(s) Y, Subdivision SatsumaGeneral Location: Last house on the left off Courthouse Rd on the bayou

GENERAL DESCRIPTION OF REQUEST:

To subdivide the property between the two existing houses to create two independent properties

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

Emile Ozerden
Printed Name of Owner

4710 Oak Ave

Mailing Address

Gulfport MS 39507

City State Zip code

228-343-4205

Home Phone Work/Cell Phone

ozerdene@yahoo.com

Email

Emile Ozerden

Signature of Owner

Printed Name of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) Emile Ozerden

ADDRESS (STREET, CITY, STATE, ZIP CODE) 4710 Oak Ave. Gulfport, MS 39507

PHONE # (H) 228-343-4205 (W) 228-864-3379

TAX PARCEL NUMBER(S) OWNED 0909J-02-041.000

SIGNATURE: Emile Ozerden

NAME OF OWNER (PRINT) Brian Haddock

ADDRESS (STREET, CITY, STATE, ZIP CODE) 4710 Oak Ave Gulfport, MS 39507

PHONE # (H) 228-596-0257 (W) 228-388-9337

TAX PARCEL NUMBER(S) OWNED 0909J-02-041.000

SIGNATURE: Brian Haddock

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES

PERSON/AGENT FOR YOU: _____

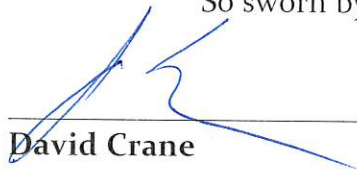
AFFIDAVIT OF DAVID CRANE

David Crane, the Affiant herein, appeared before the undersigned notary and after having first been duly sworn under oath, stated, verified and confirmed the following:

1. Affiant is an attorney licensed by the State of Mississippi (Mississippi Bar # 8446.
2. Affiant has performed a search of the land records affecting the real property which is taxed by the City of Gulfport and Harrison County, Mississippi as Parcel Numbers 0909J-02-041.000 and 0909J-02-041.001.
3. Accordingly this affidavit is made upon affiant's personal knowledge.
4. Affiant hereby certifies that there are no restrictive or protective covenants in force or other instruments which prohibit the subdivision or the real property represented by Harrison County Ad Valorem Tax Parcel Numbers 0909J-02-041.000 and 0909J-02-041.001.

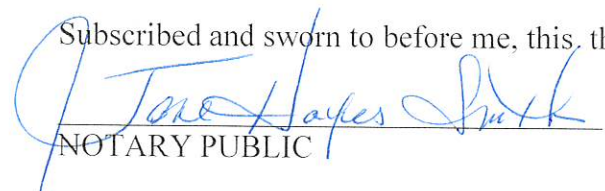
FURTHER, Affiant sayeth not.

So sworn by affiant on this the 4th day of May 2021.



David Crane

Subscribed and sworn to before me, this, the 4th day of May, 2021.



NOTARY PUBLIC

My commission expires: 01/15/2023.





[Signature] 1st Judicial District
Instrument 2021 4596 D - J1
Filed/Recorded 4/ 6/2021 01:20 P
Total Fees \$ 32.00
11 Pages Recorded

Prepared by & Return to
David Crane
2405 Broadmoor Place
Gulfport, MS 39501
228 864-8566
MSB# 8446

Indexing Instructions:
Block 4 of SATSUMA SUBDIVISION
S 24 / T 7 S / R 11 W

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

GRANTORS

Charles E. Kremer, II,
5305 Courthouse Road
Gulfport, MS 39507
228 697-9741

Sophie Peden Kremer, &
800 Porter Rd.
Nashville, TN 37206
228-326-7297

Fisher N. Kremer
by and through his
natural parents and
next friends,
Ashely Peden Dimitrades
24 47th St.
Gulfport, MS 39507
228-961-9532
& Charles E. Kremer, II
5305 Courthouse Road
Gulfport, MS 39507
228 697-9741

GRANTEES

Emile Ozerden & Brian Haddock
5305 Courthouse Road
Gulfport MS 39507
(228)343-4205

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Warranty Deed

FOR AN 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, the undersigned grantors,

Charles E. Kremer, II, Sophie Peden Kremer, & Fisher N. Kremer

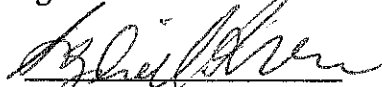
hereby sell, convey, transfer, deliver and warrant, the real property described in Exhibit A, which is incorporated herein by reference, to

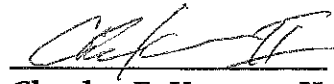
Emile Ozerden & Brian Haddock

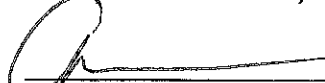
This Conveyance and the Warranty made herein are subject to any and all applicable Zoning Regulations, Easements of Record, Reservations of Mineral Rights, and any Protective Covenants, if any.

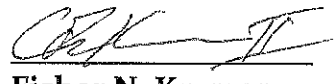
WITNESS THE SIGNATURE of the grantors on the dates indicated below.




Sophie Peden Kremer 03/24
date


Charles E. Kremer, II 3/20
date


Fisher N. Kremer 3/29
date
by and through his
mother and next friend,
Ashley Peden Dimitrades


Fisher N. Kremer 3/29
date
by and through his
father and next friend,
Charles E. Kremer, III

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named, **Sophie Peden Kremer**, after being duly sworn, represented, under oath, that she, signed and delivered the foregoing Warranty Deed.

WITNESS MY SIGNATURE AND SEAL OF OFFICE, this the 26 day of March, 2021.

Amy Perry
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03-08-2021



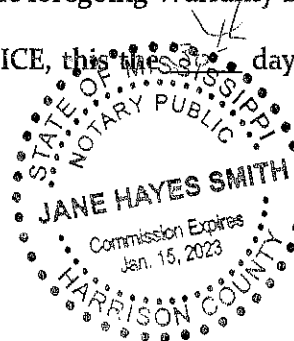
STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named, **Charles E. Kremer, II**, after being duly sworn, represented, under oath, that he, signed and delivered the foregoing Warranty Deed.

WITNESS MY SIGNATURE AND SEAL OF OFFICE, this the 31 day of March, 2021

Jane Hayes Smith
NOTARY PUBLIC

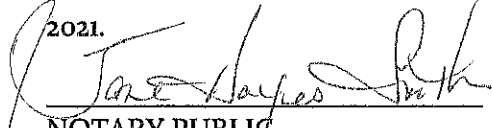
MY COMMISSION EXPIRES: 01/15/2023



STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named, **Ashley Peden Dimitriades**, after being duly sworn, represented, under oath, that she, signed and delivered the foregoing Warranty Deed as the mother and next friend of Fisher N. Kremer as the act and deed of Fisher N. Kremer.

WITNESS MY SIGNATURE AND SEAL OF OFFICE, this the 22nd day of March, 2021.


NOTARY PUBLIC

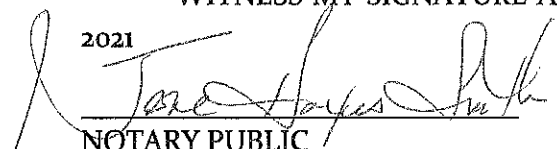
MY COMMISSION EXPIRES: 01/15/2023



STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named, **Charles E. Kremer, II**, after being duly sworn, represented, under oath, that he, signed and delivered the foregoing Warranty Deed as the father and next friend of Fisher N. Kremer as the act and deed of Fisher N. Kremer.

WITNESS MY SIGNATURE AND SEAL OF OFFICE, this the 30th day of March, 2021.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/15/2023



Exhibit A to Order

Legal Description of Property

That certain lot of land situated and being in Block 4 of SATSUMA SUBDIVISION in Section 24, Township 7 South, Range 11 West, in Harrison County, Mississippi, as shown on the official plat thereof in Plat Book 10 at page 22, described as follows: That certain lot of land described as commencing at the southeast corner of Block 4 of SATSUMA SUBDIVISION in Section 24, Township 7 South, Range 11 West, as per map or plat thereof in Plat Book 10, page 22 of Record of Plats, Harrison County, Mississippi; run thence North 197 feet along the east line of said Block 4 of SATSUMA SUBDIVISION to an iron pipe which is the Point of Beginning of this survey, and which point is also the northeast corner of Lot 7 of the GILLIS ADDITION to the City of Gulfport. From said Point of Beginning, run South 89 degrees 51 minutes West 138.0 feet to an iron pipe; thence run North 00 degrees 09 minutes West 203.6 feet to an iron pipe; thence run South 80 degrees 40 minutes East 53.9 feet to an iron pipe; thence run North 30 degrees 22 minutes East 109 feet, more or less, to Bernard Bayou; thence run in a Southeasterly direction along the meandering of Bernard Bayou to a point where the Bayou intersects the east line of Block 4 of SATSUMA SUBDIVISION; thence run South 00 degrees 09 minute East 234 feet, more or less, to the Point of Beginning.

Less and Except -- Legal Description of Property to be Retained

The southern portion of the real property depicted in Exhibit B (which has a southern boundary of 138 feet, a western boundary of 75 feet, a northern boundary of 152 feet, and an eastern boundary of 60 feet) and which is more particularly described as follows:

That certain lot of land situated and being in Block 4 of SATSUMA SUBDIVISION in Section 24, Township 7 South, Range 11 West, in Harrison County, Mississippi, as shown on the official plat thereof in Plat Book 10 at page 22, described as follows: That certain lot of land described as commencing at the southeast corner of Block 4 of SATSUMA SUBDIVISION in Section 24, Township 7 South, Range 11 West, as per map or plat thereof in Plat Book 10, page 22 of Record of Plats, Harrison County, Mississippi; run thence North 197 feet along the east line of said Block 4 of SATSUMA SUBDIVISION to an iron pipe which is the Point of Beginning of this survey, and which point is also the northeast corner of Lot 7 of the GILLIS ADDITION to the City of Gulfport. From said Point of Beginning, run South 89 degrees 51 minutes West 138.0 feet to an iron pipe; thence run North 00 degrees 09 minutes West 75' feet; thence run South 80 degrees 40 minutes 152 feet more or less to the east line of Block 4 of SATSUMA SUBDIVISION; thence run South 00 degrees 09 minute East 60 feet, more or less, to the Point of Beginning.

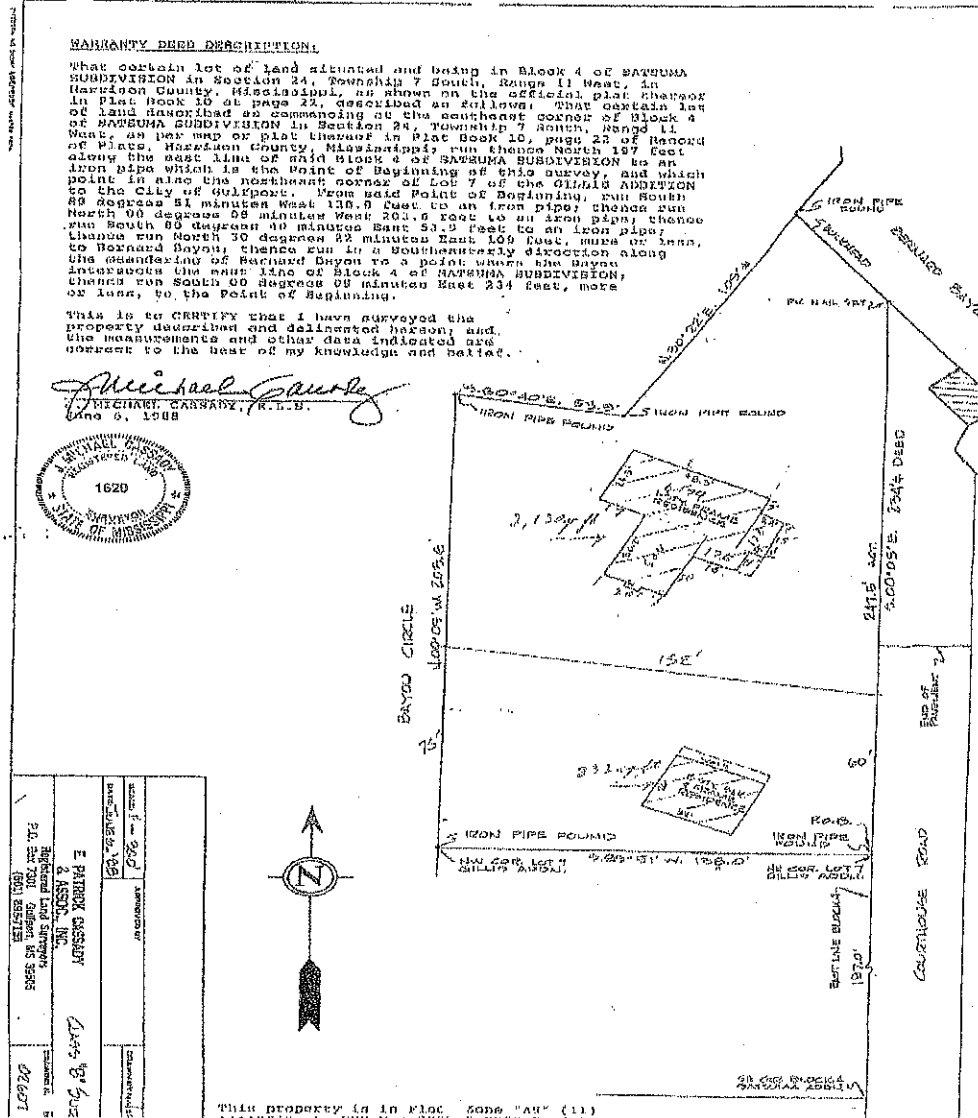


Exhibit A

To Warranty Deed

That certain lot of land situated and being in Block 4 of SATSUMA SUBDIVISION in Section 24, Township 7 South, Range 11 West, in Harrison County, Mississippi, as shown on the official plat thereof in Plat Book 10 at page 22, described as follows: That certain lot of land described as commencing at the southeast corner of Block 4 of SATSUMA SUBDIVISION in Section 24, Township 7 South, Range 11 West, as per map or plat thereof in Plat Book 10, page 22 of Record of Plats, Harrison County, Mississippi; run thence North 197 feet along the east line of said Block 4 of SATSUMA SUBDIVISION to an iron pipe which is the Point of Beginning of this survey, and which point is also the northeast corner of Lot 7 of the GILLIS ADDITION to the City of Gulfport. From said Point of Beginning, run South 89 degrees 51 minutes West 138.0 feet to an iron pipe; thence run North 00 degrees 09 minutes West 203.6 feet to an iron pipe; thence run South 80 degrees 40 minutes East 53.9 feet to an iron pipe; thence run North 30 degrees 22 minutes East 109 feet, more or less, to Bernard Bayou; thence run in a Southeasterly direction along the meandering of Bernard Bayou to a point where the Bayou intersects the east line of Block 4 of SATSUMA SUBDIVISION; thence run South 00 degrees 09 minute East 234 feet, more or less, to the Point of Beginning.

Less and Except

The southern portion of the real property depicted on Exhibit B showing a southern boundary of 138 feet, a western boundary of 75 feet, a northern boundary of 152 feet, and an eastern boundary of 60 feet and which is more particularly described as follows:

That certain lot of land situated and being in Block 4 of SATSUMA SUBDIVISION in Section 24, Township 7 South, Range 11 West, in Harrison County, Mississippi, as shown on the official plat thereof in Plat Book 10 at page 22, described as follows: That certain lot of land described as commencing at the southeast corner of Block 4 of SATSUMA SUBDIVISION in Section 24, Township 7 South, Range 11 West, as per map or plat thereof in Plat Book 10, page 22 of Record of Plats, Harrison County, Mississippi; run thence North 197 feet along the east line of said Block 4 of SATSUMA SUBDIVISION to an iron pipe which is the Point of Beginning of this survey, and which point is also the northeast corner of Lot 7 of the GILLIS ADDITION to the City of Gulfport. From said Point of Beginning, run South 89 degrees 51 minutes West 138.0 feet to an iron pipe; thence run North 00 degrees 09 minutes West 75' feet; thence run South 80 degrees 40 minutes 152 feet to the east line of Block 4 of SATSUMA SUBDIVISION; thence run South 00 degrees 09 minute East 60 feet, more or less, to the Point of Beginning.

Exhibit B

WARRANTY DEED DESCRIPTION:

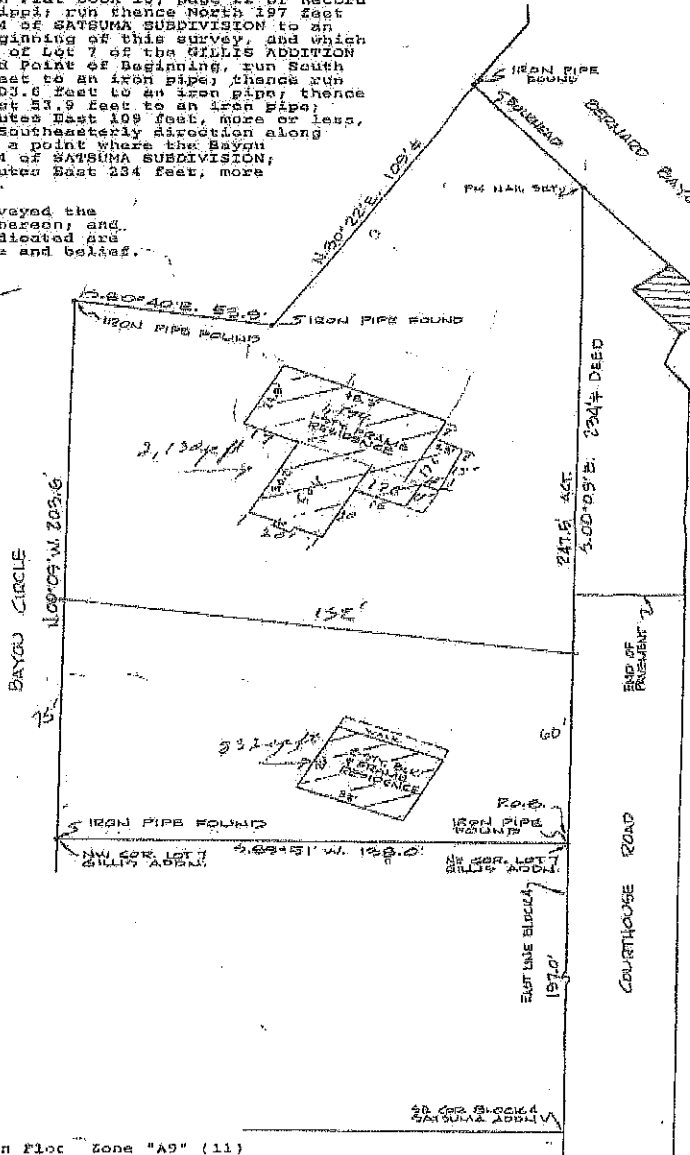
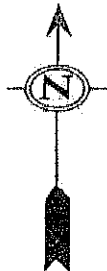
That certain lot of land situated and being in Block 4 of SATSUMA SUBDIVISION in Section 24, Township 7 South, Range 11 West, in Harrison County, Mississippi, as shown on the official plat thereof in Plat Book 10 at page 32, described as follows: That certain lot of land described as commencing at the southeast corner of Block 4 of SATSUMA SUBDIVISION in Section 24, Township 7 South, Range 11 West, as per map or plat thereof in Plat Book 10, Page 22 of Record of Plats, Harrison County, Mississippi; run thence North 197 feet along the east line of said Block 4 of SATSUMA SUBDIVISION to an iron pipe which is the Point of Beginning of this survey, and which point is also the northeast corner of Lot 7 of the GILLIS ADDITION to the City of Gulfport. From said Point of Beginning, run South 89 degrees 51 minutes West 138.0 feet to an iron pipe; thence run North 00 degrees 09 minutes West 203.6 feet to an iron pipe; thence run South 00 degrees 40 minutes East 53.9 feet to an iron pipe; thence run North 30 degrees 22 minutes East 109 feet, more or less, to Barnard Bayou; thence run in a Southeasterly direction along the meandering of Barnard Bayou to a point where the Bayou intersects the east line of Block 4 of SATSUMA SUBDIVISION; thence run South 00 degrees 09 minutes East 234 feet, more or less, to the Point of Beginning.

This is to CERTIFY that I have surveyed the property described and delineated herein, and the measurements and other data indicated are correct to the best of my knowledge and belief.

Michael Cassidy
MICHAEL CASSIDY, R.L.S.
June 6, 1985



BOOK 1 - 390	DATE TO BE 1985
E. PATRICK CASSIDY & ASSOC., INC. Registered Land Surveyors P.O. Box 1201 Gulfport, MS 3906 (601) 857-1155	
CLASS "B" SURV	DATE 02/07

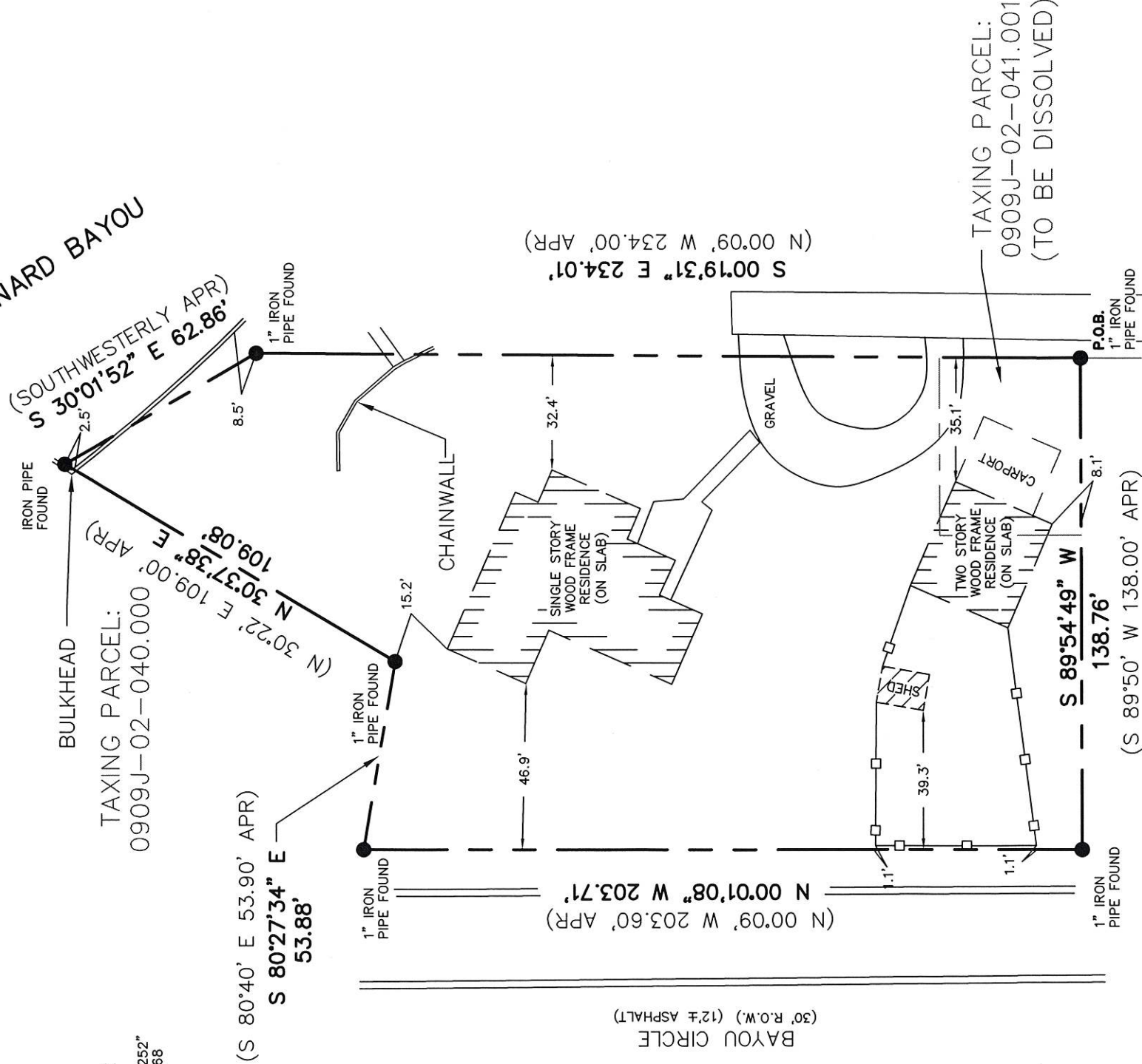


This property is in Flood Zone "A9" (11)



SCALE: 1"=40'
MISSISSIPPI STATE PLANE
EAST ZONE (2301)
CONVERGENCE: -00'08"24.68252"
SCALE FACTOR: 0.99995068

BERNARD BAYOU



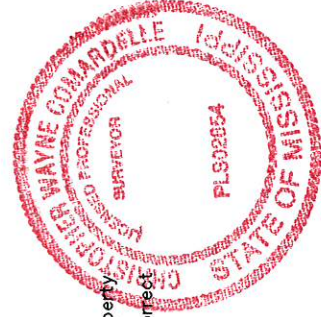
TAXING PARCEL:
0909J-02-042.000

TAXING PARCEL:
0909J-02-041.001
(TO BE DISSOLVED)

NOTES:

1. THIS IS A "CLASS B" SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI.
2. THIS PROPERTY SURVEYED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. FIELD SURVEY WAS CONDUCTED ON APRIL 29, 2021.
4. BUILDING SETBACKS ARE 8 FEET UNLESS NOTED OTHERWISE.

P.O.C.
1" IRON PIPE FOUND
Southwest corner of Block 4,
Satsuma Subdivision, City of
Gulfport, First Judicial District,
Harrison County, Mississippi.



This is to certify that I have surveyed the property described and delineated hereon; and that the measurements and other data indicated are correct to the best of my knowledge and belief.

CHRISTOPHER W. COMARDELLE
PROFESSIONAL SURVEYOR
MAY 3, 2021
MS. LICENSE #2854

LEGEND

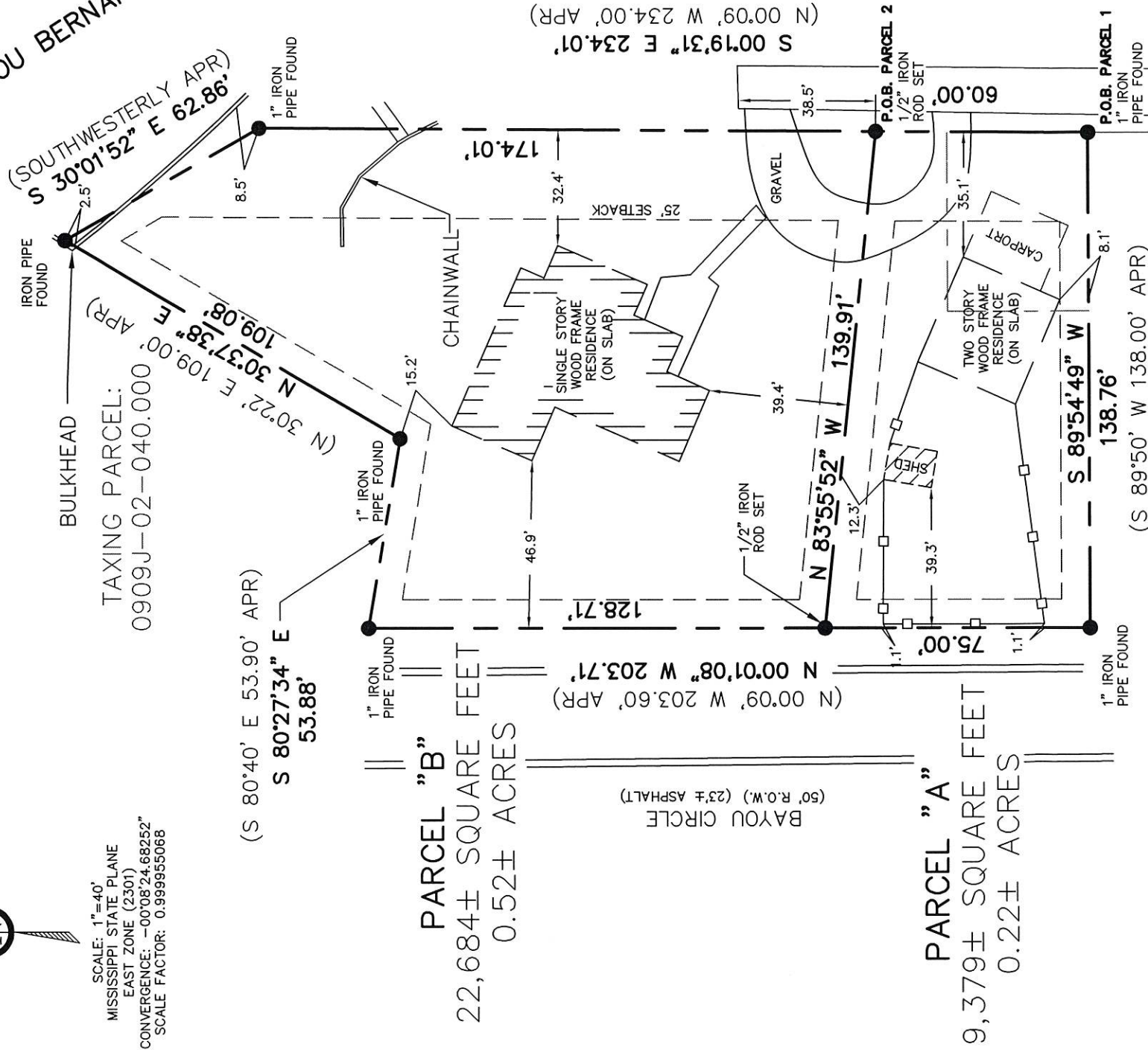
- P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
APR = AS PER RECORD
—□— = WOOD FENCE
—O— = OVERHEAD ELECTRIC
—○— = UTILITY POLE
--- = BUILDING SETBACK LINES

RE-SUBDIVISION OF
TAXING PARCEL: 0909J-02-041.000
INTO PARCELS "A" AND "B"

THIS PROPERTY IS LOCATED IN ZONE "AE" (ELEVATION 14) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2852530266G, EFFECTIVE JUNE 16, 2009.

CHRISTOPHER W. COMARDELLE
PROFESSIONAL LAND SURVEYOR
13 GARTMAN ROAD
PERKINSTON, MS. 39573

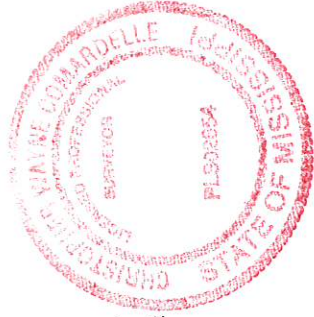
SCALE: 1" = 40'
DRAWN BY: CWC
DATE: 05/03/2021
SHEET 1 OF 4



1. THIS IS A "CLASS B" SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI.
2. THIS PROPERTY SURVEYED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. FIELD SURVEY WAS CONDUCTED ON APRIL 29, 2021.
4. BUILDING SETBACKS ARE 8 FEET UNLESS NOTED OTHERWISE.



CHRISTOPHER W. COMARDELLE
PROFESSIONAL SURVEYOR
MAY 3, 2021
MS. LICENSE #2854



P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
APR = AS PER RECORD
—□— = WOOD FENCE
—O— = OVERHEAD ELECTRIC
—○— = UTILITY POLE
— — — = BUILDING SETBACK LINES

RE-SUBDIVISION OF
TAXING PARCEL: 0909J-02-041,000
INTO PARCELS "A" AND "B"

CHRISTOPHER W. COMARDELLE
PROFESSIONAL LAND SURVEYOR
13 GARTMAN ROAD
PERKINSTON, MS. 39573

THIS PROPERTY IS LOCATED IN ZONE "AE" (ELEVATION 14) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2852530266G, EFFECTIVE JUNE 16, 2009.

SURVEY DESCRIPTION
PARENT TRACT

A parcel of land located in Block 4, Satsuma Subdivision, City of Gulfport, First Judicial District, Harrison County, Mississippi; and being more particularly described as follows:
COMMENCE at an iron pipe at the southeast corner of Block 4, Satsuma Subdivision, City of Gulfport, First Judicial District, Harrison County, Mississippi; thence North 00 degrees 15 minutes 19 seconds East, along the west margin of Courthouse Road, for 196.94 feet to an iron pipe, for the POINT OF BEGINNING.
From said POINT OF BEGINNING, run South 89 degrees 54 minutes 49 seconds West for 138.76 to an iron pipe, on the east margin of Bayou Circle; thence North 00 degrees 01 minute 08 seconds West, along said east margin of Bayou Circle, for 203.71 feet to an iron pipe; thence South 80 degrees 27 minutes 34 seconds East for 53.88 feet to an iron pipe; thence North 30 degrees 37 minutes 38 seconds East for 109.08 feet to an iron pipe; thence South 30 degrees 01 minute 52 seconds East for 62.86 feet to an iron pipe, on the aforementioned west margin of Courthouse Road; thence South 00 degrees 19 minutes 31 seconds East, along said west margin of Courthouse Road, for 234.01 feet, back to the POINT OF BEGINNING.
Said parcel being part of Block 4, Satsuma Subdivision, City of Gulfport, First Judicial District, Harrison County, Mississippi, and contains 0.74 acres, more or less.

SURVEY DESCRIPTION
PARCEL "A"

A parcel of land located in Block 4, Satsuma Subdivision, City of Gulfport, First Judicial District, Harrison County, Mississippi; and being more particularly described as follows:
COMMENCE at an iron pipe at the southeast corner of Block 4, Satsuma Subdivision, City of Gulfport, First Judicial District, Harrison County, Mississippi; thence North 00 degrees 15 minutes 19 seconds East, along the west margin of Courthouse Road, for 196.94 feet to an iron pipe, for the POINT OF BEGINNING.
From said POINT OF BEGINNING, run South 89 degrees 54 minutes 49 seconds West for 138.76 to an iron rod, on the east margin of Bayou Circle Drive; thence North 00 degrees 01 minute 08 seconds West, along said east margin of Bayou Circle Drive, for 75.00 feet to an iron rod; thence South 83 degrees 55 minutes 52 seconds East for 139.91 feet to an iron rod, on the aforementioned west margin of Courthouse Road; thence South 00 degrees 19 minutes 31 seconds East, along said west margin of Courthouse Road, for 60.00 feet, back to the POINT OF BEGINNING.
Said parcel being part of Block 4, Satsuma Subdivision, City of Gulfport, First Judicial District, Harrison County, Mississippi; and contains 0.22 acres, more or less.

SURVEY DESCRIPTION
PARCEL "B"

A parcel of land located in Block 4, Satsuma Subdivision, City of Gulfport, First Judicial District, Harrison County, Mississippi; and being more particularly described as follows:
COMMENCE at an iron pipe at the southeast corner of Block 4, Satsuma Subdivision, City of Gulfport, First Judicial District, Harrison County, Mississippi; thence North 00 degrees 15 minutes 19 seconds East, along the west margin of Courthouse Road, for 196.94 feet to an iron pipe; thence North 00 degrees 19 minutes 31 seconds West, along said west margin of Courthouse Road, for 60.00 feet, to an iron rod, for the POINT OF BEGINNING.
From said POINT OF BEGINNING, run North 83 degrees 55 minutes 52 seconds West for 139.91 feet, to an iron rod, on the east margin of Bayou Circle Drive; thence North 00 degrees 01 minute 08 seconds West, along said east margin of Bayou Circle Drive, for 128.71 feet to an iron pipe; thence South 80 degrees 27 minutes 34 seconds East for 53.88 feet to an iron pipe; thence North 30 degrees 37 minutes 38 seconds East for 109.08 feet to an iron pipe; thence South 30 degrees 01 minute 52 seconds East for 62.86 feet to an iron pipe, on the aforementioned west margin of Courthouse Road; thence South 00 degrees 19 minutes 31 seconds East, along said west margin of Courthouse Road, for 174.01 feet, back to the POINT OF BEGINNING.
Said parcel being part of Block 4, Satsuma Subdivision, City of Gulfport, First Judicial District, Harrison County, Mississippi; and contains 0.52 acres, more or less.

RE-SUBDIVISION OF
TAXING PARCEL: 0909J-02-041.000
INTO PARCELS "A" AND "B"

THIS PROPERTY IS LOCATED IN ZONE "AE" (ELEVATION 14) OF THE FLOOD INSURANCE
RATE MAP, COMMUNITY PANEL NO. 2852530266G, EFFECTIVE JUNE 16, 2009.

CHRISTOPHER W. COMARDELLE
PROFESSIONAL LAND SURVEYOR
13 GARTMAN ROAD
PERKINSTON, MS. 39573

SCALE: 1" = 40'
DRAWN BY: CWC
DATE: 05/03/2021
SHEET 3 OF 4

The applicant hereby covenants and agrees to indemnify and hold harmless the City of Gulfport, it's 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, it's agents and/or employees concerning the petition for resubdivision of the real property herein described:

Ratified and Approved by:

Emile Ozerden
Signature of Owner
Brian Haddock
Signature of Owner

Emile Ozerden
Print Name
Brian Haddock
Print Name

This 4th day of May, 2021.

ACKNOWLEDGE

Before me, the undersigned, authorized in and for the State of Mississippi, County of Harrison, personally appeared the forenamed _____ who acknowledge that he/she accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

[Signature]

NOTARY PUBLIC

My Commission Expires: 10/09/2021



CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

Submitted to and approved by the City of Gulfport Planning Commission on the _____ day of _____, 20____.

Keith Williams Greg Holmes
The City of Gulfport's Planning Commission Chairman The City of Gulfport's Planning Division Administrator

CERTIFICATE OF APPROVAL BY THE COUNCIL

Submitted to and approved by the City of Gulfport City Council at the regular meeting of said Council held on the _____ day of _____, 20____.

ATTEST

Brittany Rodgers F.B. Rusty Walker, IV
The City of Gulfport's Clerk of Council The City of Gulfport's Council President

CERTIFICATE OF APPROVAL BY THE MAYOR

This Resubdivision plat and Certificate of Resubdivision, having been submitted and approved by the Mayor, this _____ day of _____, 20____.

Billy Hewes
The City of Gulfport's Mayor

RE-SUBDIVISION OF TAXING PARCEL: 0909J-02-041.000 INTO PARCELS "A" AND "B"	SCALE: 1" = 40'	CHRISTOPHER W. COMARDELLE PROFESSIONAL LAND SURVEYOR 13 GARTMAN ROAD PERKINSTON, MS. 39573
	DRAWN BY: CWC	
	DATE: 05/03/2021	
	SHEET 4 OF 4	
THIS PROPERTY IS LOCATED IN ZONE "AE" (ELEVATION 14) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. <u>2852530266G</u> , EFFECTIVE JUNE 16, 2009.		

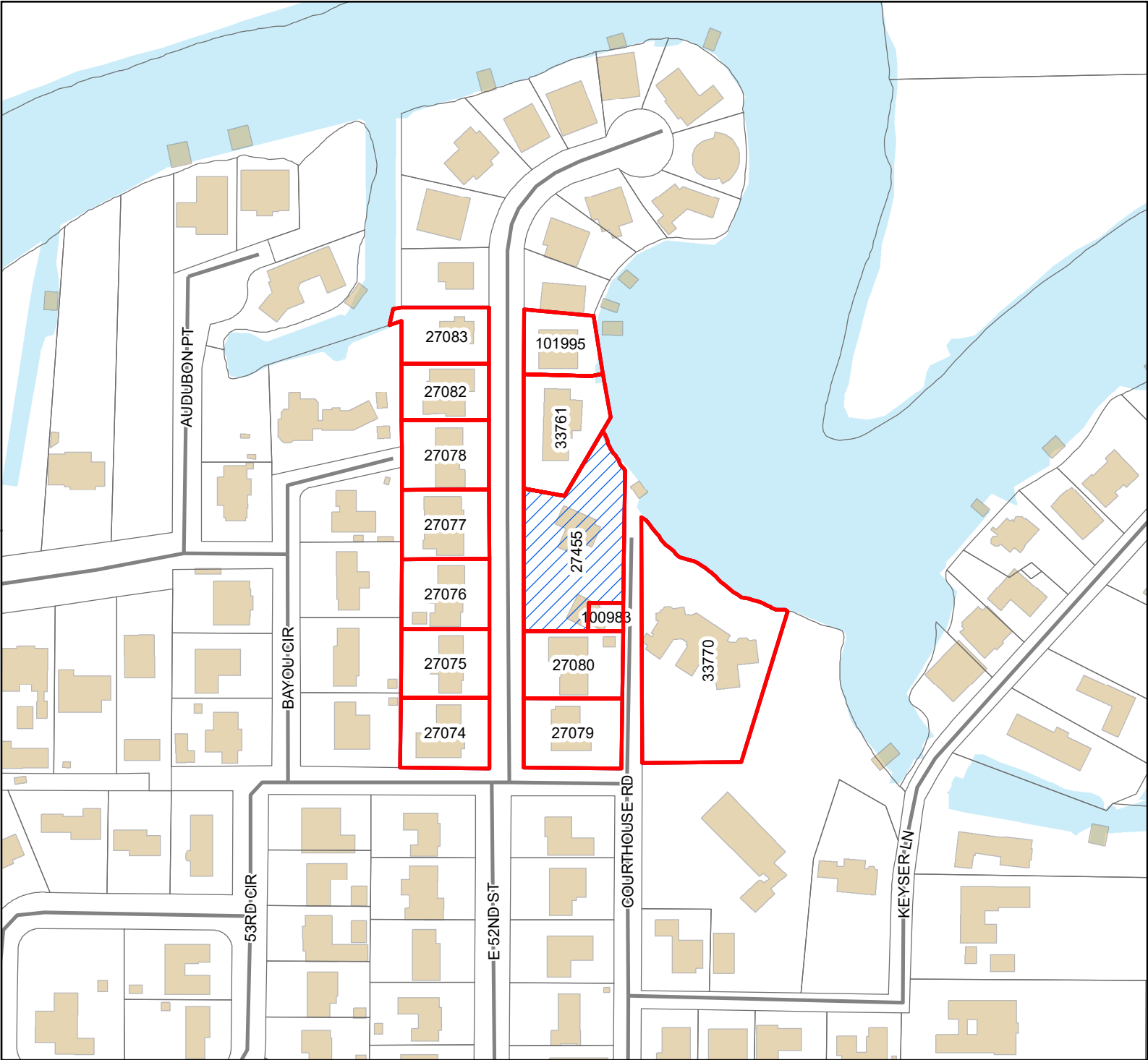
RE: Resubdivision 2106PC097, by owners Emile Ozerden & Brian Haddock, tax parcel 0909J-02-041.000, Divide into two parcels, 5305 Courthouse Rd, Zoned R-1-7.5 (Single-family), Ward 4

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, June 24, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

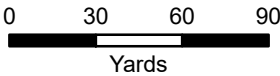
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, June 24, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office 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 (097)	Name	Address	City	State	ZIP
Y	27455	0909J-02-041.000	EMILE OZERDEN	4710 OAK AVE	GULFPORT	MS	39507
N			Adjacent Property Owners				
Y	27076	0909J-02-027.000	PARSONS STEPHANIE & NATHANIEL	75 BAYOU CIR	GULFPORT	MS	39507
Y	100983	0909J-02-041.001	KREMER CHARLES E II -ETAL-	5305 COURTHOUSE HB	GULFPORT	MS	39507
Y	27080	0909J-02-042.000	PIPPER MATTHEW J JR	78 BAYOU CIRCLE	GULFPORT	MS	39507
Y	27075	0909J-02-026.000	WARD TED F JR & BOBBY G	77 BAYOU CIR	GULFPORT	MS	39507
Y	101995	0909J-02-040.001	STEPHENSON KENNETH A & CRYSTAL S	70 BAYOU CIR	GULFPORT	MS	39507
Y	27074	0909J-02-025.000	FRENCH MEGAN CROWE & DANIEL STEPHEN	79 BAYOU CIR	GULFPORT	MS	39507
Y	27079	0909J-02-043.000	RANDOLPH WILLIAM T & LINDA R	80 BAYOU CIR	GULFPORT	MS	39507
Y	33761	0909J-02-040.000	DAY JAMES M & JOAN M	72 BAYOU CIR	GULFPORT	MS	39507
Y	27082	0909J-02-030.000	TANG XUI HUI	69 BAYOU CIRCLE	GULFPORT	MS	39507
Y	27083	0909J-02-031.000	PITRE CAMILLE A	67 BAYOU CIR	GULFPORT	MS	39507
Y	27078	0909J-02-029.000	LADNER RODNEY & LYNDON	71 BAYOU CIRCLE	GULFPORT	MS	39507
Y	27077	0909J-02-028.000	GLASS JOE B JR	73 BAYOU CIR	GULFPORT	MS	39501
Y	33770	0909I-03-018.000	CODY LEONARD S JR	P O BOX 1338	ORANGE BEACH	AL	36561



Legend

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



1 inch = 200 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

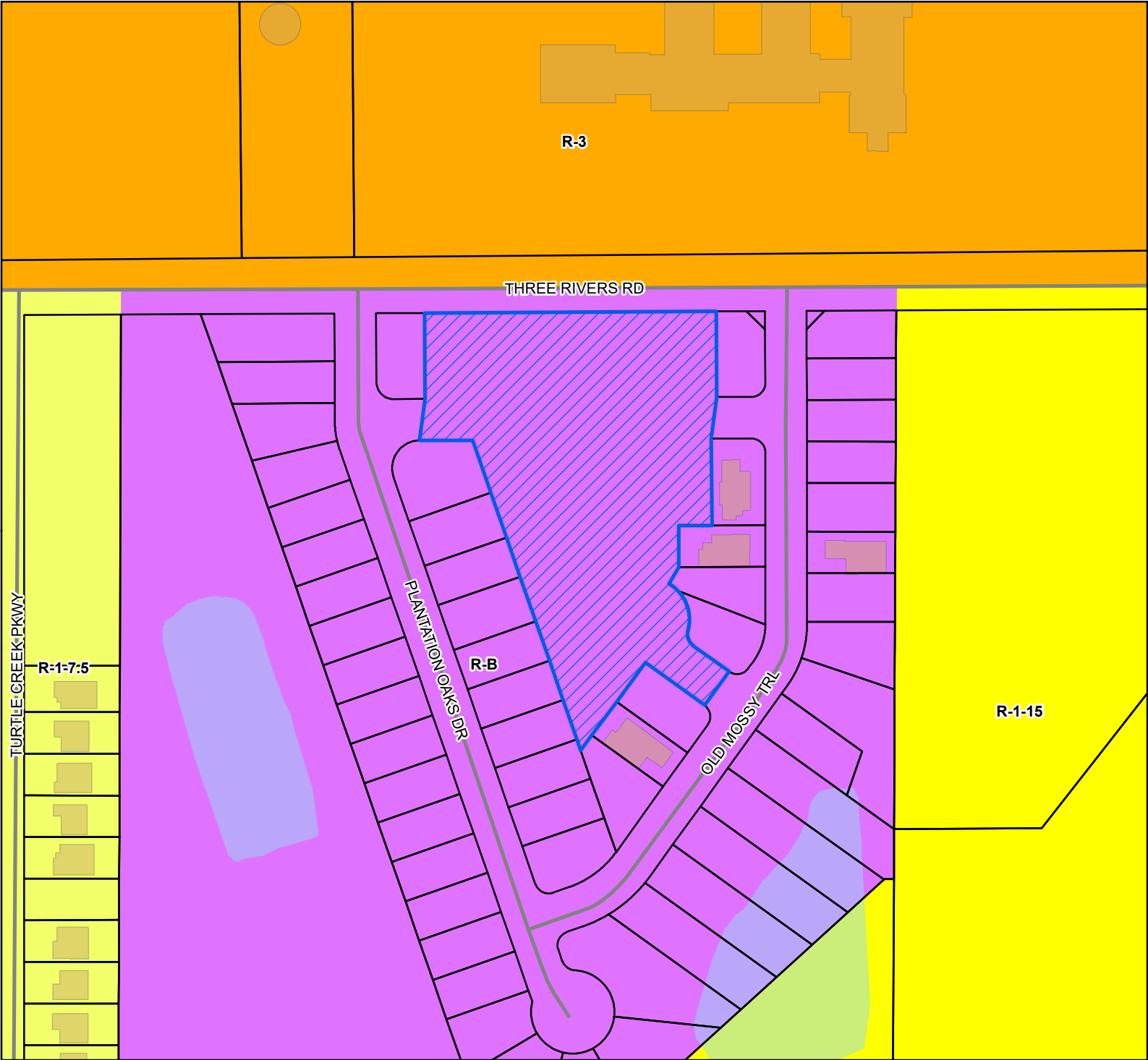
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 24, 2021

Re: General Plan 2106PC100:

General Plan 2106PC100, by agent Fountain & Associates, tax parcel 0907J-01-001.101,
Approval of General Plan for a 16-lot subdivision (Plantation Oaks Phase Two), Three Rivers Rd
& Old Mossy Trl, zoned R-B (Residence business), Ward 6



Site

Street

Parcels

Buildings

Water Features

Zoning

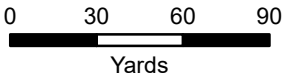
R-1-15 - Single Family Residence District (Low Density)

R-1-7.5 - Single Family Residence District (Low Density)

R-3 - General Residence (High Density)

R-B - Residence-Business District

Site Information
0907J-01-001.101
Zoning: R-B (Residence business)
Size: 4.01 acres
Flood: X



1 inch = 200 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
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

APPLICATION FOR GENERAL SUBDIVISION PLAN

Property Information

TAX PARCEL #

0	9	0	7	J	-	0	1	-	0	0	1	•	1	0	1
					-			-				•			
					-			-				•			

Case File #: _____

Date Received: _____

Receipt #: _____

Received By: _____

Zoning: _____

Ward: _____ Flood: _____

Size: _____

(If necessary, use separate sheet of paper)

Address of Property Involved: 0 Three Rivers Road

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: South of Three Rivers Road Between Plantation Oaks Drive and Old Mossy Trail

GENERAL DESCRIPTION OF REQUEST:

Subdividing a parcel of land that was left as an outparcel of a previous subdivision as a future phase. This lot and street layout was approved in the original application. We are asking for reapproval of that layout and the construction plans for that development

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

Plantation Oaks, LLC

Printed Name Of Owner

1460 Beach Blvd

Mailing Address

Biloxi MS 39530

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Owner

AGENT

Freddie Fountain w/Fountain & Associates, LLC

Printed Name Of Agent

1822 15th Street, Ste. 12

Mailing Address

Gulfport MS 39501

City State Zip code

228-861-5209

Home Phone Work/Cell Phone

freddie@fountainllc.com

Email

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Plantation Oaks, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	987391
Status:	Good Standing
Effective Date:	08/10/2011
State of Incorporation:	Mississippi
Principal Office Address:	1460 Beach Blvd. Biloxi, MS 39530

Registered Agent

Name
Richard D. Baudry 1460 Beach Blvd. Biloxi, MS 39530

Officers & Directors

Name	Title
Richard D Baudry 1460 Beach Blvd. Biloxi, MS 39530	Manager

F0108

Fee: \$



Michael Watson
SECRETARY OF STATE

2021186594

Business ID: 987391
Filed: 04/07/2021 05:45 PM
Michael Watson
Secretary of State

2021 LLC Annual Report

Business Information

Business ID: 987391

Business Name: Plantation Oaks, LLC

State of Incorporation: MS

Business Email: rbaudry1@gmail.com

Phone: (***)***-****

FEIN: **-*****

Principal Address: 1460 Beach Blvd.
Biloxi, MS 39530

Registered Agent

Name: Richard D. Baudry

Address: 1460 Beach Blvd.
Biloxi, MS 39530

Managers and Members

Managers

Name:

Richard D Baudry
Manager

Address:

1460 Beach Blvd.
Biloxi, MS 39530

Officers

Title/Name:

Address:

Director:

President:

☐

Vice President:

☐

Secretary:

☐

Treasurer:

☐

☒ This LLC has a written Operating Agreement.

P.O. BOX 136
JACKSON, MS 39205-0136

TELEPHONE: (601) 359-1633

NAICS Code/Nature of Business

237210 - Land Subdivision

237210 - Land Subdivision

237210 - Land Subdivision

Signature

By entering my name in the space provided, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day **04/07/2021**.

Name:

Richard Baudry

Member

Address:

1460 BEACH BLVD

BILOXI, MS 39530-3530

Officers List

Name:

Richard D Baudry

Manager

Address:

1460 Beach Blvd.

Biloxi, MS 39530

**Plantation Oaks, LLC
1460 Beach Blvd
Biloxi, MS 39530**

May 4, 2021

City of Gulfport
Planning Department
1410 24th Avenue
Gulfport, MS 39502

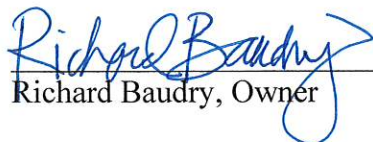
**RE: Agent Letter for Application for
General Subdivision Plan
Tax Parcel #s: 0907J-01-001.101
Gulfport, Mississippi**

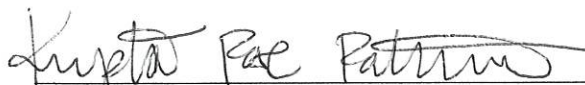
To Whom It May Concern:

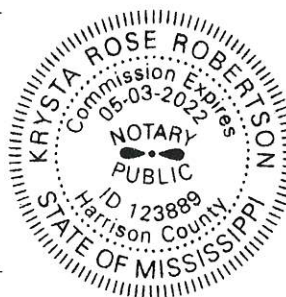
Please allow this letter to serve as official notice that **Freddie Fountain**, is authorized to act as agent on behalf of **Plantation Oaks, LLC** in any Planning Commission or City Council matters for the above referenced address.

If you have any questions, please call me at 228-218-0040.

Sincerely,


Richard Baudry, Owner


Notary





1st Judicial District
Instrument 2011 6988 D - J1
Filed/Recorded 9/16/2011 02:18 P
Total Fees \$ 12.00
3 Pages Recorded

PREPARED BY AND RETURN TO JERRY D. RILEY
RILEY LAW FIRM / P O BOX 550 GULFPORT MS
39502 228-864-4511/ #5359

GRANTOR: BCH Properties, LLC
10600 Derry Lane
Ocean Springs, MS 39564
228-218-0040
GRANTEE: Plantation Oaks, LLC
10600 Derry Lane
Ocean Springs, MS 39564
228-218-0040

STATE OF MISSISSIPPI
COUNTY OF Harrison

Indexing: NW 1/4 of NW 1/4
in Section 36, Township 6 South,
Range 11 West, Harrison co., MS

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, the undersigned BCH Properties, LLC, a Mississippi Limited Liability Company, does hereby sell, convey and warrant unto Plantation Oaks, LLC, a Mississippi Limited Liability Company, the following described land and property located and being situated in Harrison County, State of Mississippi and being more particularly described as follows, to-wit:

See Attached Exhibit "A"

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights of way, easements and the prior reservation of any oil, gas and other minerals.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to the Grantee, or its assigns, any deficit on an actual proration, and likewise, the Grantee agrees to pay to the Grantor, or its assigns, any amount overpaid by it.

WITNESS THE SIGNATURE of the above company by its Members after being duly authorized so to execute and deliver the same, this the 15th day of September, 2011

BCH Properties, LLC

Ira S. Herrington, Member

Clifford A. Crosby, Member

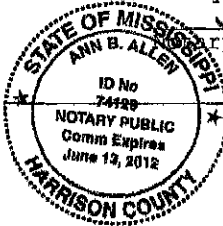
Derry Lane, Inc., Member

By: Richard Baudry, President

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 15th day of September, 2011, within my jurisdiction, the within named Richard Baudry, who acknowledged to me that he is President of Derry Lane, Inc, a Mississippi Corporation, a Member of BCH Properties, LLC, a limited liability company, and that for and on behalf of said corporation as member of said limited liability company, and as the act and deed of said corporation as member of said limited liability company, he executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation and said limited liability company, so to do.

My Commission Expires:



STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 15th day of September, 2011, within my jurisdiction, the within named Clifford A. Crosby, a Member of BCH Properties, LLC, a limited liability company, and that for and on behalf of said corporation as member of said limited liability company, and as the act and deed of said corporation as member of said limited liability company, he executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation and said limited liability company so to do.

My Commission Expires:



STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 15th day of September, 2011, within my jurisdiction, the within named Ira S. Herrington, a Member of BCH Properties, LLC, a limited liability company, and that for and on behalf of said corporation as member of said limited liability company, and as the act and deed of said corporation as member of said limited liability company, he executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation and said limited liability company so to do.

My Commission Expires:



EXHIBIT "A"

Parcel A

A parcel of land located and being situated in the First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

For a point of beginning, commence at the SE corner of the NW 1/4 of the NW 1/4 of Section 36, Township 6 South, Range 11 West, First Judicial District of Harrison County, Mississippi and thence run North 00 degrees 07' 54" West 1242.20 feet to an iron rod situated on the south margin of Three Rivers Road, thence run South 89 degrees 49' 15" West along the south margin of said road a distance of 1116.58 feet to an iron rod; thence run South 00 degrees 00' 04" East 1241.33 feet to an iron rod; thence run North 89 degrees 51' 56" East 1119.41 feet back to the POINT OF BEGINNING.

Less and Except:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 36, Township 6 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and also being more particularly described as follows:

Commencing at the SE corner of the NW 1/4 of the NW 1/4 of Section 36 Township 6 South, Range 11 West, First Judicial District, Harrison County, State of Mississippi and using it as the Point of Beginning, run thence N 89 degrees 42' 16" W 475 feet; run thence N 00 degrees 17' 44" E 15 feet; run thence N 47 degrees 42' 07" E 620.39 feet; run thence N 89 degrees 51' 44" E 15.00 feet; run thence S 00 degrees 08' 16" E 435 feet back to the Point of Beginning.

And also described as:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON ROD AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, SAID POINT HAVING COORDINATES OF NORTH-357266.87 AND EAST-916488.90 (M.S.P.C.S.- 2301 EAST ZONE/NAD 83 IN FEET); THENCE ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, N00°04'51"W 435.00' TO THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST LINE, N00°04'51"W 821.24' TO AN IRON ROD FOUND ON THE SOUTH MARGIN OF THREE RIVERS ROAD; THENCE ALONG SAID SOUTH MARGIN OF THREE RIVERS ROAD, S89°37'33"W 1107.11' TO AN IRON ROD FOUND; THENCE S00°19'29"W 1242.20' TO AN IRON ROD FOUND; THENCE S89°36'39"E 643.37' TO AN IRON ROD FOUND; THENCE N04°17'11"E 15.07' TO AN IRON ROD FOUND; THENCE N47°44'39"E 620.82'; THENCE N89°58'09"E 15.00' TO THE POINT OF BEGINNING, CONTAINING 29.393 ACRES AND BEING THAT SAME PROPERTY DESCRIBED IN INSTRUMENT NO. 2007-0005044-D-11 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

AND ALSO:

Parcel B

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 6 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and also being more particularly described as follows.

Commencing at the Southeast corner of the NW 1/4 of the NW 1/4 of Section 36, Township 6 South, Range 11 West, First Judicial District, Harrison County, State of Mississippi, and using it as the Point of Beginning run thence North 89 degrees 42 minutes 16 seconds West 475 feet, thence North 00 degrees 17 minutes 44 second East 15 feet, thence North 47 degrees 42 minutes 07 seconds East 620.39 feet, thence North 89 degrees 51 minutes 44 seconds East 15.00 feet, thence South 00 degrees 08 minutes 16 seconds East 435 feet back to the Point of Beginning. Together with access easement as recorded in Instrument No. 2007 2693 D-11.

And also described as:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, SAID POINT HAVING COORDINATES OF NORTH-357266.87 AND EAST-916488.90 (M.S.P.C.S.- 2301 EAST ZONE/NAD 83 IN FEET); THENCE N89°42'10"W 475.07' TO AN IRON ROD FOUND; THENCE N01°17'11"E 15.07' TO AN IRON ROD FOUND; THENCE N47°44'39"E 620.82'; THENCE N89°58'09"E 15.00'; THENCE S00°19'29"E 435.00' TO THE POINT OF BEGINNING, CONTAINING 2.524 ACRES AND BEING THAT SAME PROPERTY DESCRIBED IN INSTRUMENT NO. 2007-0011513-D-11 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

TOGETHER WITH THAT ACCESS EASEMENT RECORDED IN INSTRUMENT NO. 2007-0002693-D-11 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

Richard Bondy

PERMITS/INSP PAYMENT RECPT#: 10664432
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 05/04/21 TIME: 16:01
CLERK: tnorthng DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 255.00

AMOUNT PAID: 255.00

PAID BY: FREDDIE FOUNTAIN
PAYMENT METH: CREDIT CARD

REFERENCE:

AMT TENDERED: 255.00
AMT APPLIED: 255.00
CHANGE: .00

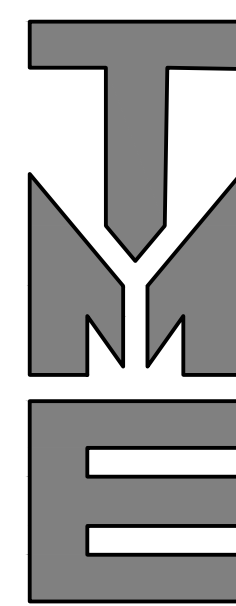
Plantation Oaks Phase Two

Three Rivers Road
Gulfport, Mississippi

CLIENT:

Plantation Oaks, LLC
1460 Beach Blvd
Biloxi, MS 39530

JUNE 17, 2021

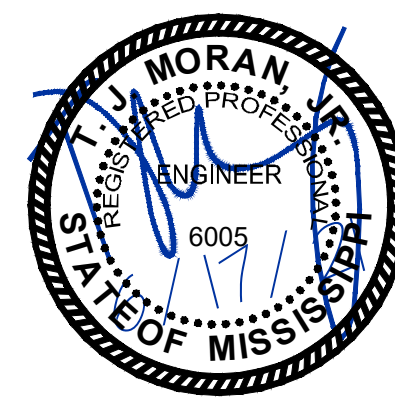


TERRY MORAN
ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535

PH 228.896.4733
FAX 228.896.6768

TERRY MORAN,
P.E., P.L.S.



IN ASSOCIATION WITH

FA | **FOUNTAIN &
ASSOCIATES**
CIVIL AND COMMERCIAL DESIGN
1822 15th Street, Ste. 12
Gulfport, MS 39501
228-861-5209

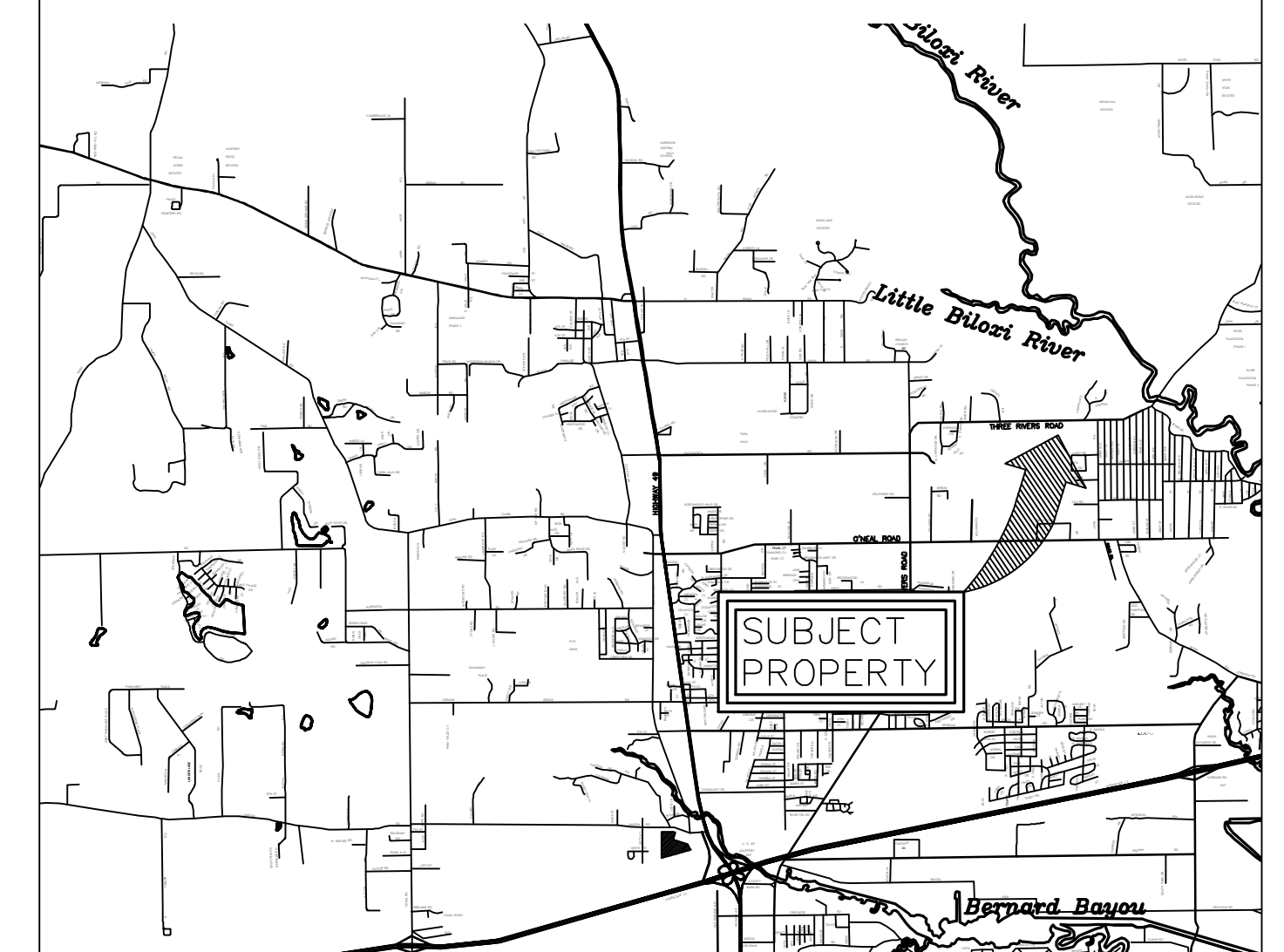
NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE
"MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID
ROAD CONSTRUCTION , 2017 EDITION".

ATTENTION: NO CONSTRUCTION IS TO COMMENCE ON THIS PROJECT
BEFORE THE APPROPRIATE PERMITS HAVE BEEN OBTAINED.

SHEET INDEX

PLAN COVER SHEET	T1
GENERAL NOTES & LEGENDS	C1
EXISTING CONDITIONS & DEMOLITION PLAN	C2
LOT & STREET LAYOUT	C3
GRADING & DRAINAGE PLAN	C4
EROSION CONTROL PLAN	C5
UTILITY PLAN	C6
PLAN & PROFILE SHEET	PP1
PLAN & PROFILE SHEET	PP2
CONSTRUCTION DETAILS	CD1
CONSTRUCTION DETAILS	CD2

VICINITY MAP



N.T.S.

DEMOLITION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY AND ALL EXISTING STRUCTURES DESIGNATED TO BE REMOVED WITHIN THE PROPERTY LIMITS, INCLUDING BUT NOT LIMITED TO STRUCTURES, FOUNDATIONS, ALL EXISTING PAVEMENTS AND DRIVEWAYS, EXISTING FENCES, UTILITIES, AND DEBRIS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT OCCUR TO IMPROVEMENTS SHOWN HEREON TO REMAIN.
3. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE THAT IS FOUND TO EXIST PRIOR TO HIS WORK OR THAT IS GENERATED AS A RESULT OF HIS WORK. DEBRIS SHALL CONSIST OF ANY MATERIAL OTHER THAN SOIL. SOIL DESIGNATED TO BE REMOVED FROM THE SITE SHALL BE AT THE CONTRACTORS EXPENSE.
4. CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEMOLISHING, REMOVING, OR RELOCATING ANY EXISTING ABOVE OR BELOW GROUND TELEPHONE OR POWER (UNLESS OTHERWISE SPECIFIED)BUT SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ALL LOCAL UTILITY COMPANIES.
5. CONTRACTOR SHALL CALL THE MISSISSIPPI DAMAGE PREVENTION NUMBER (1-800-227-6477) BY LAW TO LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO HIS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES NOT DESIGNATED TO BE REMOVED UNDER THIS CONTRACT AND BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES NOT DESIGNATED TO BE DEMOLISHED, REMOVED, OR RELOCATED THAT RESULT FROM CONTRACTOR'S WORK. REMOVAL OF ALL POWER LINES, POLES, AND APPURTENANCES SHALL BE BY LOCAL UTILITY COMPANYY.
6. LIMITS OF CLEARING AND GRUBBING SHALL BE PROPERTY LINES, UNLESS SPECIFICALLY DESIGNATED OTHERWISE.
7. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS THAT ARE REQUIRED TO ACCOMPLISH THE WORK SPECIFIED HEREON.

1. SEE SHEET CD1 FOR PAVEMENT DETAILS.
2. SHOULD CONTRACTOR FIND ANY DISCREPANCIES IN DIMENSIONS, PROJECT ENGINEER SHALL BE CONSULTED IMMEDIATELY.
3. ALL DIMENSIONS ARE FROM BOC TO BOC.
4. CONTRACTOR SHALL FORM CURB AT HANDICAP RAMP LOCATIONS TO MEET ADA REQUIREMENTS. ALL FINISH SPOT ELEVATIONS REPRESENT CURB FLANGE (FL) ELEVATIONS, TOP OF CURB (TOC), OR TOP OF SURFACE (TOP).
5. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AT ALL TIMES.
6. OWNER SHALL BE RESPONSIBLE FOR GRADING OF PARCELS TO ENSURE POSITIVE DRAINAGE AS INDICATED.
7. ALL FINISH SPOT ELEVATIONS REPRESENT CURB FLANGE (FL) ELEVATIONS, TOP OF CURB (TOC), OR TOP OF SURFACE (TOP).

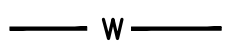
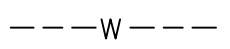
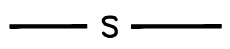
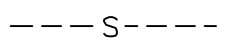
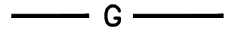
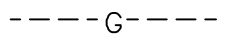
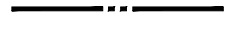
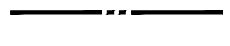
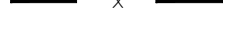
UTILITY NOTES:

1. ALL NEW WATER MAIN SHALL BE PVC, C900 AWWA APPROVED.
2. ALL SEWER MAIN SHALL BE PVC, ASTM 2-3034 SDR 26.
3. WATER AND SEWER SERVICES SHALL CONFORM TO THE DETAIL SHEET.
4. ANY ROAD CROSSING REQUIRED SHALL BE DONE IN STRICT CONFORMANCE WITH THE PLAN DETAIL AND SPECIFICATIONS.
5. ALL TAPS ONTO EXISTING WATER AND SEWER MAINS SHALL BE COORDINATED WITH WEST JACKSON COUNTY UTILITY DISTRICT.
6. EXISTING UTILITY INFORMATION BASED ON SURVEY.
7. ALL PRESSURE AND LEAKAGE TESTS MUST BE IN ACCORDANCE WITH AWWA C-600.
8. DISINFECTION AND SAMPLING PROCEDURES SHOULD MEET THE CURRENT AWWA STANDARD (C652).

LOCAL UTILITY COMPANIES

1. WATER AND SEWER - CITY OF PASS CHRISTIAN 452-3312
2. GAS SERVICE - CENTERPOINT ENERGY 896-7500
3. TV CABLE SERVICE - CABLE ONE 864-1506
4. ELECTRICAL SERVICE - COAST ELECTRIC 832-1761
5. TELEPHONE SERVICE - AT&T 557-6000
6. MISS I CALL BEFORE YOU DIG 1-800-227-6477

LEGEND

PROPOSED		EXISTING
	WATER MAIN	
	SEWER LINE	
	GAS LINE	
	ROW/PROP	
	QTR SECTION	
	WIRE FENCE	
	CLEAN-OUT	
	MANHOLE	
	WATER VALVE	
	FIRE HYDRANT	
	WATER METER	
	PROP. SPOT EL.	
	EXIST. SPOT EL.	
	TYP. SIGN	
	TYP. STOP BAR	
	HEADER CURB	
	CURB & GUTTER	

EROSION CONTROL NOTES:

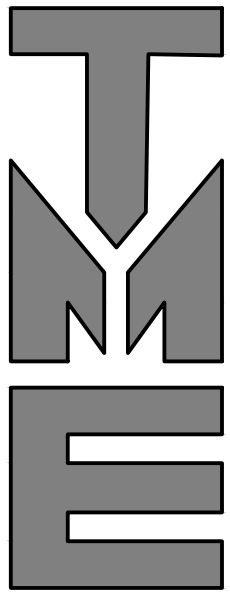
1. CONTRACTOR SHALL STOCKPILE TOPSOIL ON SITE IN GREEN SPACE NORTH OF PARKING LOT FOR USE IN LANDSCAPING.
2. CONTRACTOR SHALL LINE ALL PROPOSED SWALES AND DETENTION POND SLOPES WITH EROSION AND SEDIMENT CONTROL BLANKETS AS SHOWN.
3. CONTRACTOR SHALL ROUGHEN ALL 4:1 CUT SLOPES BY DISKING PRIOR TO SEEDING.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING WITH TEMPORARY SEED ANY DISTURBED AREAS THAT WILL BE LEFT UNDISTURBED FOR FOURTEEN OR MORE DAYS (SEE MDEQ LIST OF TEMPORARY SEED TYPES).
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING WITH PERMANENT SEED ANY DISTURBED AREAS WITHIN SEVEN DAYS (SEE OWNER FOR TYPE OF LANDSCAPE TO BE USED).
6. ALL EQUIPMENT MAINTENANCE AND REPAIR SHALL BE DONE OFFSITE.
7. TRASH RECEPTACLES SHALL BE PLACED AT CONVENIENT LOCATIONS THROUGHOUT THE SITE.
8. THE MAIN TRASH COLLECTION BIN SHALL BE PLACED NEAR THE CORNER OF THE CONSTRUCTION ENTRANCE. CONTRACTOR SHALL COORDINATE PICKUP WITH THE CITY OR REFUSE DISPOSAL PROVIDERS AND SHALL ENSURE THAT COLLECTION IS DONE A MINIMUM OF ONCE A WEEK.
9. CONTRACTOR SHALL CHECK ALL DISTURBED AREAS, EROSION AND SEDIMENT CONTROLS AFTER EACH SIGNIFICANT RAINFALL BUT NOT LESS THAN ONCE PER WEEK AND MAKE ANY NEEDED REPAIRS WITHIN 24 HOURS.
10. CONTRACTOR SHALL REMOVE ANY SEDIMENT FROM SILT FENCE, CHECK POINTS, AND INLET PROTECTION DEVICES WHENEVER SEDIMENT HAS ACCUMULATED TO 50 PERCENT CAPACITY. CONTRACTOR SHALL MAINTAIN ALL VEGETATED AREAS TO PROVIDE PROPER GROUND COVER BY RESEEDING, FERTILIZATION, OR MULCHING AS NEEDED.
11. A TEMPORARY OFFICE AND PORTABLE TOILET BUILDINGS SHALL BE LOCATED AT THE OR NEAR THE JOB TRAILER OR LAY-DOWN YARD AND AT LOCATIONS SO THAT NO PART OF THE PROJECT IS MORE THAN 1,000 FEET FROM A TOILET FACILITY IF POSSIBLE. THESE STRUCTURES SHALL BE MAINTAINED ON A REGULAR SCHEDULE BY A LICENSED DISPOSAL COMPANY.

GENERAL NOTES & LEGENDS

PROJECT SCOPE:

CONSTRUCT PASS BUNGALOWS AS PER DRAWINGS FOUND HEREIN AND ALL CITY/STATE REQ'S & PERMITS.

NON-EXCLUSIVELY, GRADING, ASPHALT PAVING, STORM & UTILITY LINES, CONCRETE FORMING AND FINISHING, PAVEMENT STRIPING, AND GRADING/GRASSING/FINISHING IMPROVEMENTS SHALL BE REQ'D TO COMPLETE THIS PROJECT.



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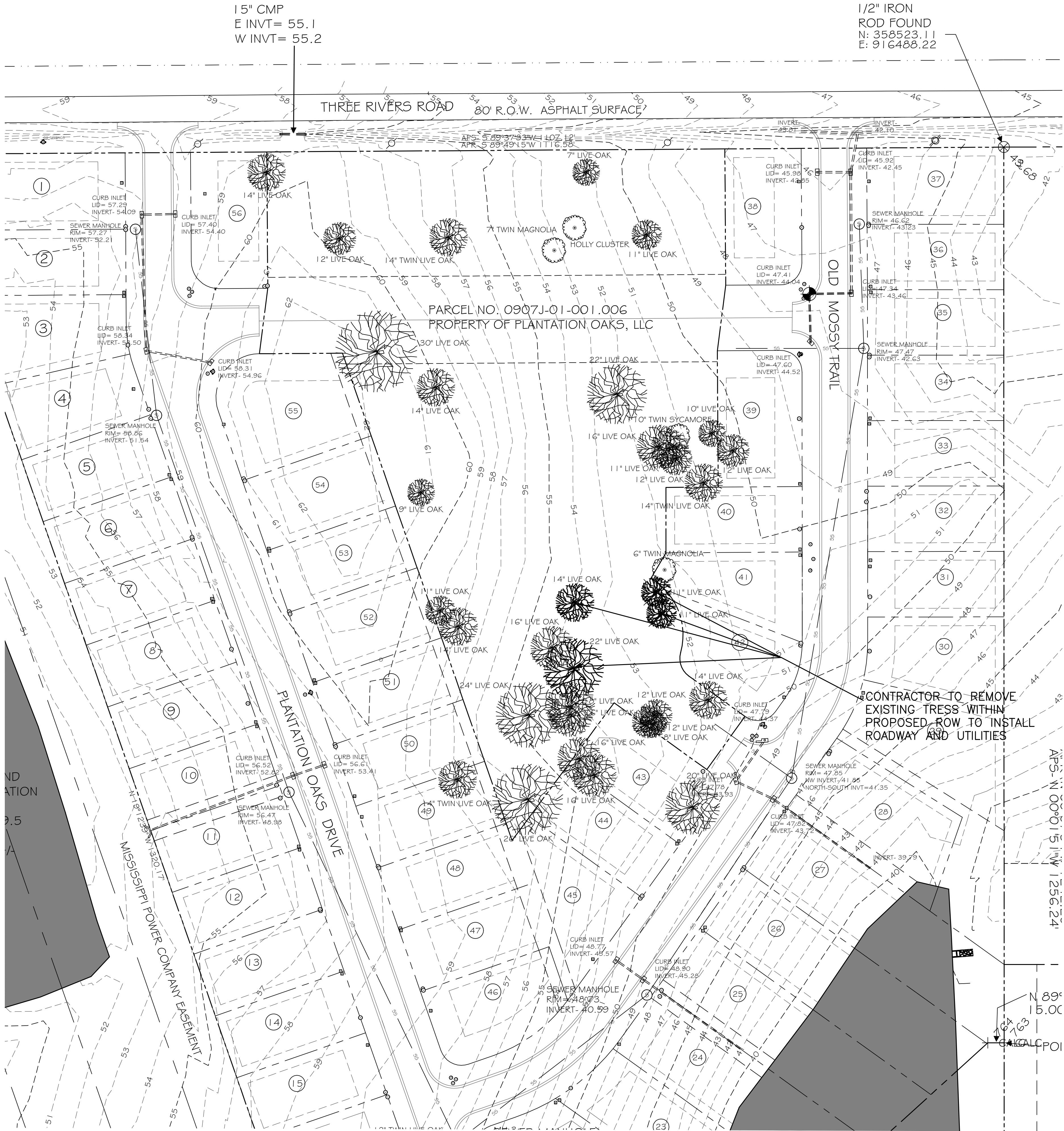


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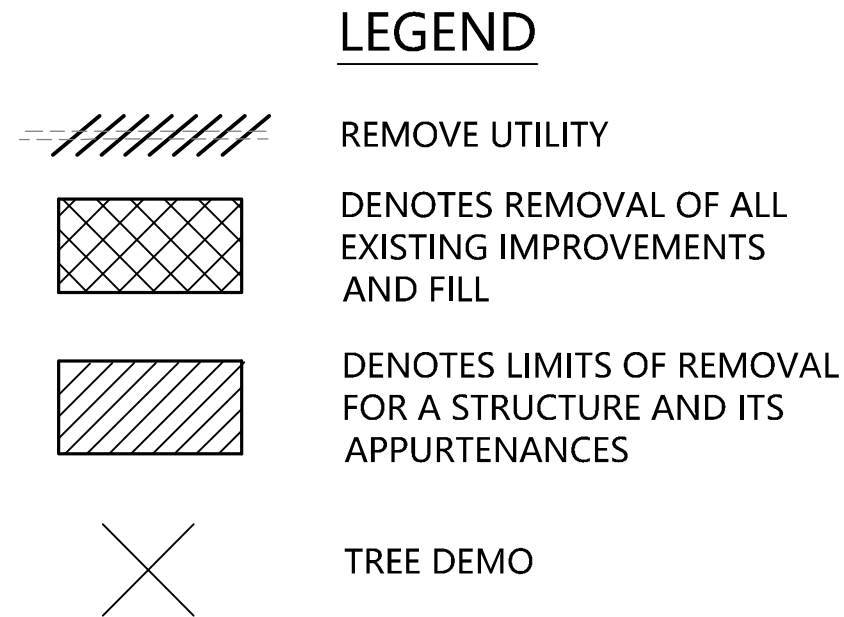
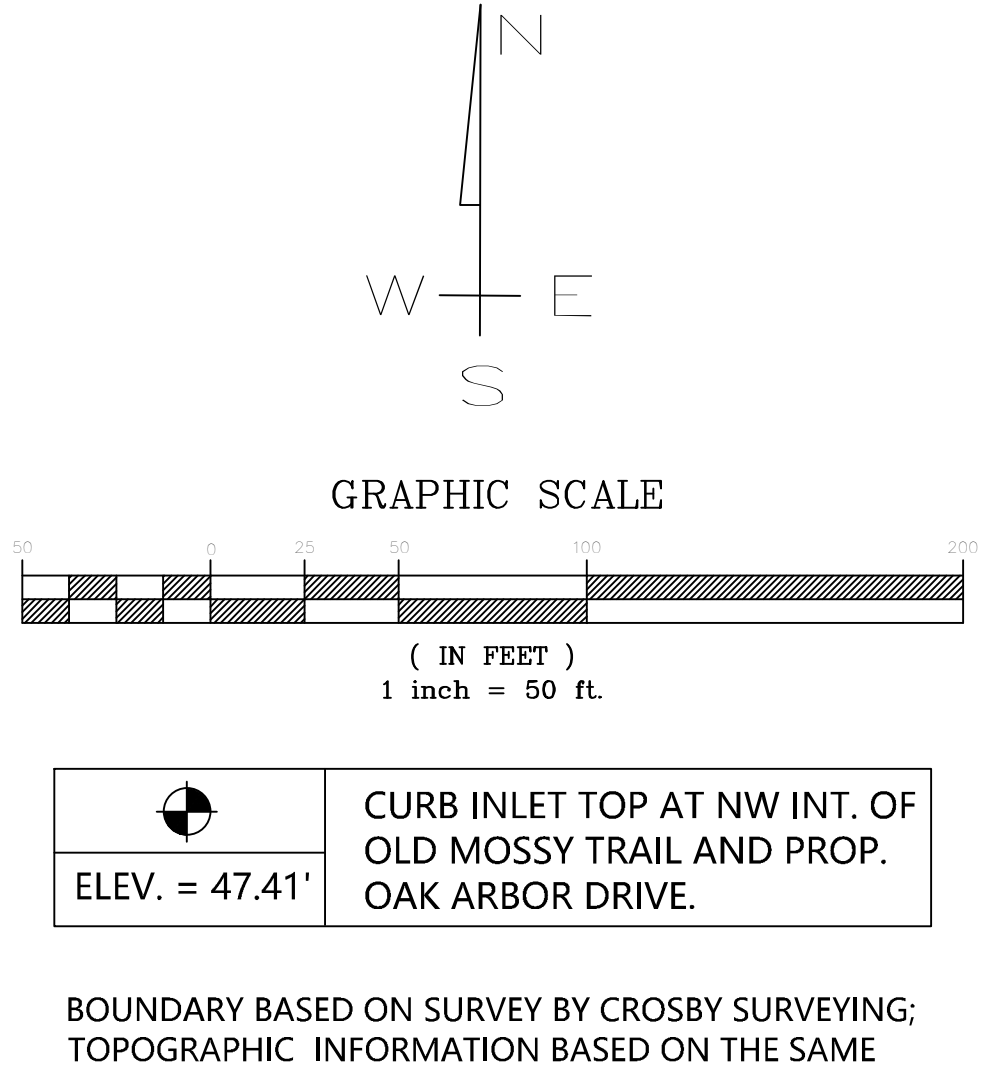
PLANTATIN OAKS
PHASE TWO
THREE RIVERS ROAD
GULFPORT, MS

C1



EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 50'-0"



DEMOLITION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY AND ALL EXISTING STRUCTURES DESIGNATED TO BE REMOVED WITHIN THE PROPERTY LIMITS, INCLUDING BUT NOT LIMITED TO STRUCTURES, FOUNDATIONS, ALL EXISTING PAVEMENTS AND DRIVEWAYS, EXISTING FENCES, UTILITIES, AND DEBRIS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT OCCUR TO IMPROVEMENTS SHOWN HEREON TO REMAIN.
3. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE THAT IS FOUND TO EXIST PRIOR TO HIS WORK OR THAT IS GENERATED AS A RESULT OF HIS WORK. DEBRIS SHALL CONSIST OF ANY MATERIAL OTHER THAN SOIL.
4. CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEMOLISHING OR REMOVING ANY EXISTING ABOVE OR BELOW GROUND TELEPHONE OR POWER BUT SHALL BE RESPONSIBLE FOR COORDINATING NECESSARY WORK WITH LOCAL UTILITY COMPANIES.
5. CONTRACTOR SHALL CALL THE MISSISSIPPI DAMAGE PREVENTION NUMBER (1-800-227-6477) BY LAW TO LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO HIS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES NOT DESIGNATED TO BE REMOVED UNDER THIS CONTRACT AND BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES NOT DESIGNATED TO BE REMOVED THAT RESULT FROM CONTRACTOR'S WORK.
6. REMOVAL OF ALL POWER LINES, POLES, AND APPURTENANCES SHALL BE BY LOCAL UTILITY COMPANY.
7. LIMITS OF CLEARING AND GRUBBING SHALL BE PROPERTY LINES, UNLESS SPECIFICALLY DESIGNATED OTHERWISE.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS THAT ARE REQUIRED.

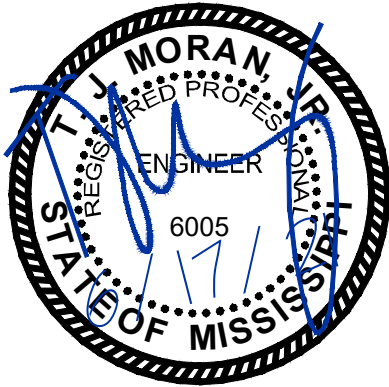
TREE NOTE:

CONTRACTOR TO ONLY REMOVE TREES THAT CONFLICT WITH NEWLY PROPOSED ROADWAY AND/OR INFRASTRUCTURE. HOME BUILDER TO PERMIT AND REMOVE TREES WITHIN PROPOSED LOTS AS THEY SEE FIT.

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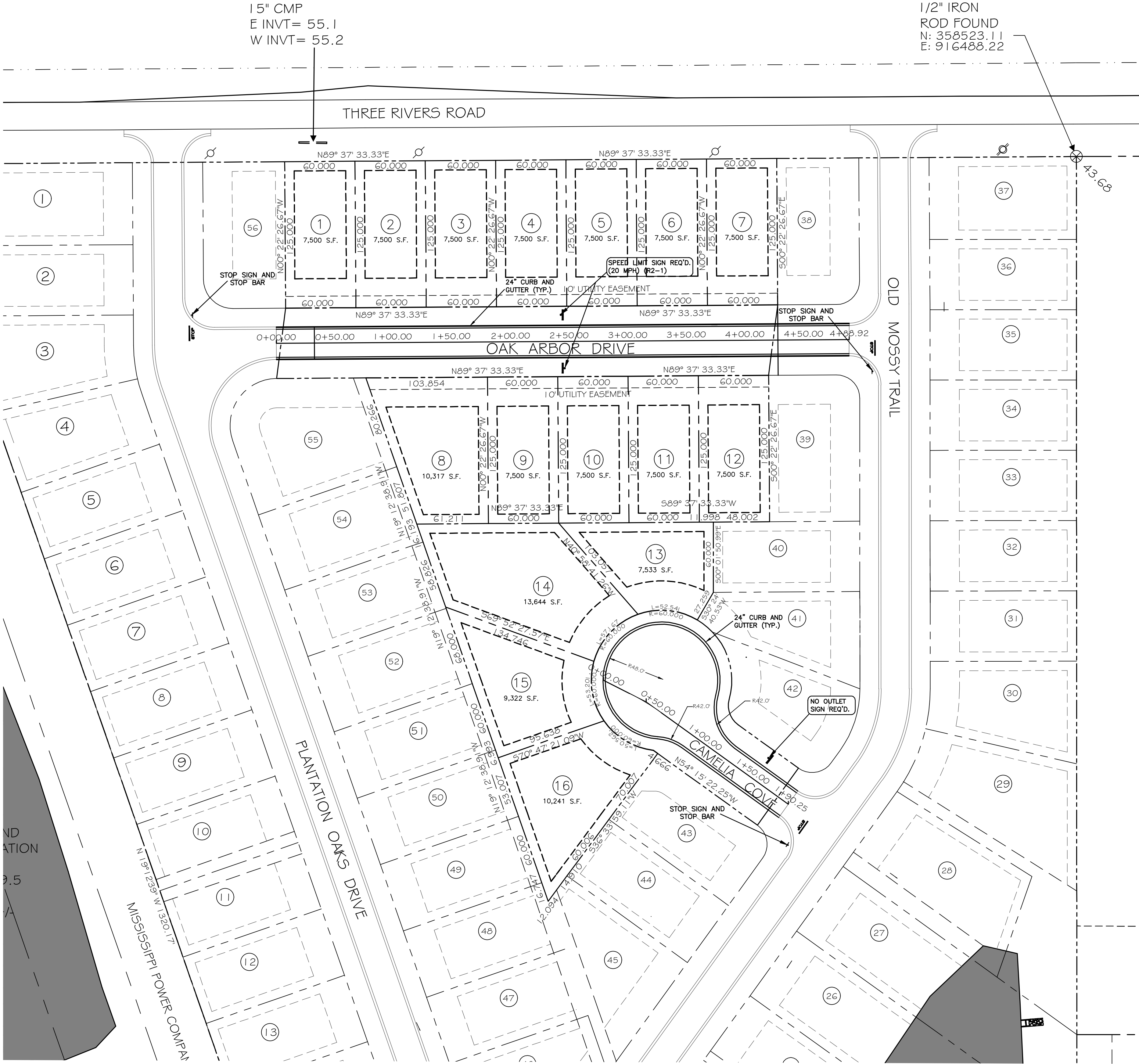
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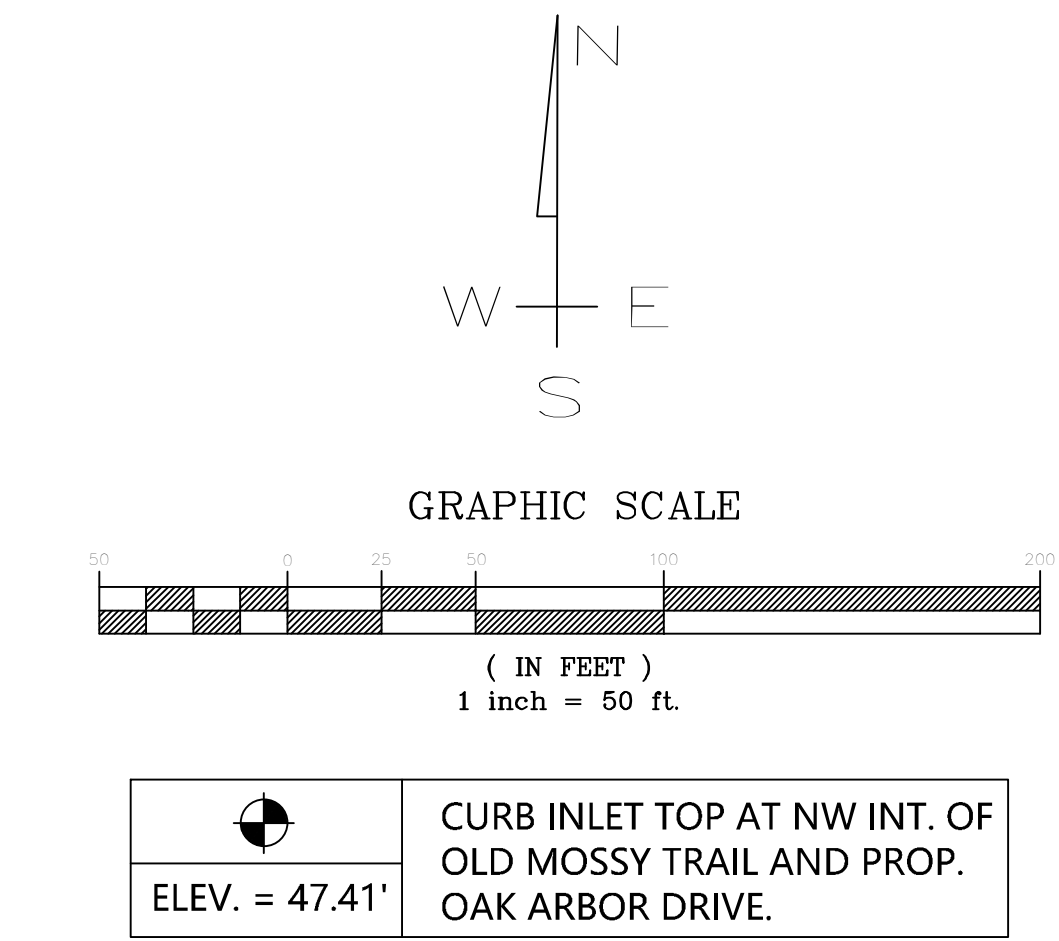
BEFORE WORK COMMENCES, CONTRACTOR SHALL CAREFULLY EXAMINE AND VERIFY PLANS & SPECIFICATIONS SHOWN HEREIN. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNFORESEEN CONDITIONS ARE DISCOVERED IN THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, CONTRACTOR MUST PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK THAT COULD BE AFFECTED BY SAID CONDITION.



NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE "MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID ROAD CONSTRUCTION , 2017 EDITION".

LOT & STREET LAYOUT

SCALE: 1" = 50'-0"



BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING; TOPOGRAPHIC INFORMATION BASED ON THE SAME

SUBJECT PROPERTY LIES WITHIN "X" FLOOD ZONE PER FEMA PANEL 28047C0260G DATED JUNE 16, 2009.

Shoebox

Watts	Source	Lumens	Footprint	Colors
250W	HPS	15,000	III	
400W	HPS	13,000	III	Black, Brown
350W	MH	13,000	III	

Poles for Decorative Post Top Luminaries

Poles shown are direct buried. Bolted Base poles are available. Contact Mississippi Power for pricing. Concrete poles are available in Gray. Fiberglass poles are available in Dark Bronze. Aluminum poles are available in Bronze or Black.

Material	Length	Mounting height	Colors
Aluminum	20'	14'	Black

NOTE: SITE LIGHTING POLES, FIXTURES, AND PHOTOMETRIC STUDY TO BE PROVIDED BY MS POWER.

SITE DATA TABLE

ACREAGE: 4.02 +/- AC
ZONING: R-B
SETBACKS:
FYSB - 25 FT
SYSB - 8 FT
RYSB - 8 FT
MINIMUM LOT SIZE = 7,500 SF

NOTE: CONTRACTOR SHALL COORDINATE THE LOCATION OF STREET SIGNS WITH THE CITY OF GULFPORT'S TRAFFIC DEPARTMENT.

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 2018 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.

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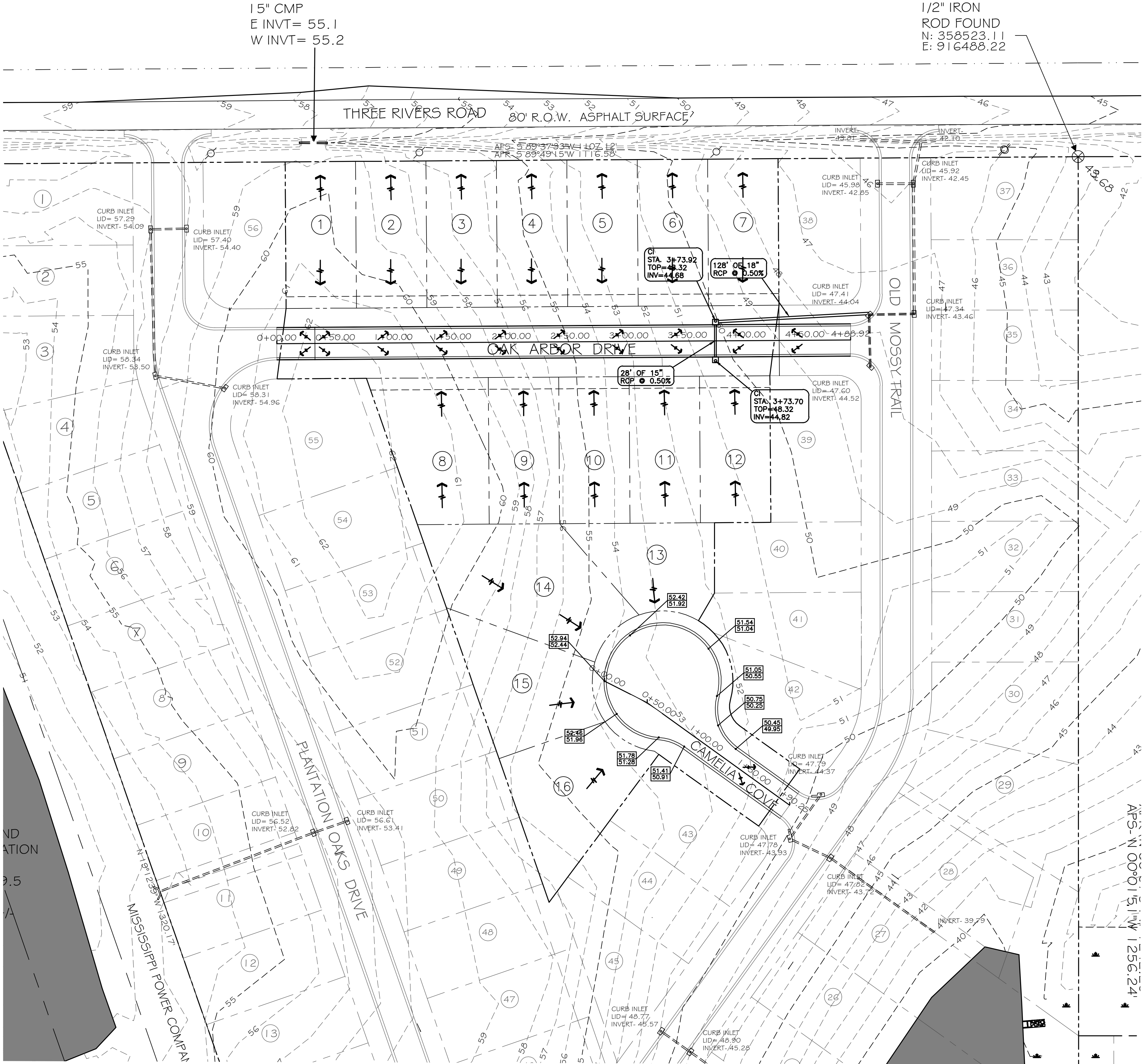
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PLANTATIN OAKS
PHASE TWO
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GULFPORT, MS

21-021

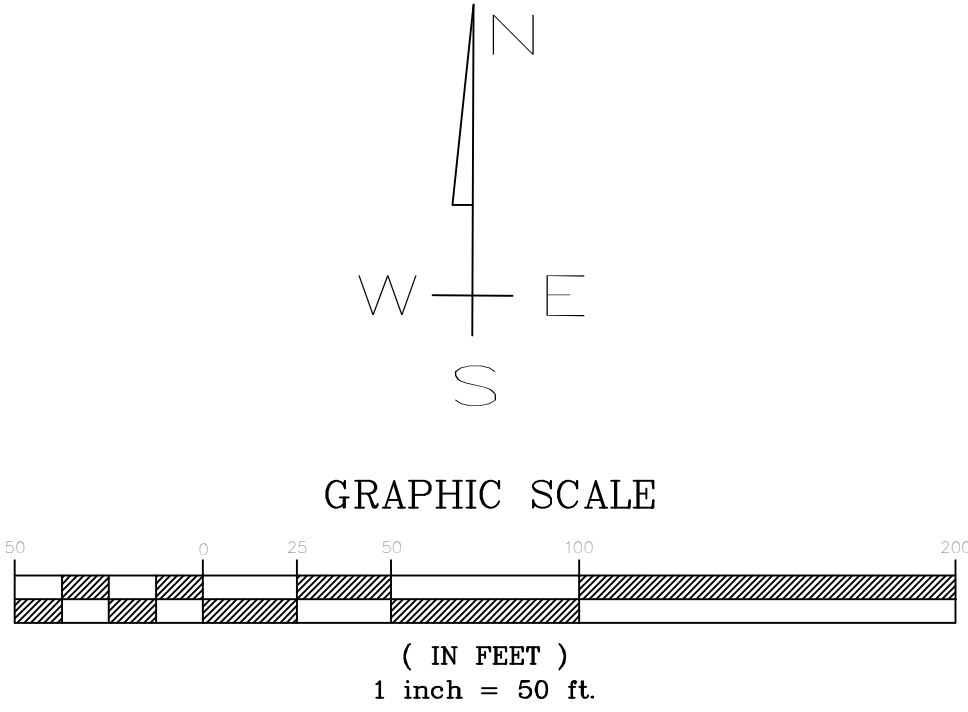
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NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE
"MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID ROAD
CONSTRUCTION , 2017 EDITION".

GRADING & DRAINAGE PLAN

SCALE: 1" = 50'-0"



	CURB INLET TOP AT NW INT. OF OLD MOSSY TRAIL AND PROP. OAK ARBOR DRIVE.
ELEV. = 47.41'	

BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING;
TOPOGRAPHIC INFORMATION BASED ON THE SAME

SUBJECT PROPERTY LIES WITHIN "X" FLOOD ZONE
PER FEMA PANEL 28047C0260G DATED JUNE 16, 2009.

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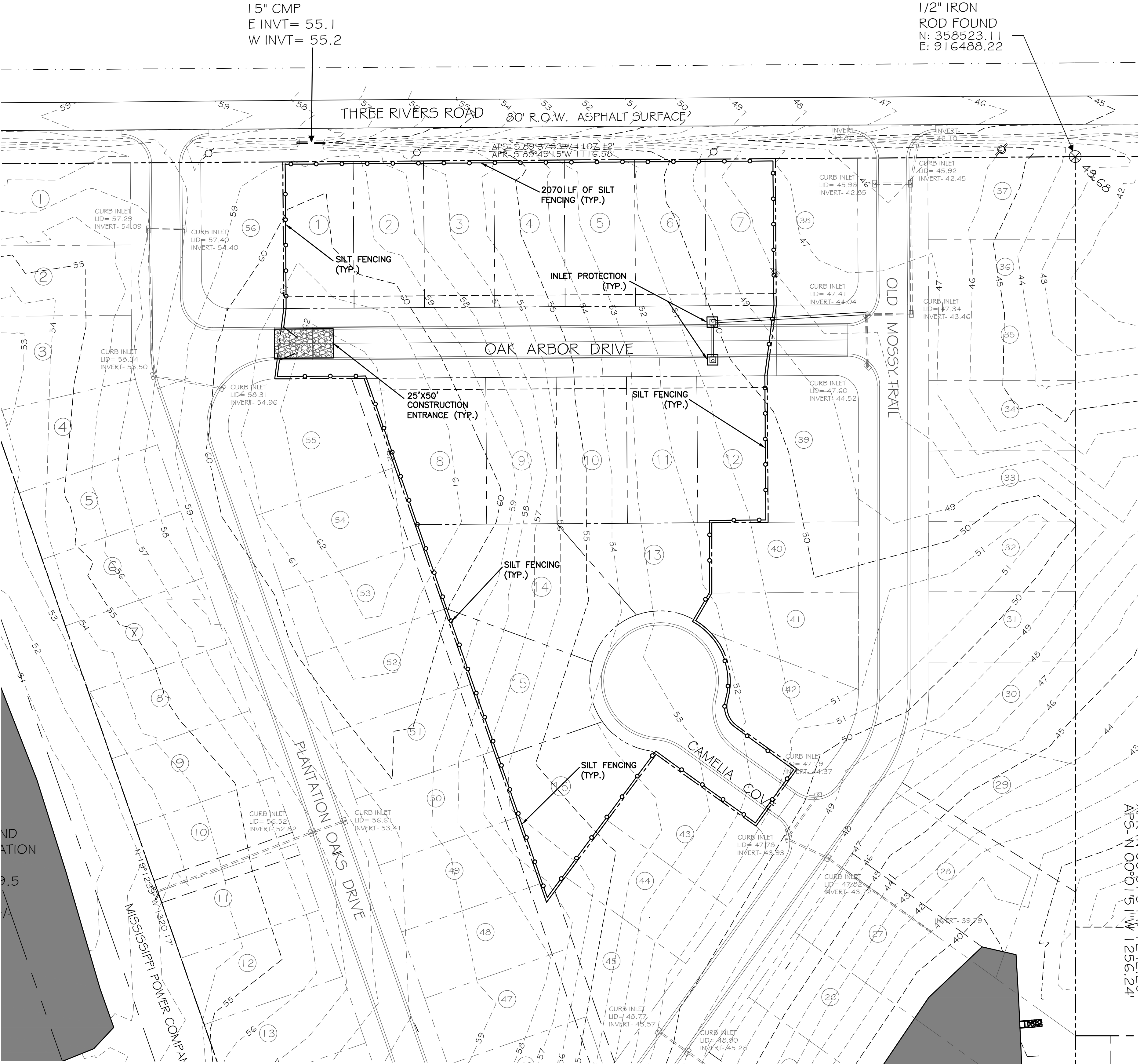
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PLANTATIN OAKS
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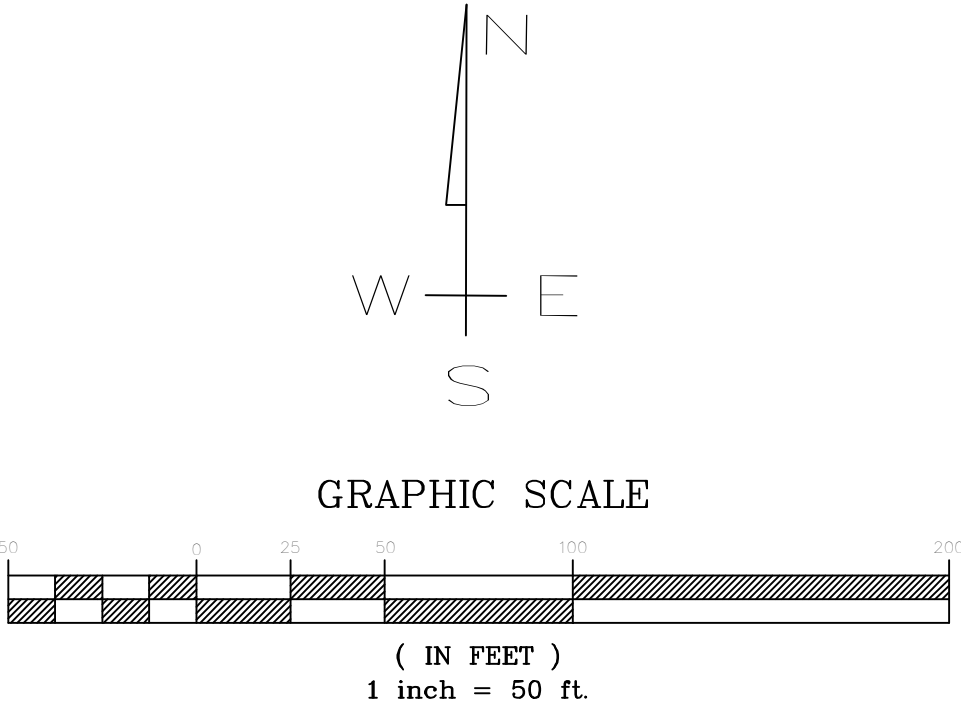
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EROSION CONTROL PLAN

SCALE: 1" = 50'-0"

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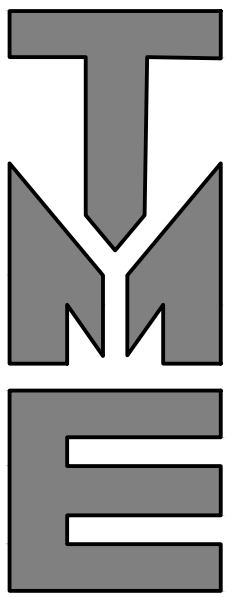
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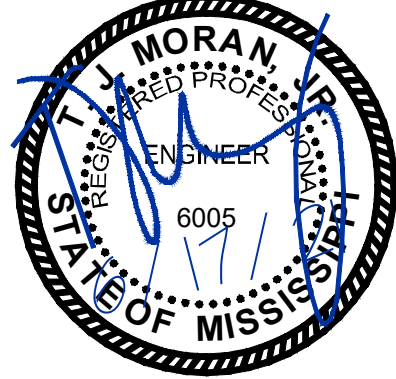


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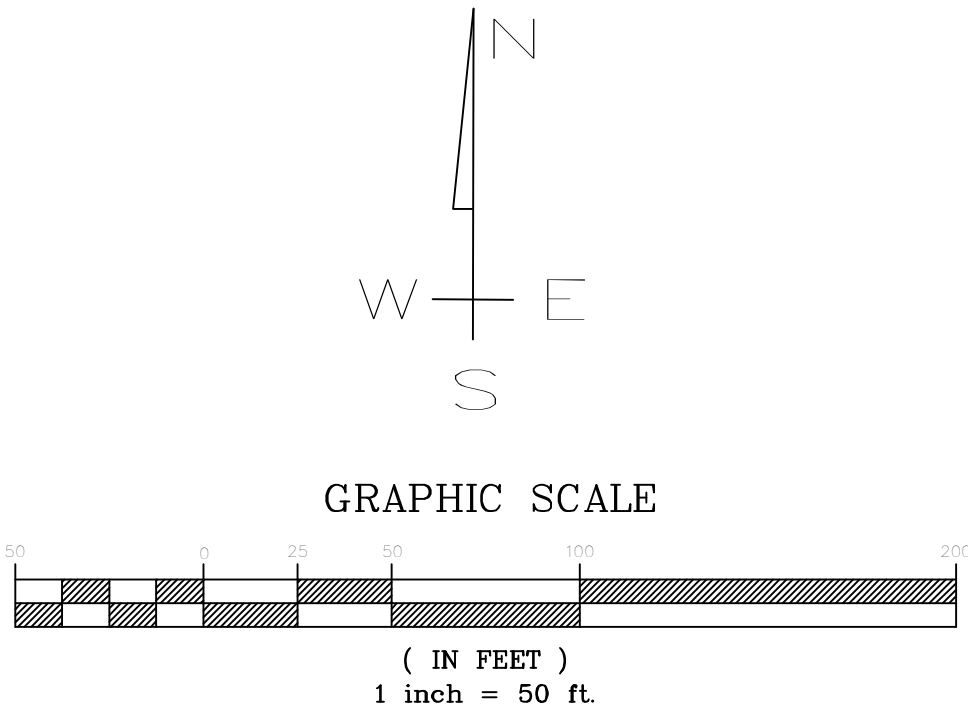
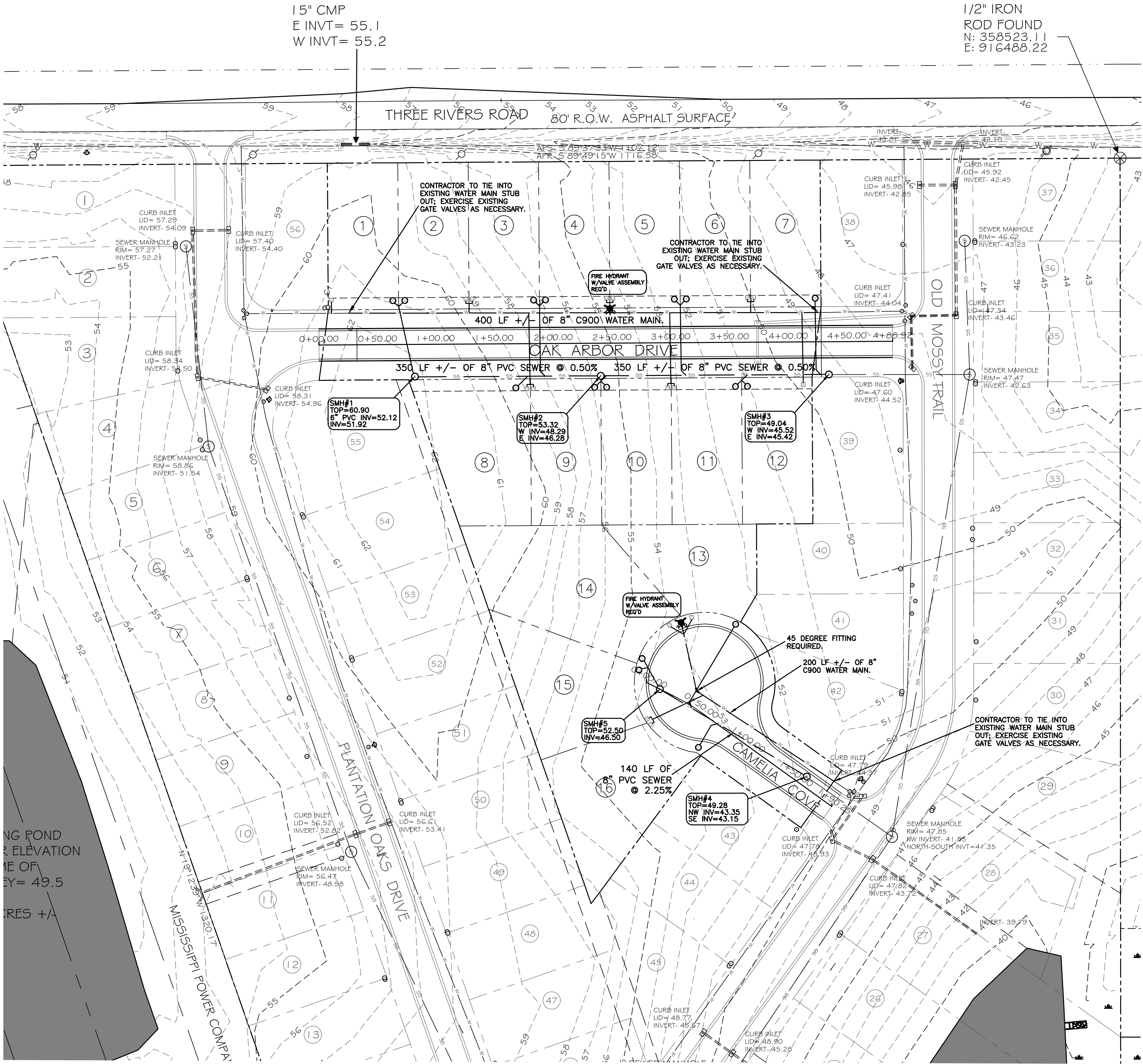
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Check By T.J.M.
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PHASE TWO
THREE RIVERS ROAD
GULFPORT, MS

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CURB INLET TOP AT NW INT. OF OLD MOSSY TRAIL AND PROP. OAK ARBOR DRIVE.
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NOTE: NO SHOTS WERE TAKEN ON THE END OF SEWER PIPES AT TIME OF AS-BUILT. CONTRACTOR TO EXPOSE END OF PIPE, VERIFY ELEVATION, AND COORDINATE WITH ENGINEER ANY CHANGES IF NECESSARY.

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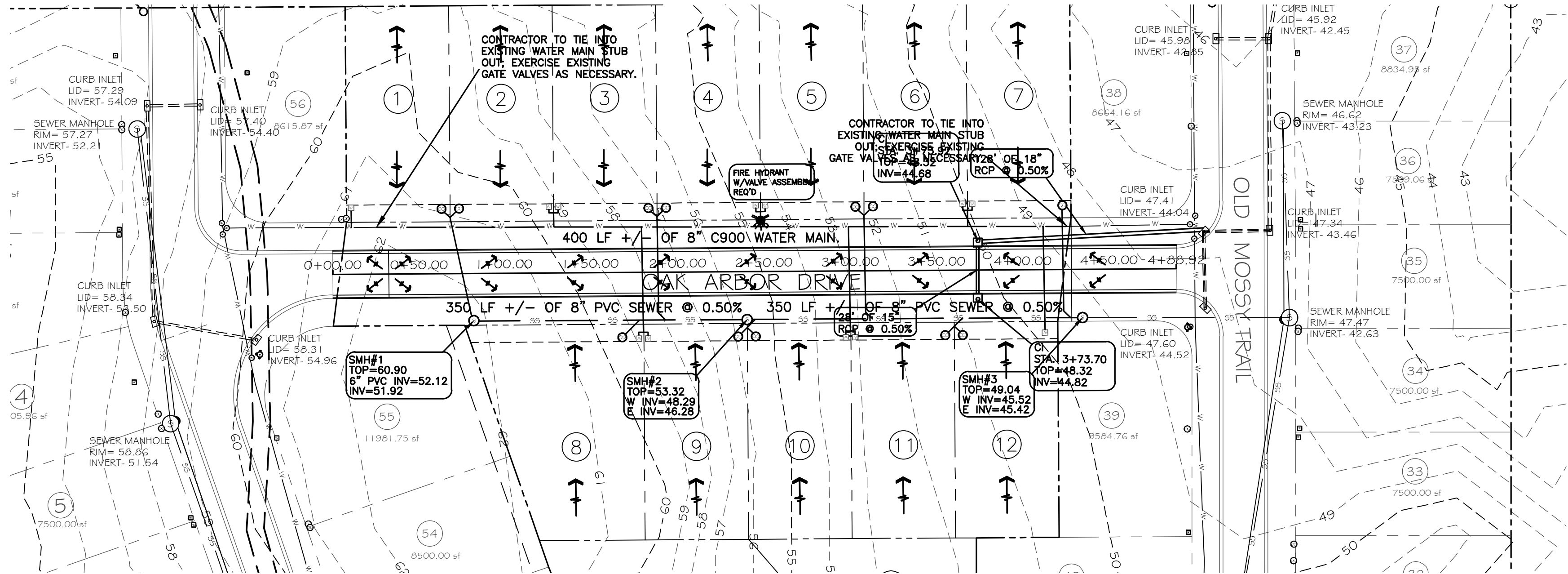
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21-021

UTILITY PLAN

SCALE: 1" = 50'-0"

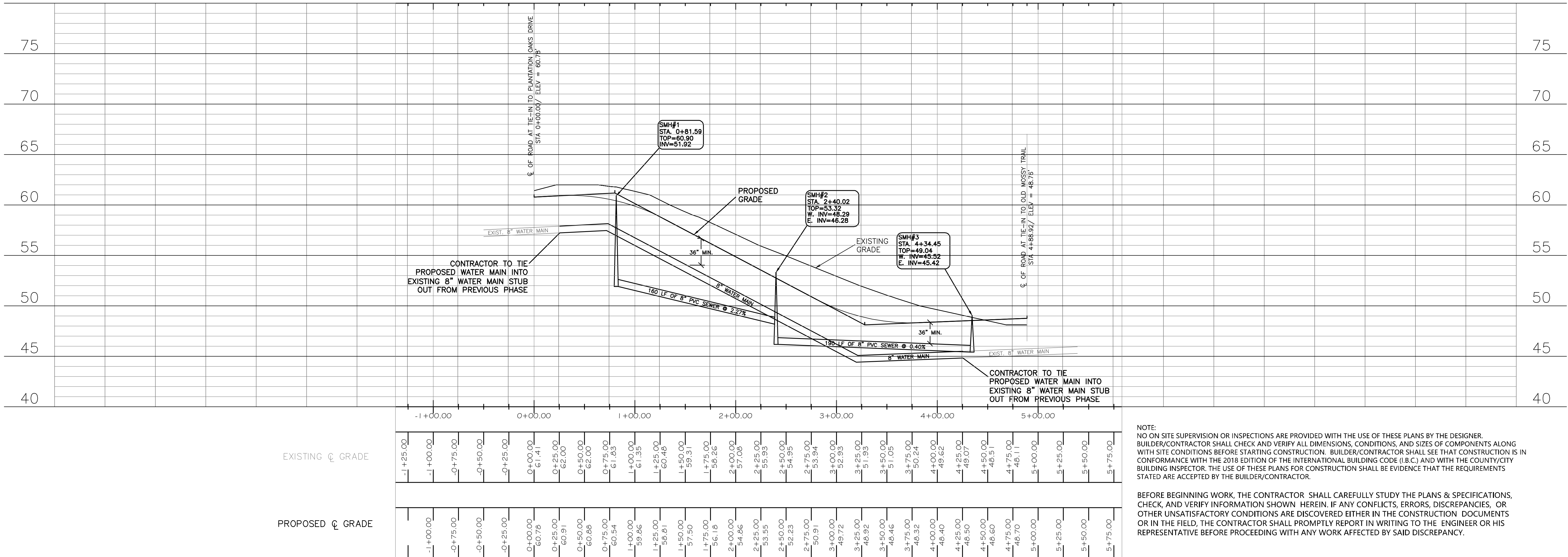
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OAK ARBOR DRIVE STA. 0+00 – 4+89

HORIZONTAL = 1"=50'
VERTICAL = 1"=5'



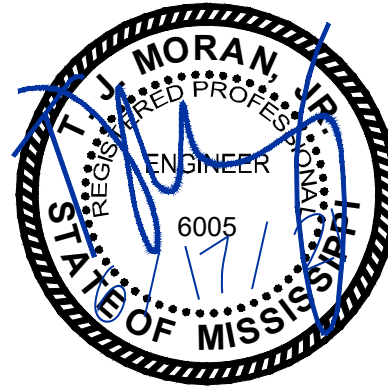
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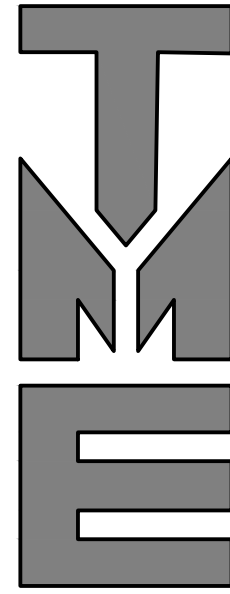
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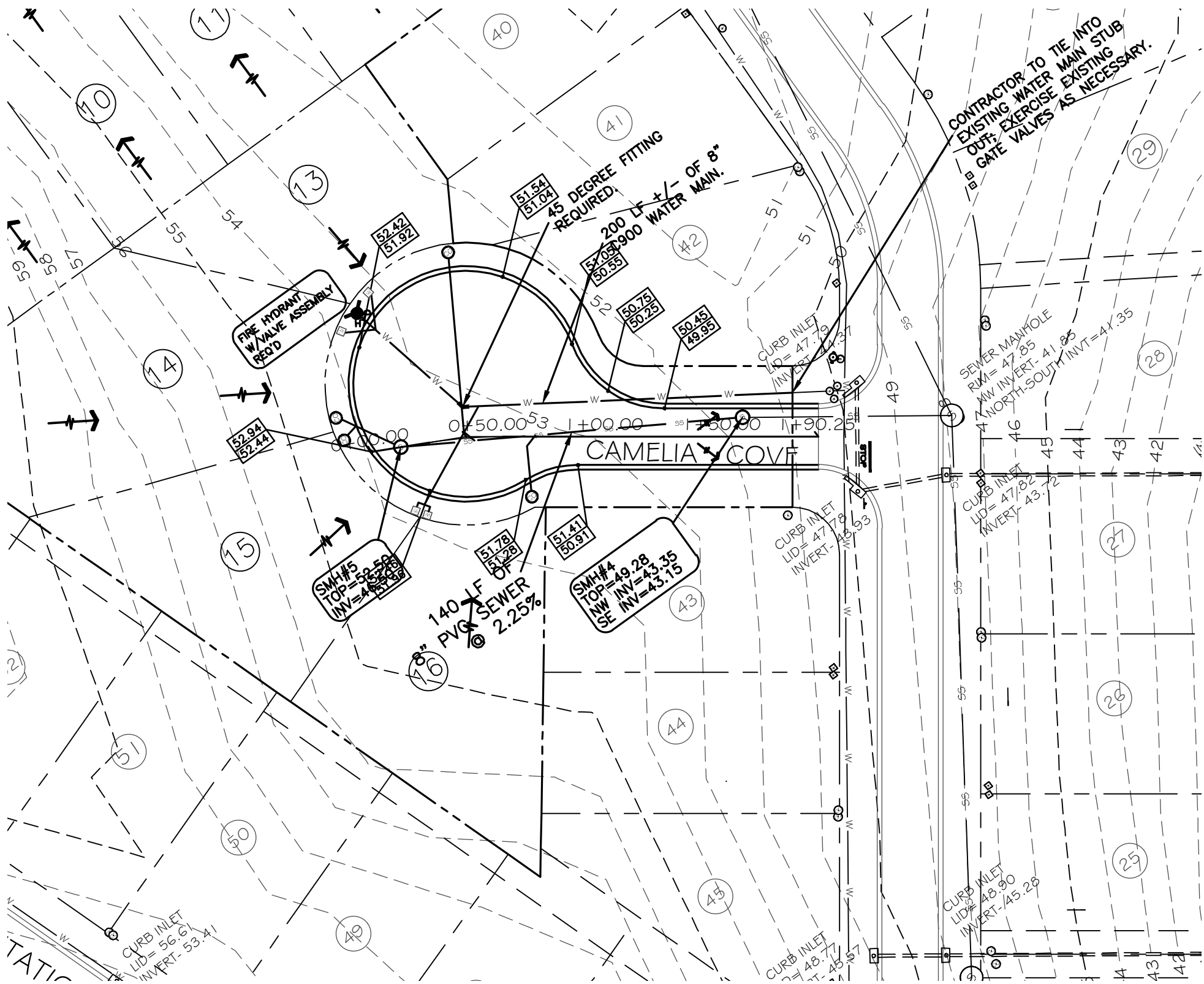


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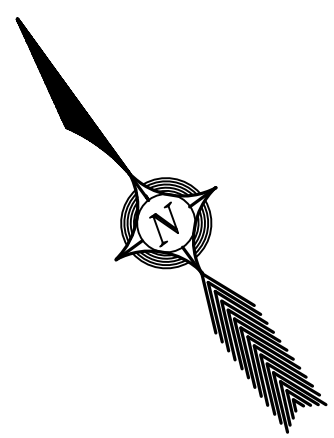
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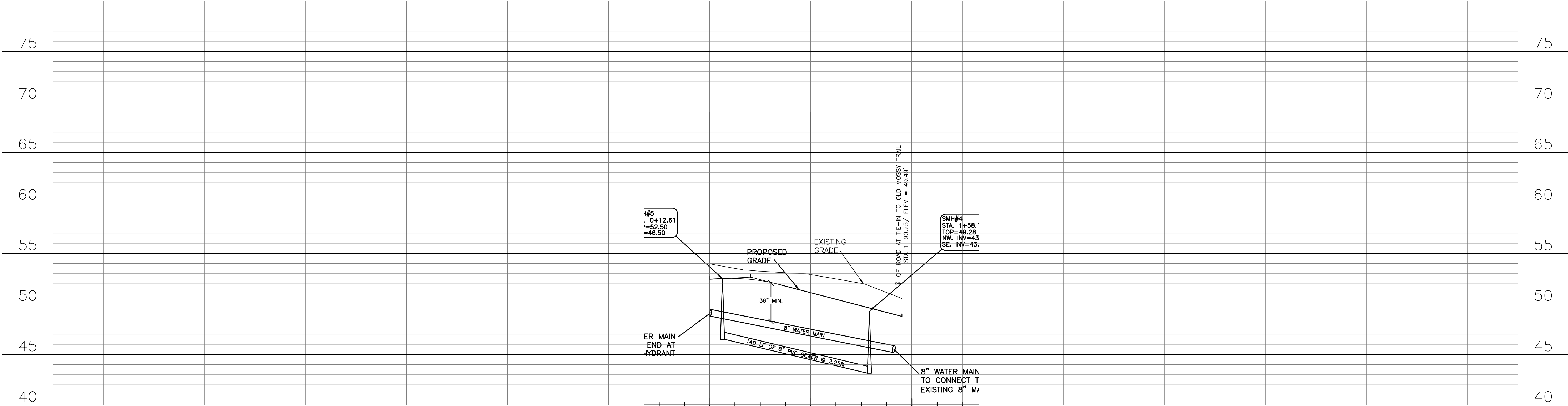


CAMELIA COVE STA. 0+00 – 1+50



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HORIZONTAL = 1"=50'
VERTICAL = 1"=5'



EXISTING   GRADE

PROPOSED   GRADE

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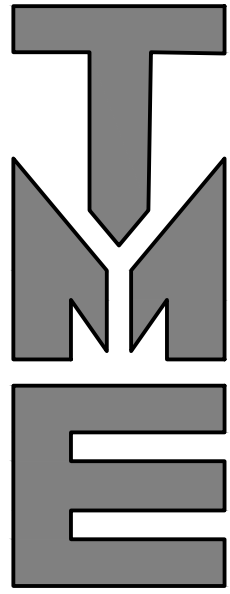
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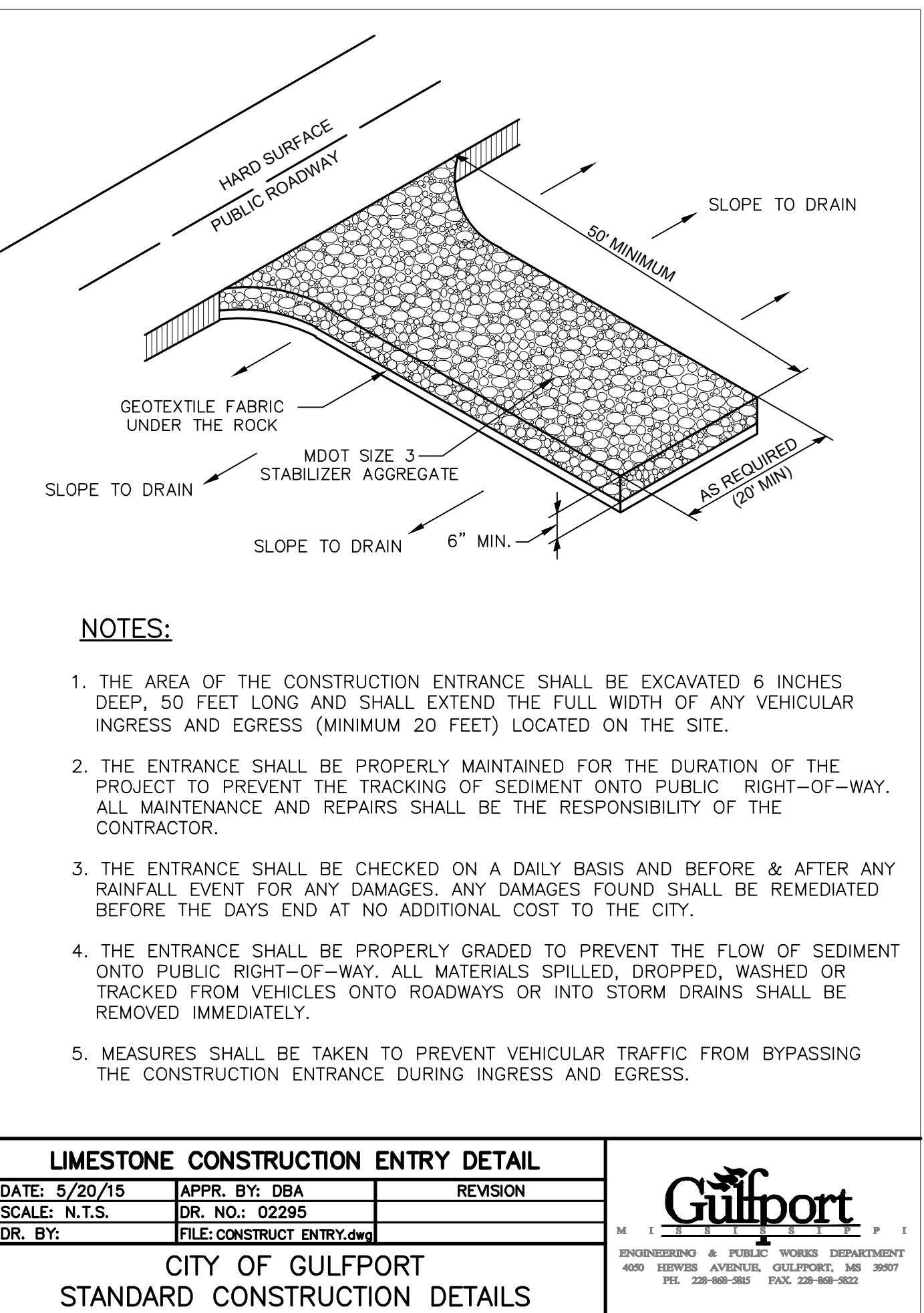
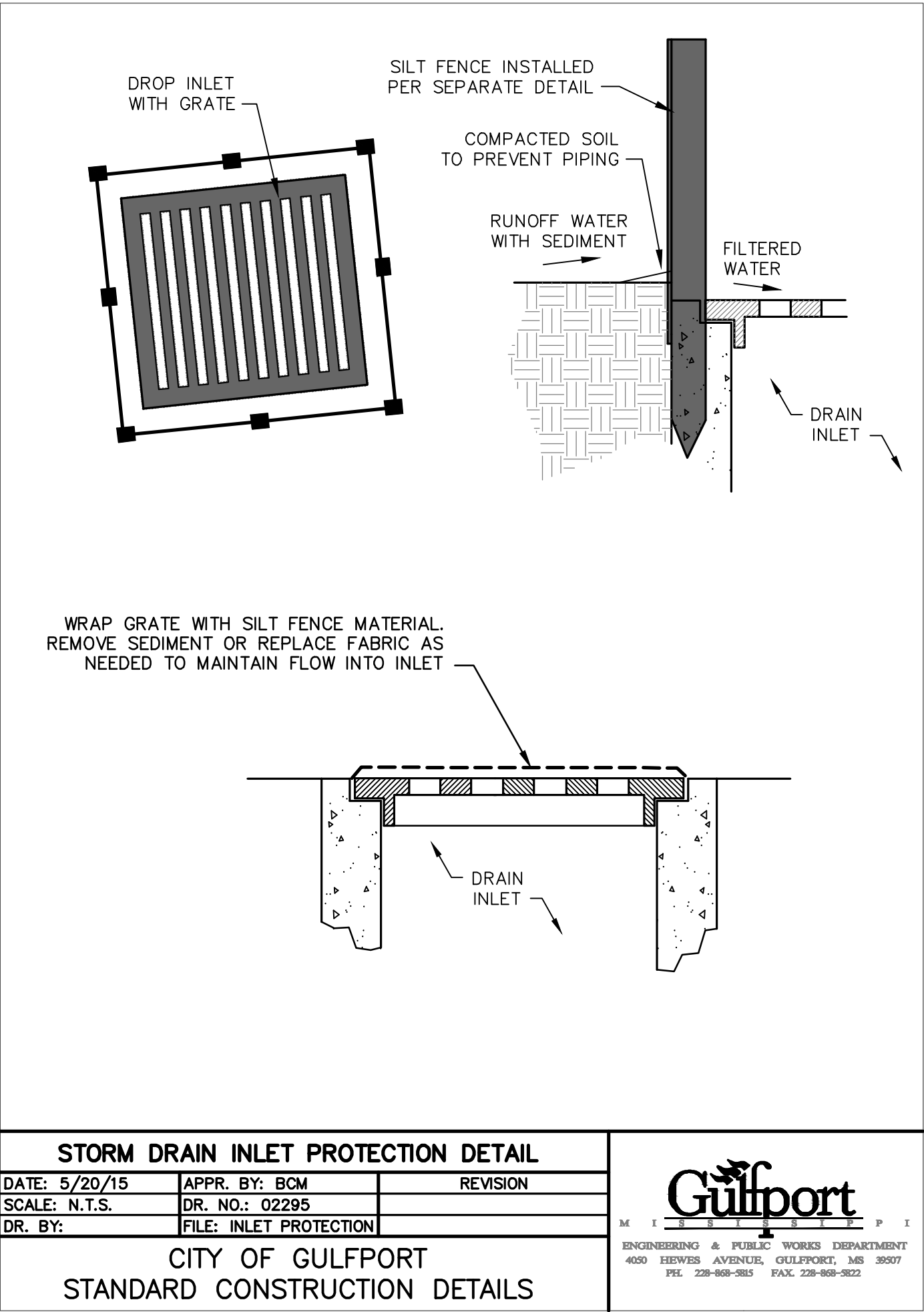
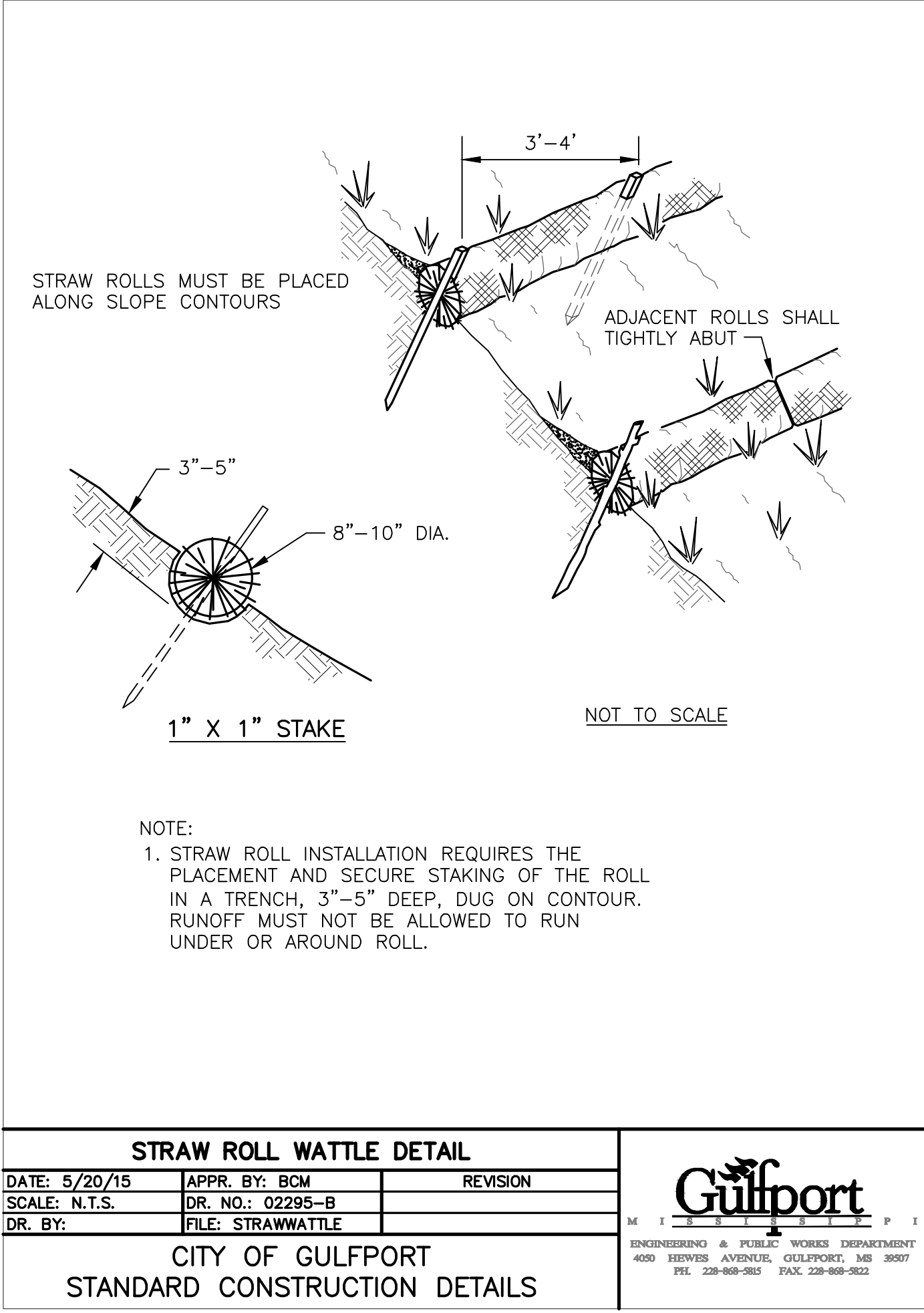
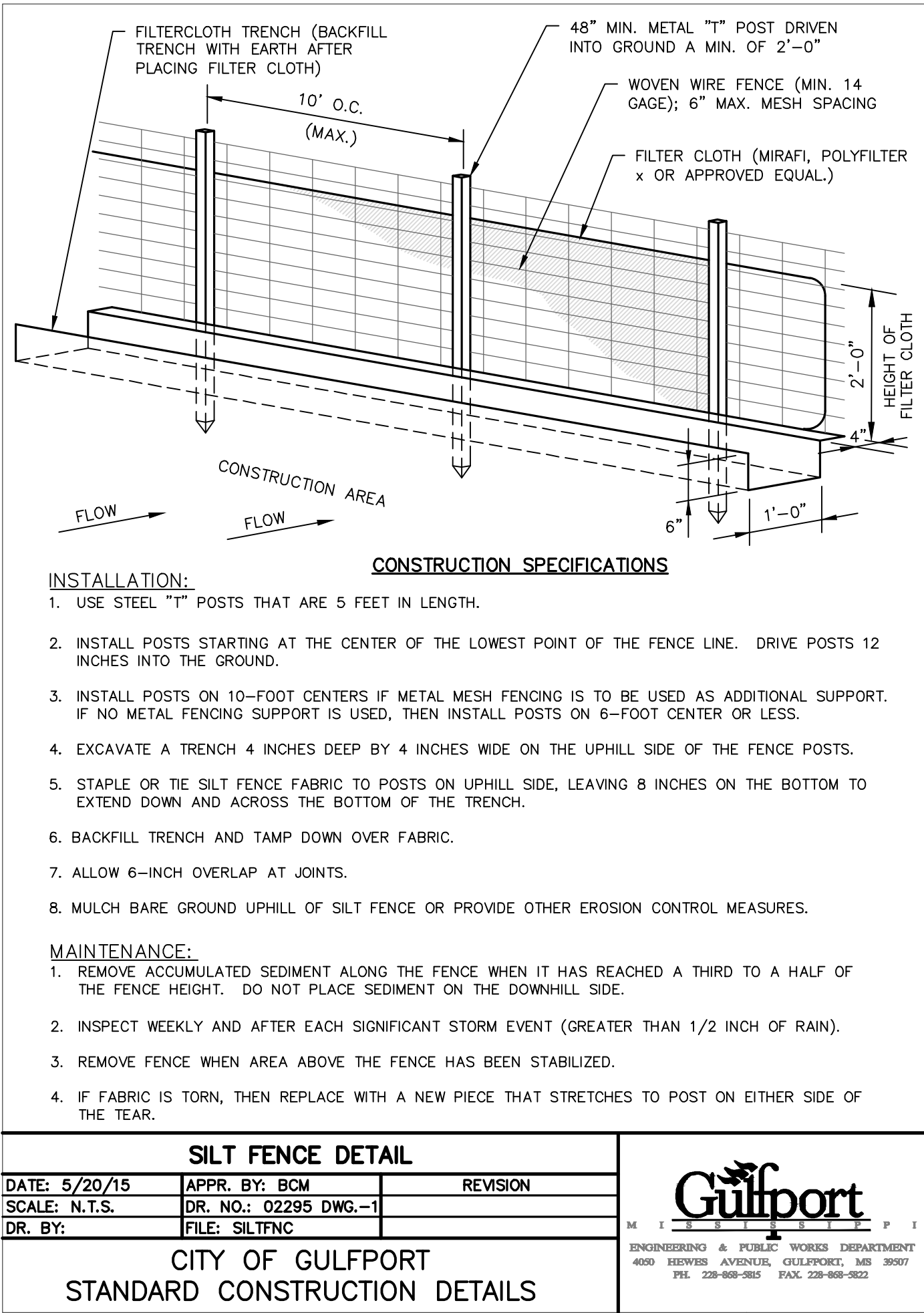
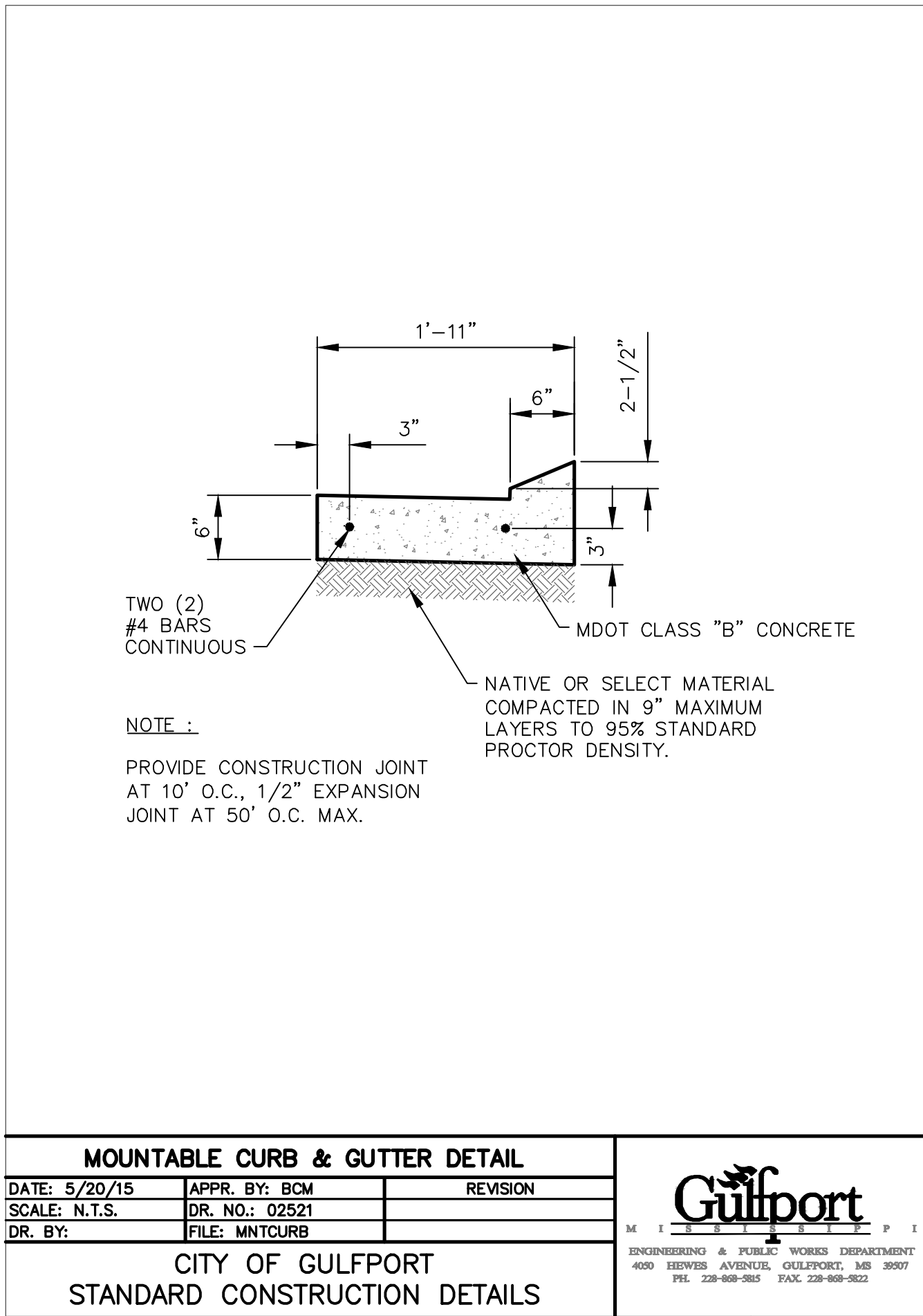
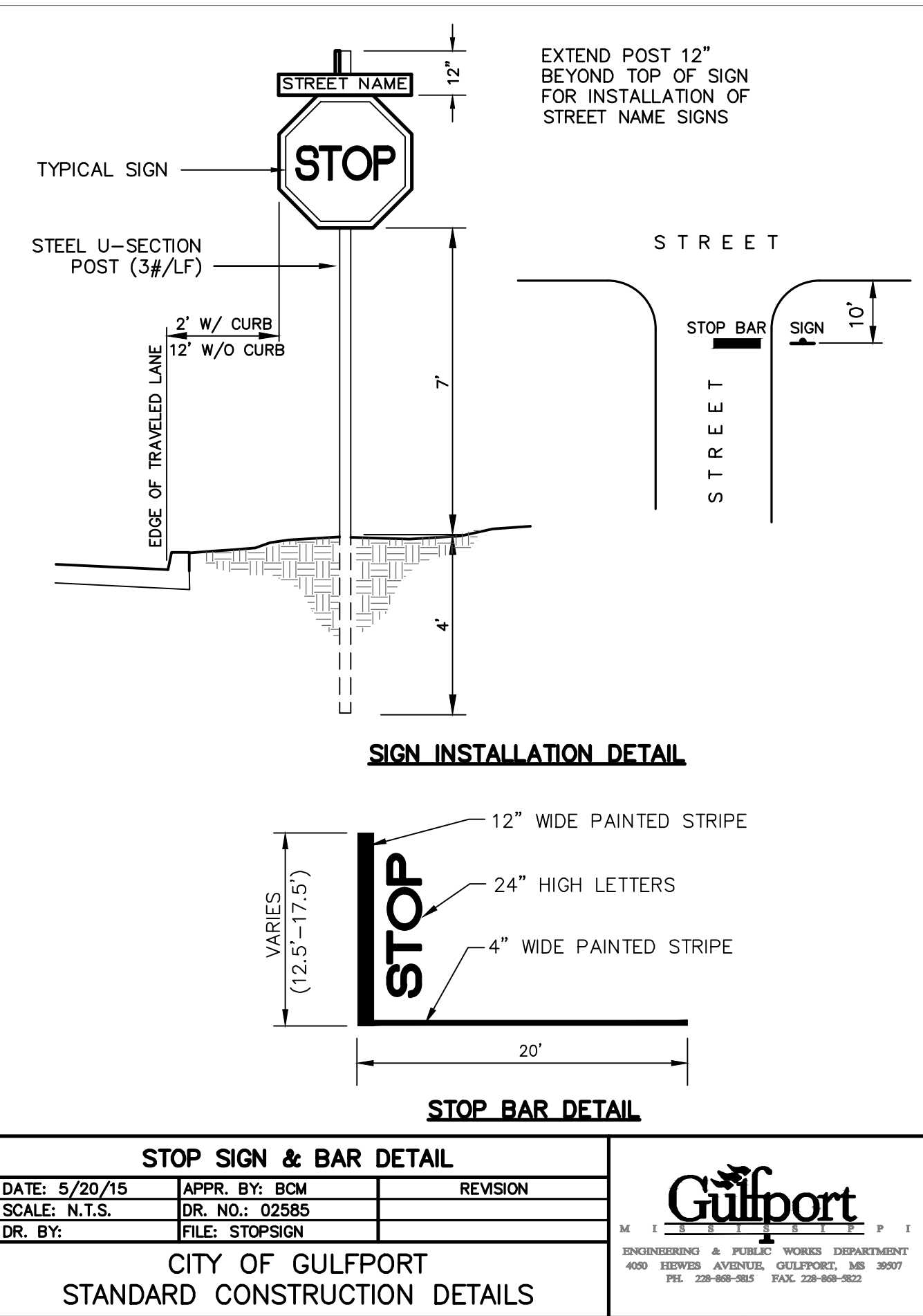
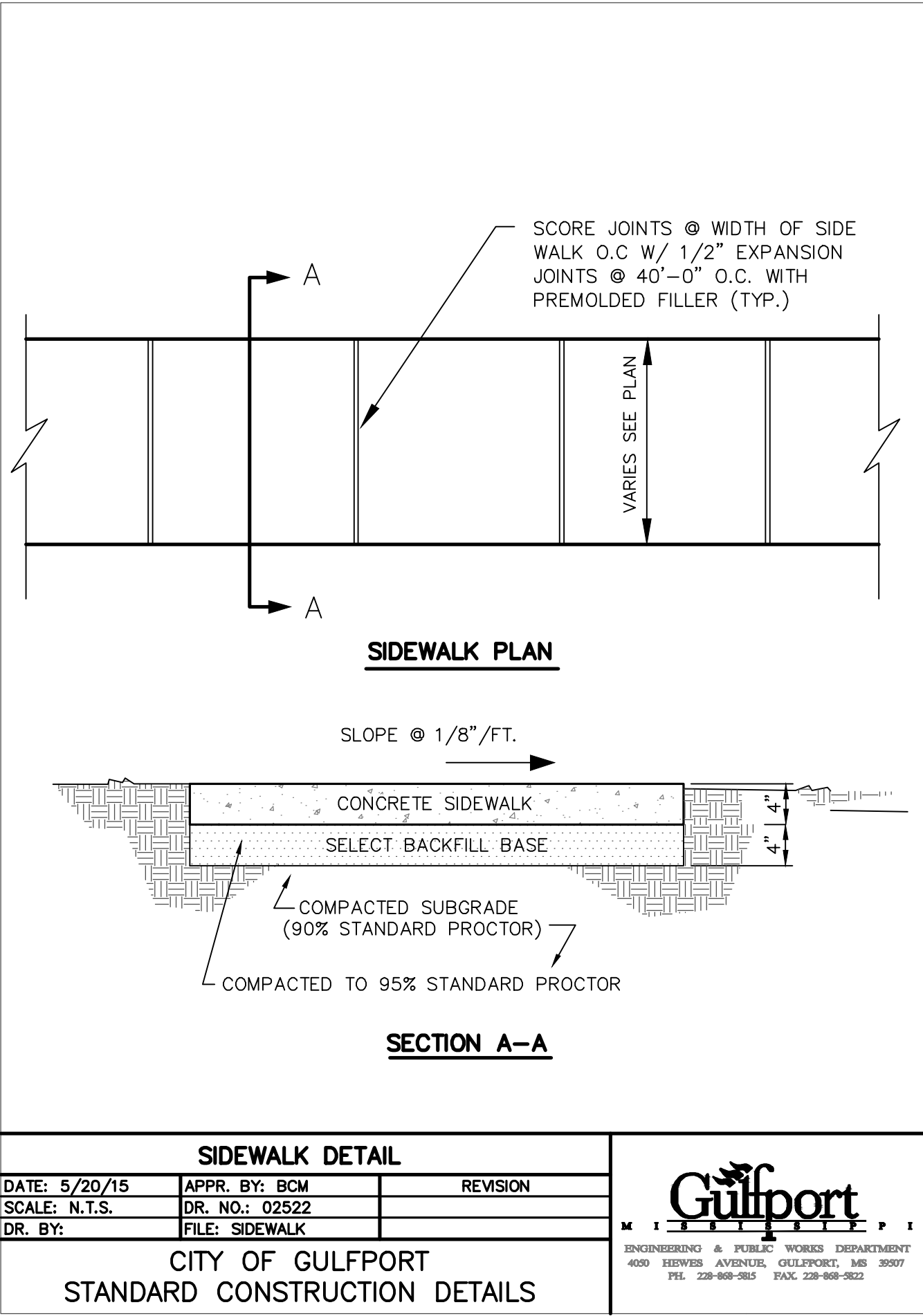
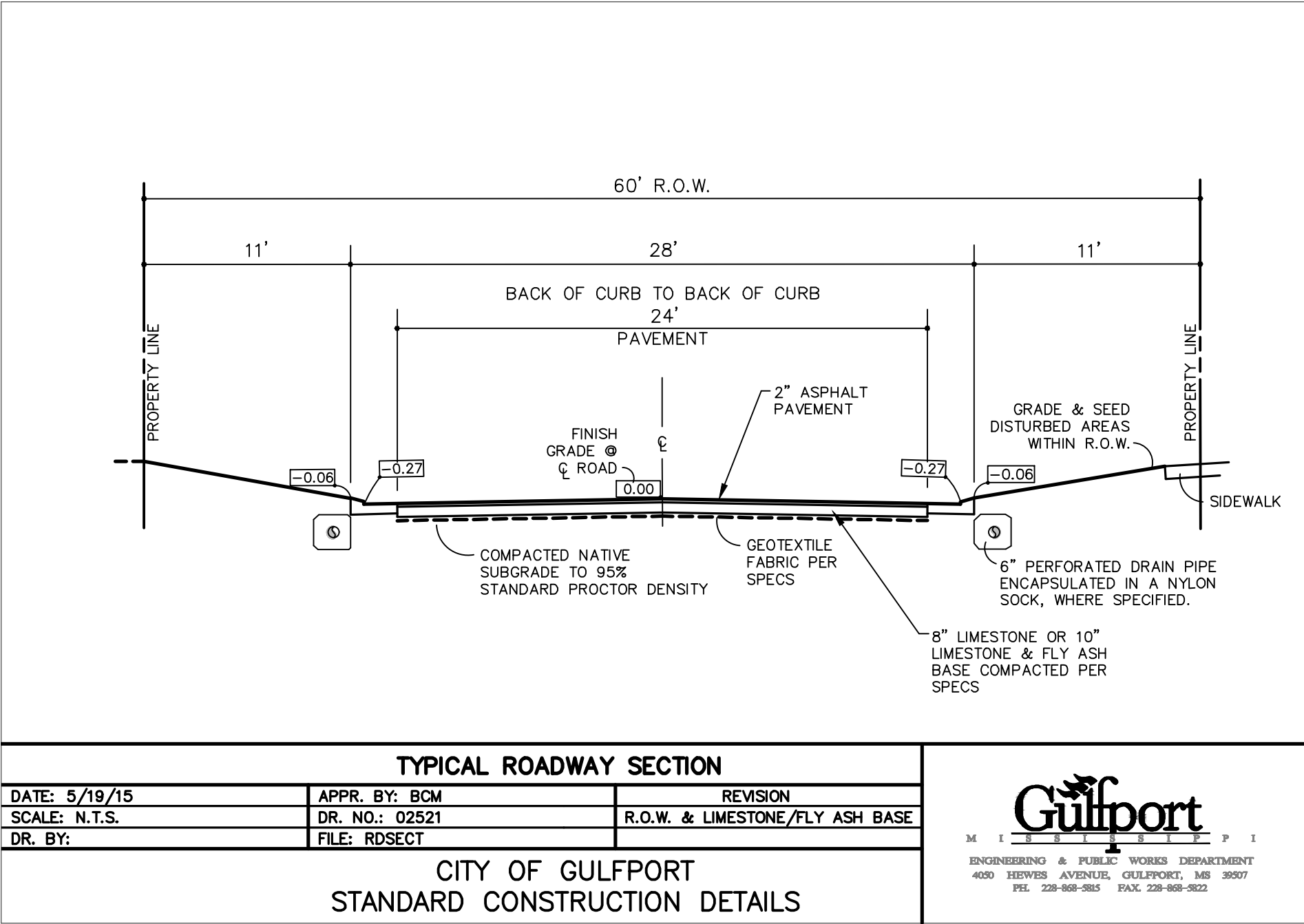


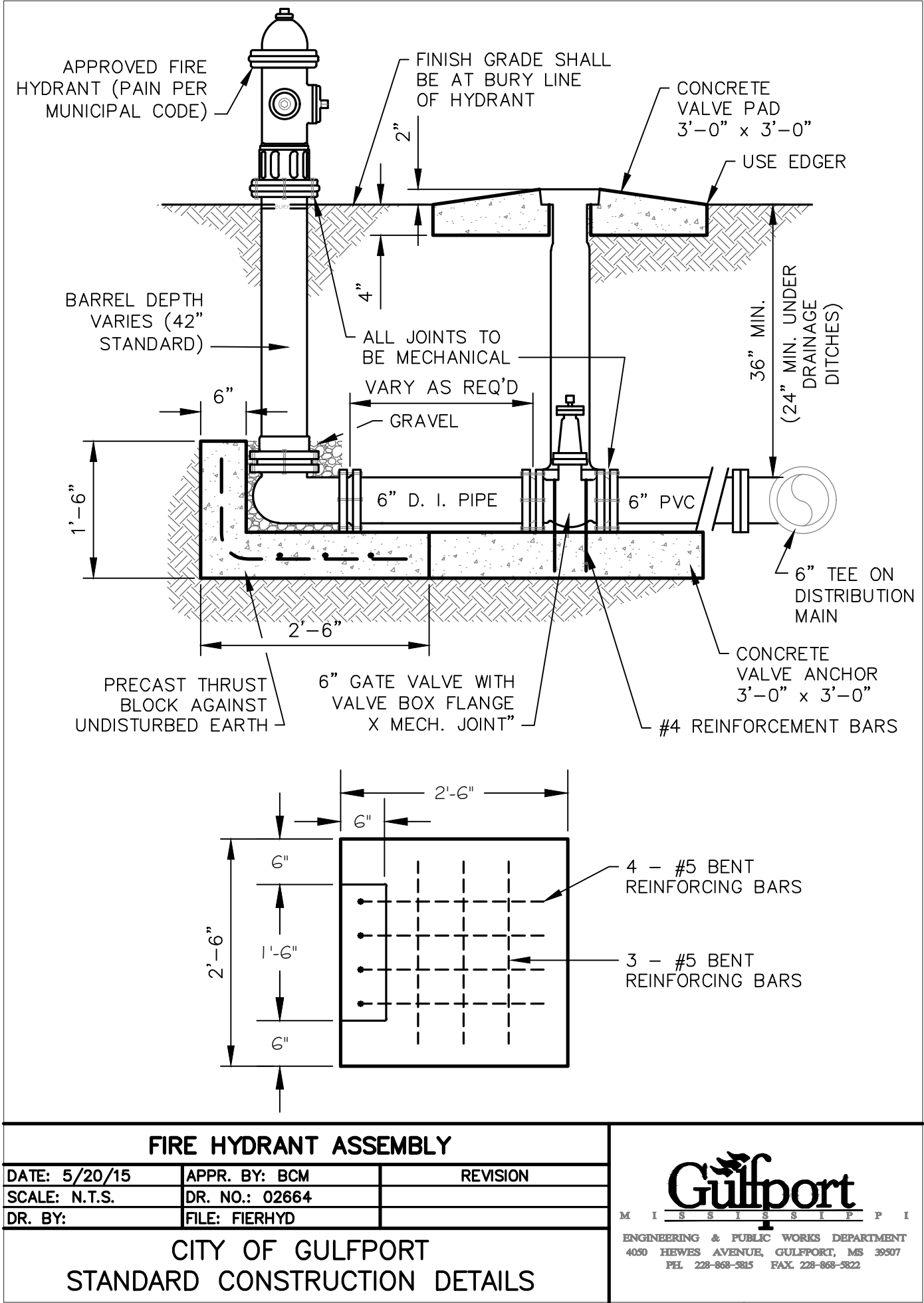
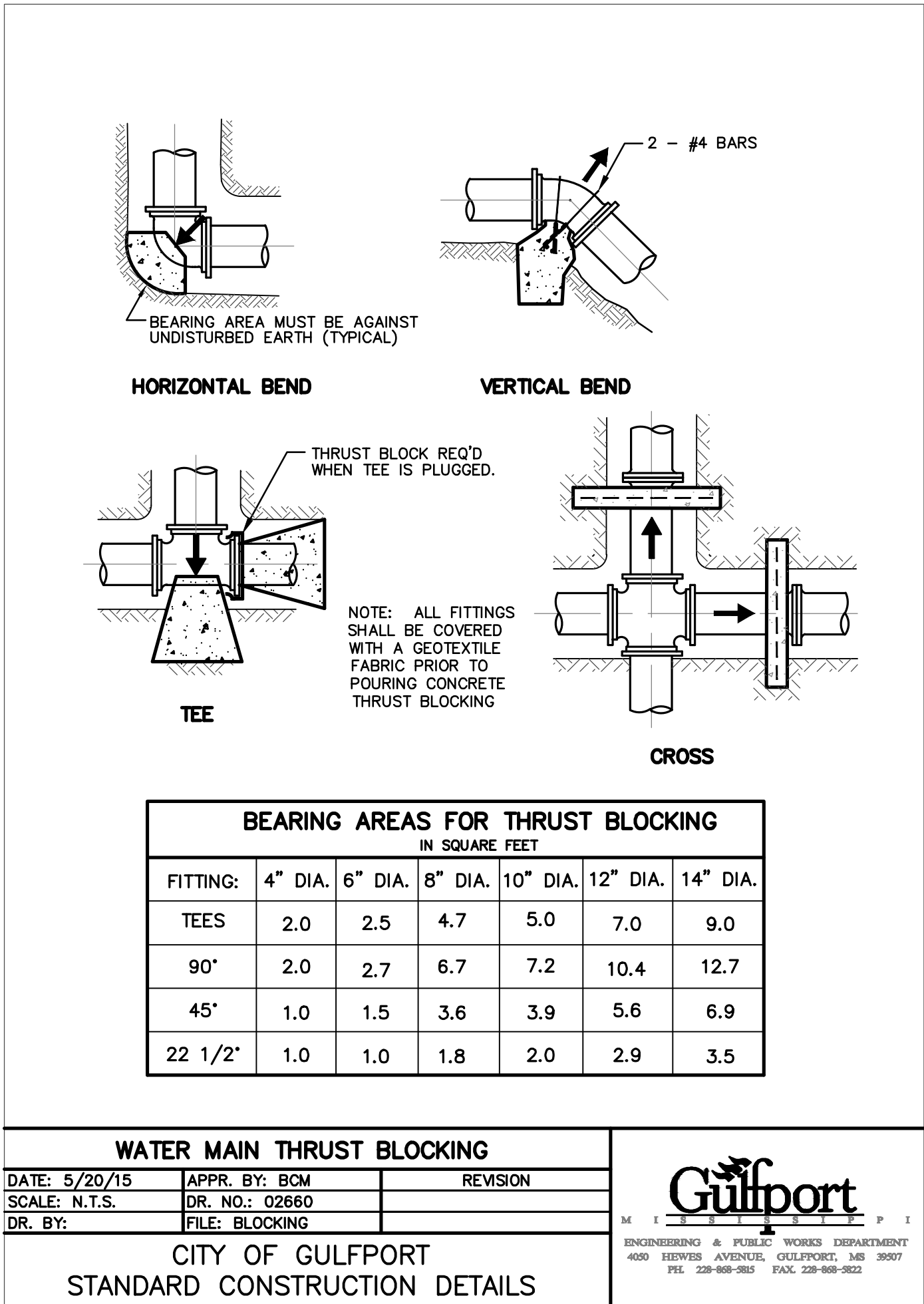
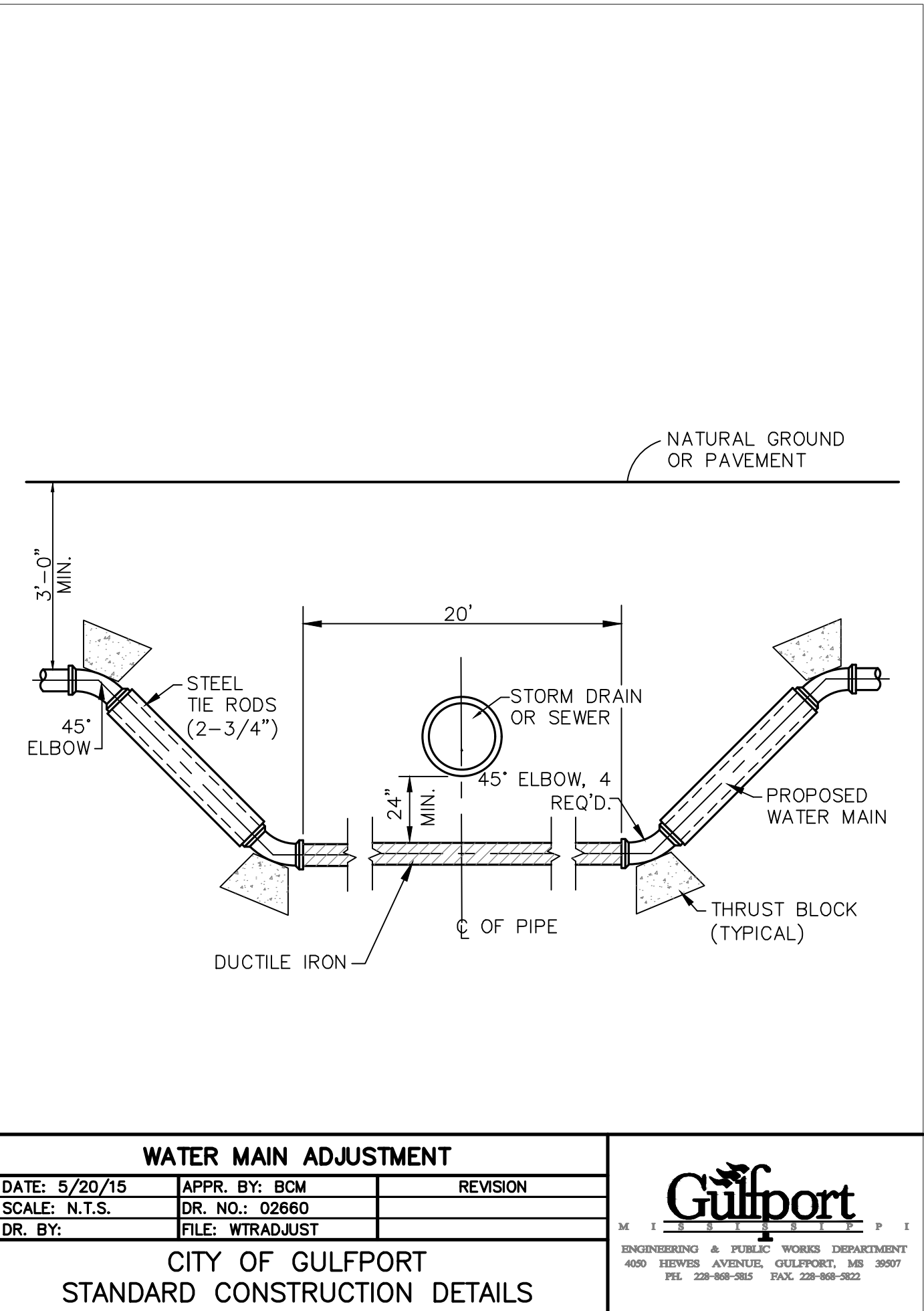
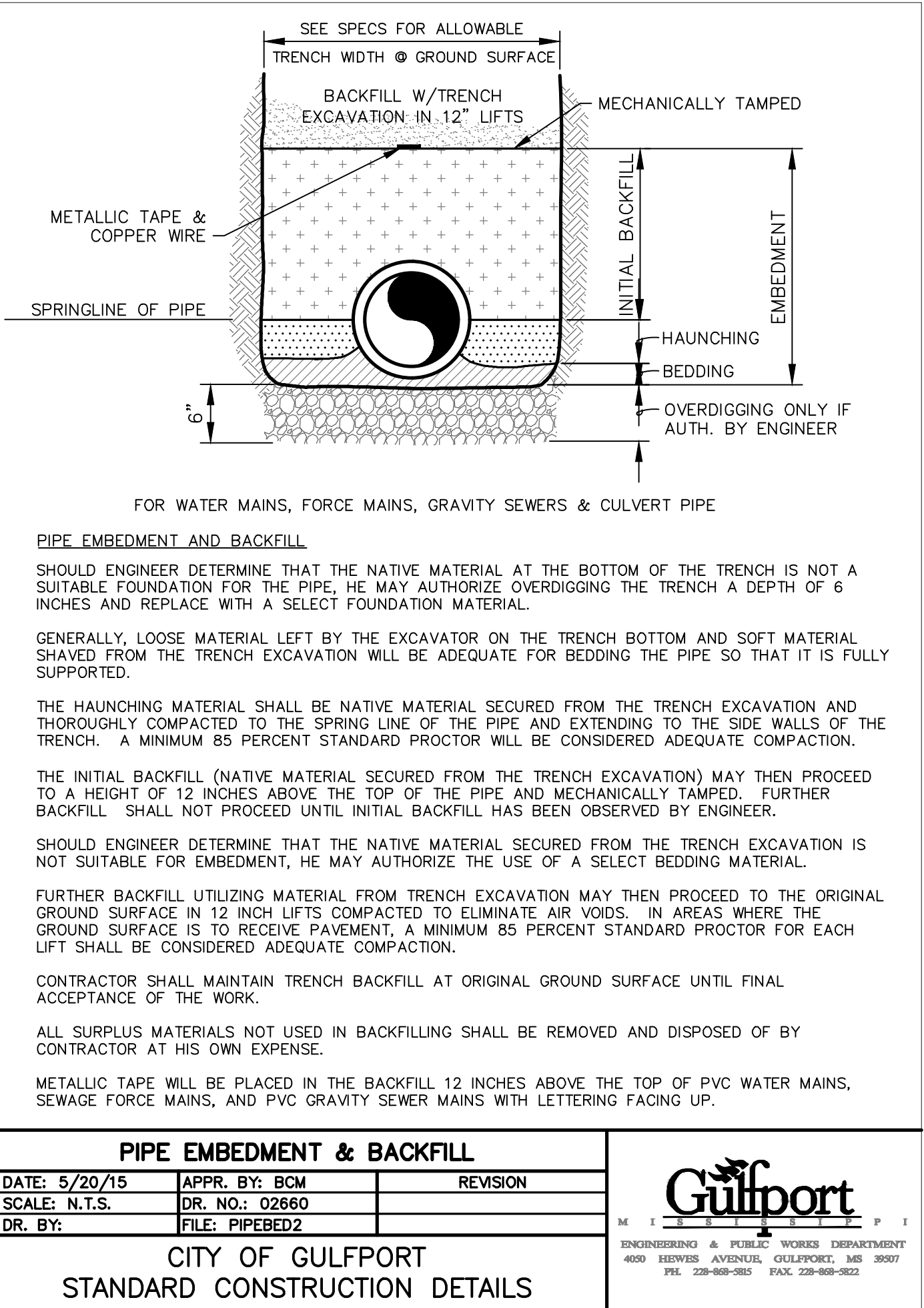
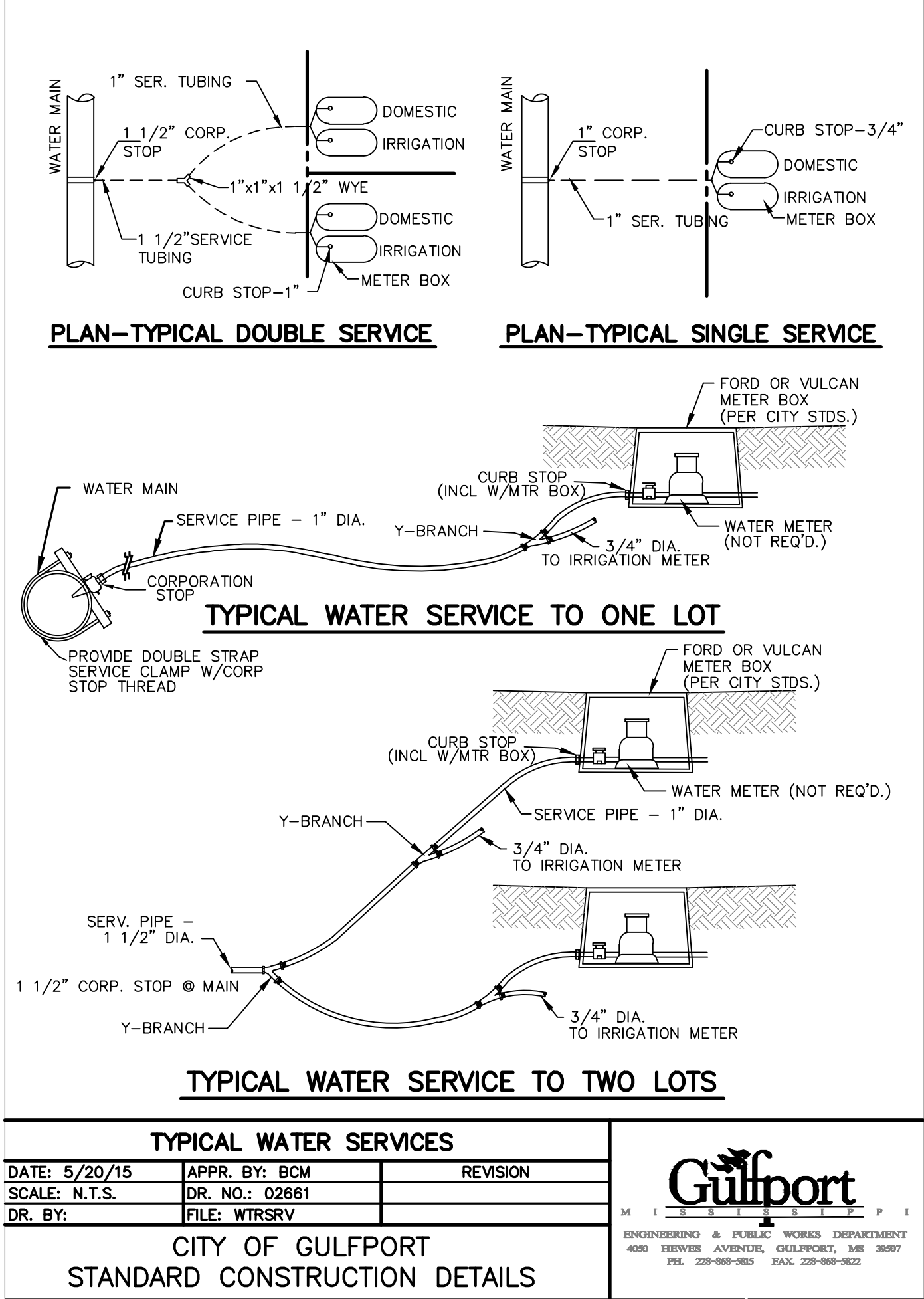
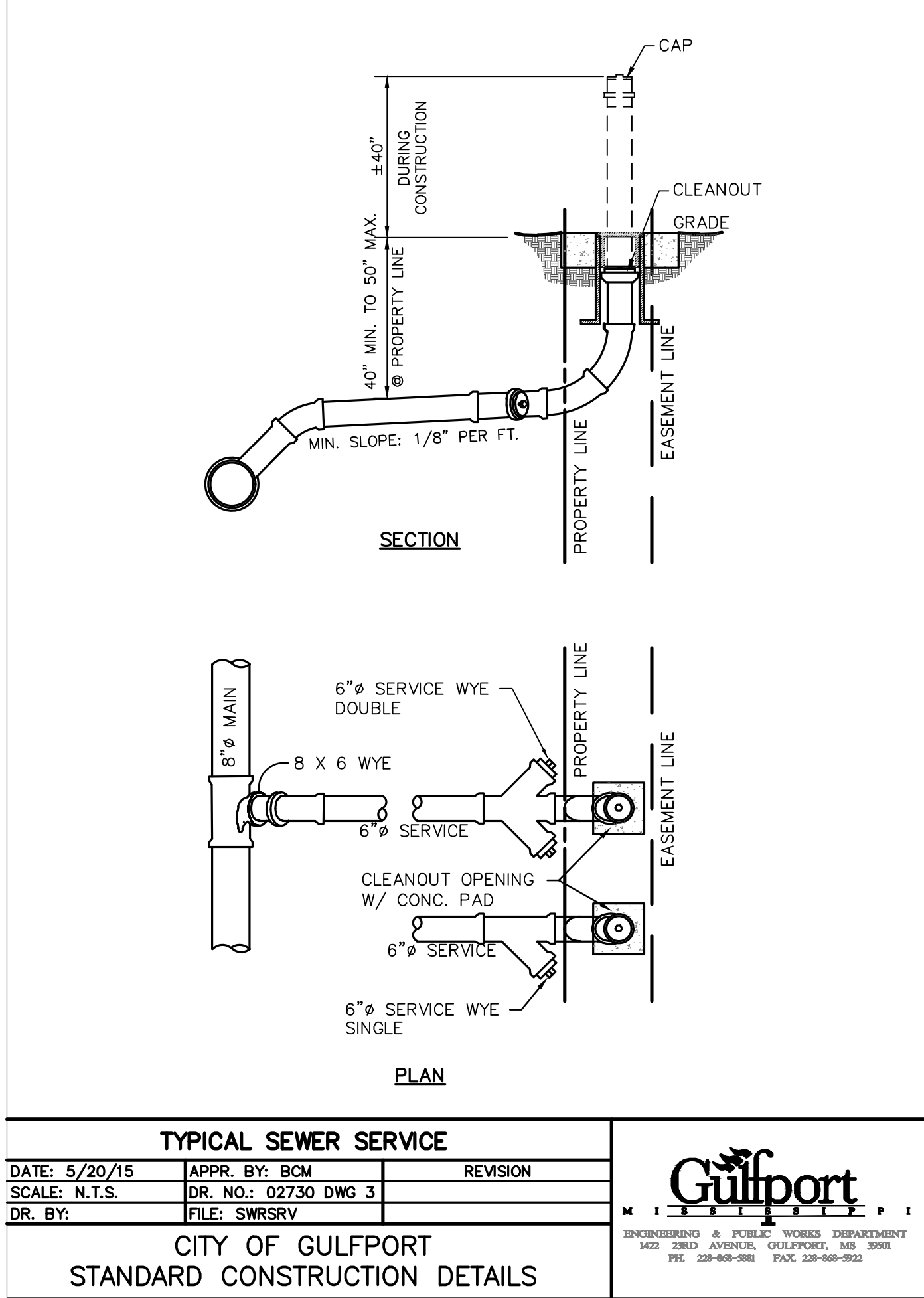
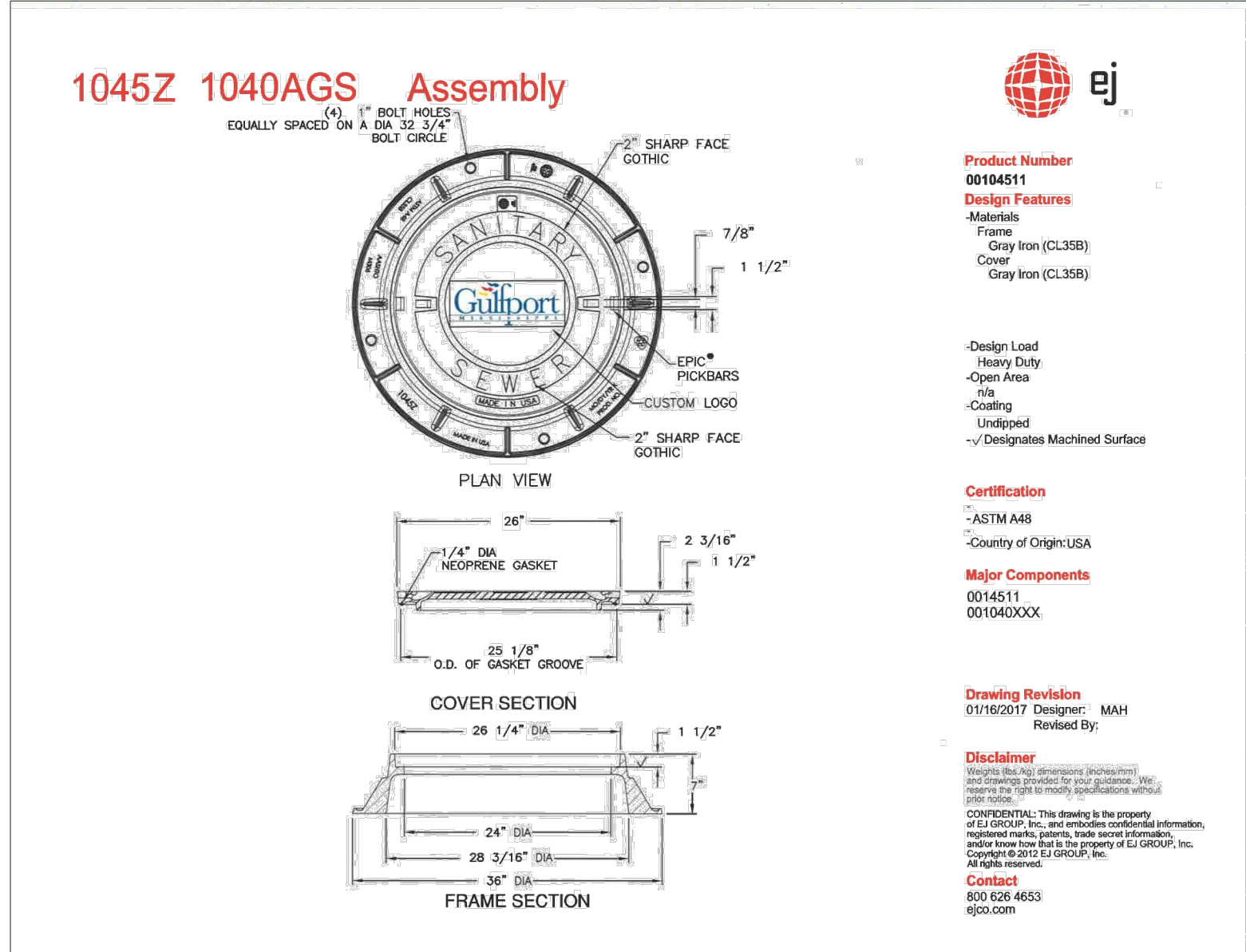
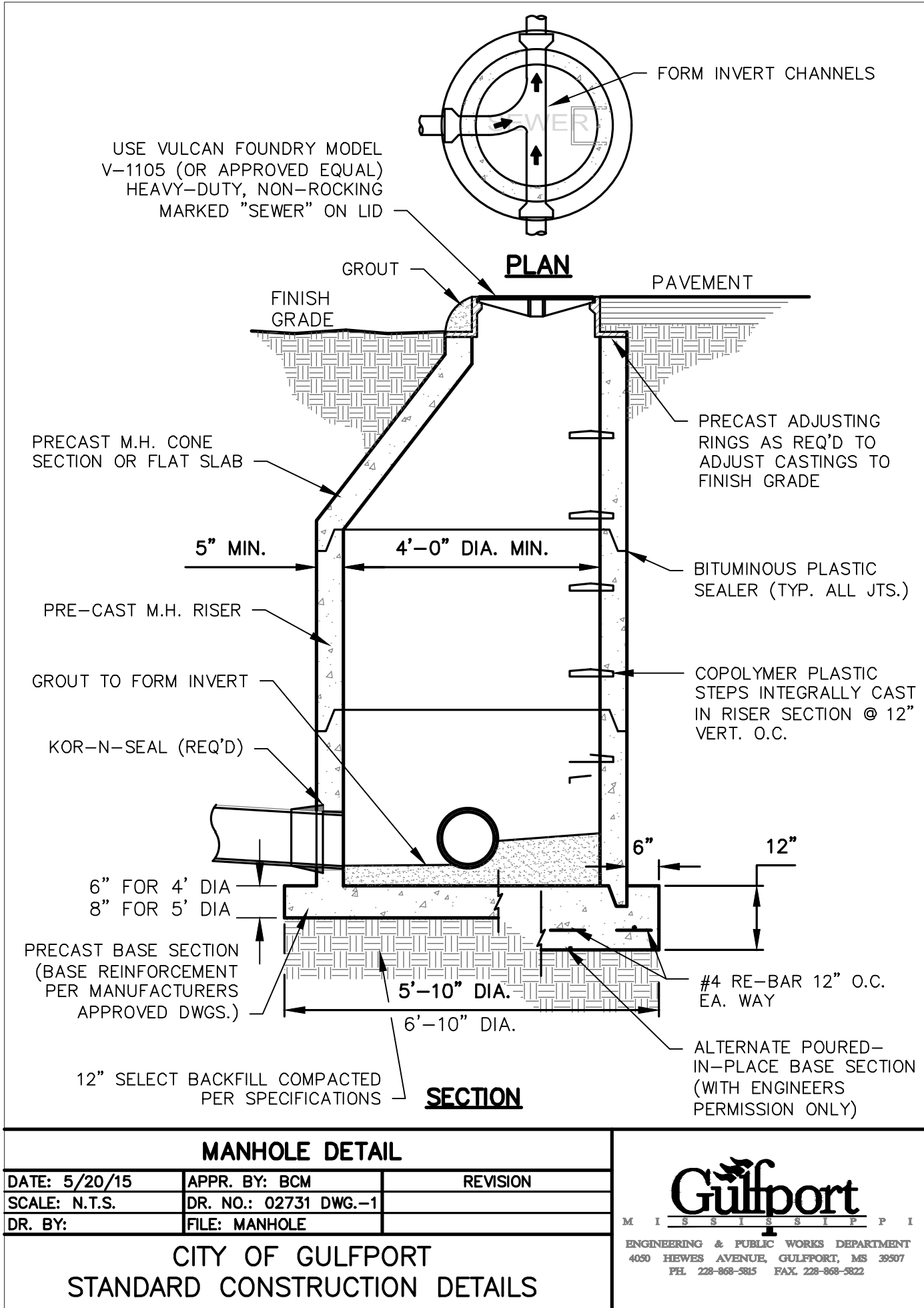
In Association With

TERRY MORAN
ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4733
FAX 228.896.6768
TERRY MORAN,
P.E., P.L.S







PLANTATIN OAKS
PHASE TWO
THREE RIVERS ROAD
GULFPORT, MS

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
1822 15th Street, Ste. 12
Gulfport, MS 39501
228-861-5209

In Association With

TERRY MORAN
ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535

PH 228.896.4733
FAX 228.896.6768

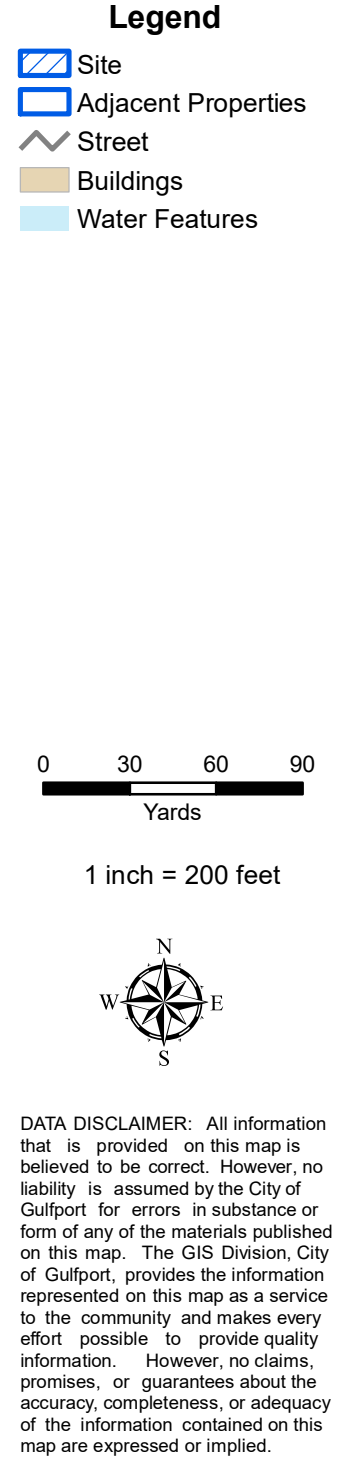
TERRY MORAN,
P.E., P.L.S.

21-021

CD2

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	140938	0907J-01-001.101	PLANTATION OAKS LLC	1460 Beach Blvd	BILOXI	MS	39530
			Fountain & Associates	1822 15th St Ste 12	GULFPORT	MS	39501
n			Adjacent Property Owners				
	140903	0907J-01-001.066	ACADIAN HOMES LLC	P O BOX 268	BILOXI	MS	39533
n	140914	0907J-01-001.077	ACADIAN HOMES LLC	P O BOX 268	BILOXI	MS	39533
n	140916	0907J-01-001.079	ACADIAN HOMES LLC	P O BOX 268	BILOXI	MS	39533
	140932	0907J-01-001.095	BRANNUM JOHNNY & LEEANN	14038 PLANTATION OAKS DR	GULFPORT	MS	39503
	140928	0907J-01-001.091	BUTLER HOMES LLC	P O BOX 7444	D'IBERVILLE	MS	39540
	140912	0907J-01-001.075	FRATANTUONO GENENDAL PRICE & GERALD	14058 OLD MOSSY TRAIL	GULFPORT	MS	39503
	140919	0907J-01-001.082	GATEWAY INVESTMENT GROUP LLC	P O BOX 268	BILOXI	MS	39533
	140379	0907G-01-001.010	HARRISON CO SCHOOL DISTRICT	11072 HWY 49	GULFPORT	MS	39503
	136955	0907G-01-001.009	HARRISON CO UTILITY AUTH	PO BOX 2409	GULFPORT	MS	39503
	140924	0907J-01-001.087	HAYES TRISHA MARIE	14093 OLD MOSSY TRAIL	GULFPORT	MS	39503
	140931	0907J-01-001.094	MILLER KYLE S & ADKINS CHELSIE D	14044 PLANTATION OAK DR	GULFPORT	MS	39503
	140929	0907J-01-001.092	MUSSA CARL J & LISA J	14054 PLANTATION OAKS DR	GULFPORT	MS	39503
	140933	0907J-01-001.096	PELEAZ MATTHEW B & SUSANNAH B	14034 PLANTATION OAKS DR	GULFPORT	MS	39503
	140936	0907J-01-001.099	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140904	0907J-01-001.067	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140905	0907J-01-001.068	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140906	0907J-01-001.069	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140907	0907J-01-001.070	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140908	0907J-01-001.071	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140910	0907J-01-001.073	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140911	0907J-01-001.074	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140913	0907J-01-001.076	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140915	0907J-01-001.078	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140935	0907J-01-001.098	PLANTATION OAKS LLC	PO BOX 268	BILOXI	MS	39533
n	140927	0907J-01-001.090	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140930	0907J-01-001.093	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140934	0907J-01-001.097	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140881	0907J-01-001.044	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140882	0907J-01-001.045	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140883	0907J-01-001.046	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140884	0907J-01-001.047	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140885	0907J-01-001.048	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140886	0907J-01-001.049	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
n	140887	0907J-01-001.050	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140888	0907J-01-001.051	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140889	0907J-01-001.052	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140890	0907J-01-001.053	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140891	0907J-01-001.054	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140892	0907J-01-001.055	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140893	0907J-01-001.056	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140894	0907J-01-001.057	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140923	0907J-01-001.086	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140925	0907J-01-001.088	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140926	0907J-01-001.089	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140917	0907J-01-001.080	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140918	0907J-01-001.081	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
	140937	0907J-01-001.100	PLANTATION OAKS LLC	10600 DERRY LANE	OCEAN SPRINGS	MS	39564
n	140909	0907J-01-001.072	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140922	0907J-01-001.085	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
n	140921	0907J-01-001.084	PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
	140920	0907J-01-001.083	ROBIN BRENT A & KIMBERLY K	14063 OLD MOSSY TRAIL	GULFPORT	MS	39503



RE: General Plan 2106PC100, by agent Fountain & Associates, tax parcel 0907J-01-001.101, Approval of General Plan for a 16-lot subdivision (Plantation Oaks Phase Two), Three Rivers Rd & Old Mossy Trl, zoned R-B (Residence business), Ward 6

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, June 24, 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, June 24, 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.

MEMORANDUM

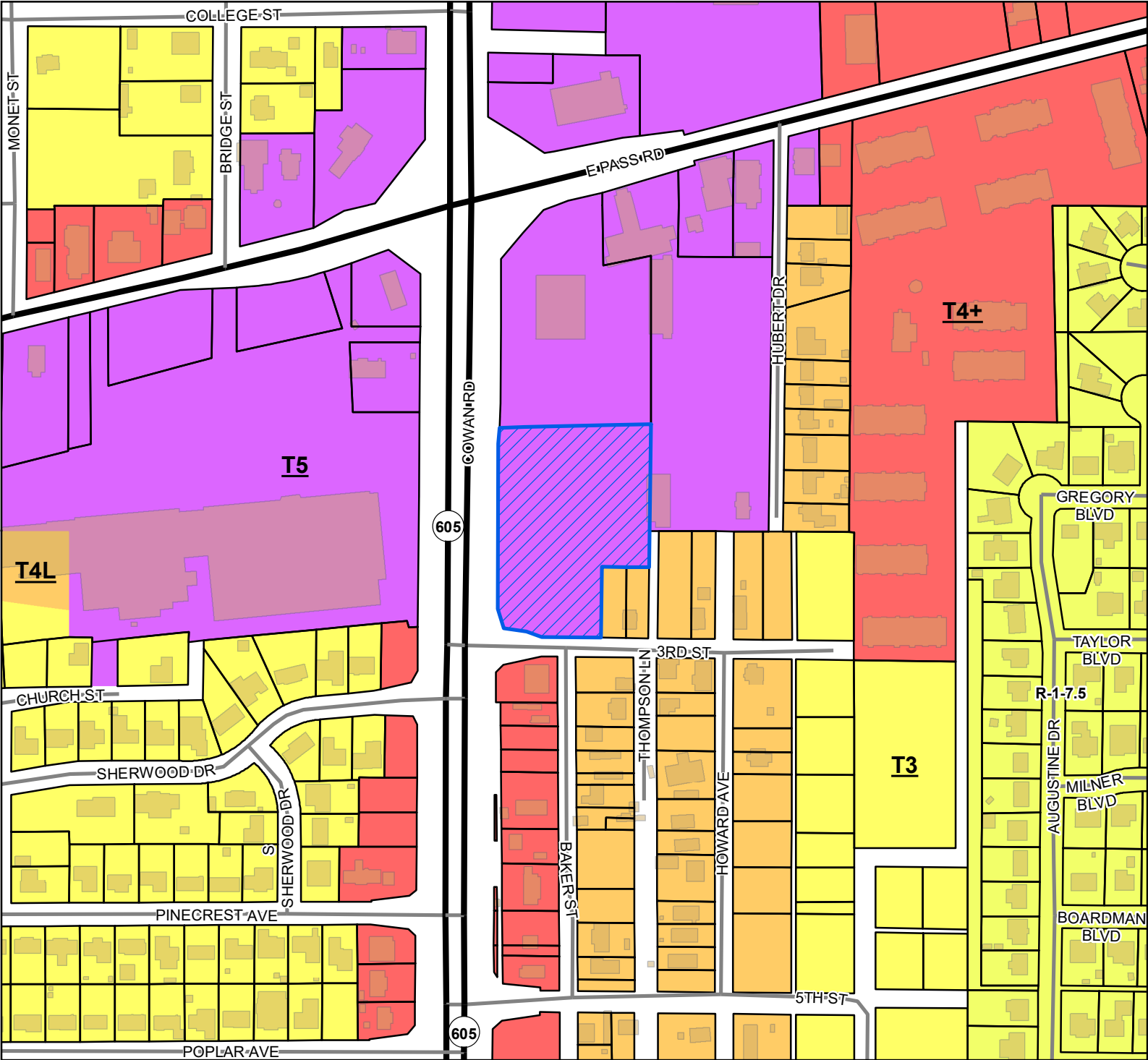
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 24, 2021

Re: Resubdivision 2106PC101:

Resubdivision 2106PC101, by owner Fowl Hooked, LLC, tax parcel 1010K-06-018.000, Divide into two new parcels, Cowan Rd and 3rd St, Zoned T5, Ward 2



- Site
- US or State Highway
- Street
- Parcels
- Buildings

Smart Code

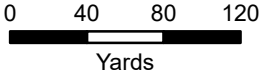
- T5
- T4+
- T4L
- T3

Zoning

- R-1-7.5 - Single Family
- Residence District (Low Density)

Site Information

1010K-06-018.000
Zoning: T5 (Urban Center Zone)
Size: 3 acres
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.



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR RESUBDIVISION

Property Information

TAX PARCEL #

1	0	1	0	K

 -

0	6

 -

0	1	8

 .

0	0	0

(If necessary, use separate sheet of paper)

For Staff Use Only

Case Number: 2106PC101
Date Received: 5/5/2021
Receipt Number: 10665013
Received By: AMP
Zoning: T5
Ward: 2 Flood: X
Size: 3 acres

Address of Property Involved: CORNER OF COWAN RD AND 3RD STREETLot(s) _____, Block(s) _____, Subdivision DAY BAKER SURVEY SEC 31-7-10General Location: CORNER OF COWAN AND 3RD NORTH OF DR.'S NUTRITION AND SOUTH OF WALGREENS

GENERAL DESCRIPTION OF REQUEST:

SUBDIVIDE 1 PARCEL INTO 2 NEW PARCELS FOR PROPOSED FUTURE COMMERCIAL DEVELOPMENT

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

FOWL HOOKED LLC

Printed Name of Owner

10281 CORPORATE DRIVE

Mailing Address

GULFPORT MS 39503

City State Zip code

228- 669 - 7575

Home Phone Work/Cell Phone

LANE@DANHENSARLINGINC.COM

Email

Signature of Owner

Printed Name of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.



Covenant Affidavit

I, Lane Henshaw, being owner or agent of the property 1010K-06-018.000
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

[Signature]
Signature

5/5/2021
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 5th day of May, 20 21

Rhonda G White

Notary Public



06-11-2021

Commission Expiration

RESOLUTION OF
FOWL HOOKED, LLC

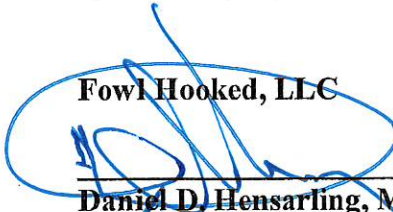
Be it resolved that FOWL HOOKED, LLC, ("Company") had a meeting of its Members and Managers on the 30th day of April, 2021, in Gulfport, Mississippi, and after discussion and a unanimous vote of the members and managers of the Company adopted the following resolution:

Be it resolved that Daniel L. Hensarling, as a Member of the Company is hereby authorized and directed to act on behalf of the Company in executing and filing any documents requested or required by The City of Gulfport, Mississippi ("City") related to the re-subdivision and/or platting of any property owned by the Company, including, but not limited to that property described in the certain deed to the Company attached hereto and marked as Exhibit "A".

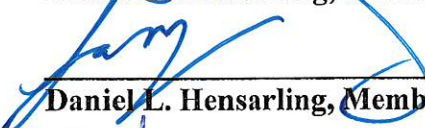
Be it further resolved that Daniel L. Hensarling as a Member of the Company is hereby authorized to execute any and all other documents required by the City, without further action by the Company.

The signatures of the members hereto shall constitute waiver of notice of the meeting under the Mississippi Limited Liability Company Act, and this shall be deemed a consent action by the Company.

Fowl Hooked, LLC



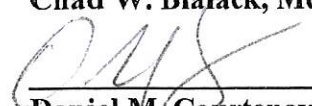
Daniel D. Hensarling, Member



Daniel L. Hensarling, Member



Chad W. Blalack, Member

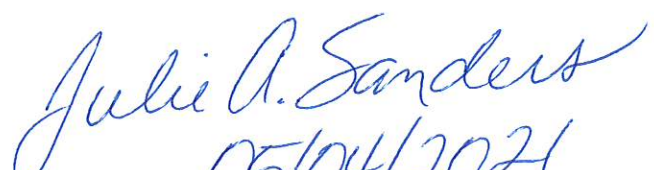


Daniel M. Courtenay, Member



Todd M. Smith, Member




05/04/2021



1st Judicial District
Instrument 2020-14149-D-J1
Filed/Recorded 10/27/2020 09:11 AM
Total Fees \$26.00
4 Pages Recorded

Our File: B201084
Prepared by & Return To:
Robert T. Schwartz, Esq.
Schwartz, Orgler & Jordan, PLLC
P.O. Box 4682
Biloxi MS 39535
228-388-7441
MSB # 10482

e-RECORDED ORIGINAL

Index in Sec 31-7-10

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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, the undersigned,

CORONA, INC., A MISSISSIPPI CORPORATION

P.O. Box 520, Gulfport, MS 39502, (228) **861-4218**

does hereby sell, convey and warrant unto

FOWL HOOKED, LLC, A Mississippi Limited Liability Company

10281 Corporate Dr, Gulfport, MS 39503, 228-861-4218

the following described land and property being located in Harrison County, Mississippi, being more particularly described as follows, to-wit:

A parcel of land situated and being located in Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as: Beginning at the intersection of the east margin of Cowan Road with the North margin of 3rd Street; thence run from said Point of Beginning, North 443.3 feet along the East margin of Cowan Road; thence run North 88 degrees 38 minutes East 175.7 feet along the South line of the property of Standard Oil to the Southwest corner of the property of Leger; thence run North 87 degrees 24 minutes East 275.5 feet along a fence line and the South line of Leger; thence run South 00 degrees 20 minutes West 310.9 feet along an old fence line; thence run North 86 degrees 15 minutes West 103.8 feet along an old fence line; thence run South 00 degrees 11 minutes West 156.5 feet to the said North margin of 3rd Street; thence run North 89 degrees 54 minutes West 345.0 feet along the said north margin of 3rd Street to the Point of Beginning. Described parcel containing 186,852 square feet or 4.29 acres.

Being the same property described in Deed Book 1087 at Page 198, and in that Order confirming title in Deed Book 1103 at Page 249.

Less and except that portion of the above described property conveyed to the Mississippi Transportation Commission by deed recorded in Book 1482 at Page 345.

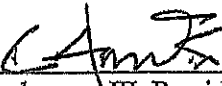
THIS CONVEYANCE is subject to (1) any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners; (2) taxes for year 2020, not yet due and payable, and (3) all matters which would be disclosed by an accurate inspection and/or survey of the subject property.

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, Corona, Inc. has caused this conveyance to be executed by its duly authorized officer, after having first been duly authorized to do so, on this the 26th day of October, 2020.

Corona, Inc.

BY: 
Roy Anderson, III, President

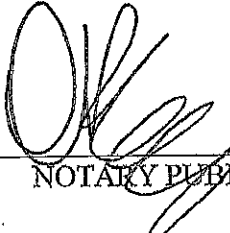
STATE OF MISSISSIPPI

COUNTY OF HARRISON

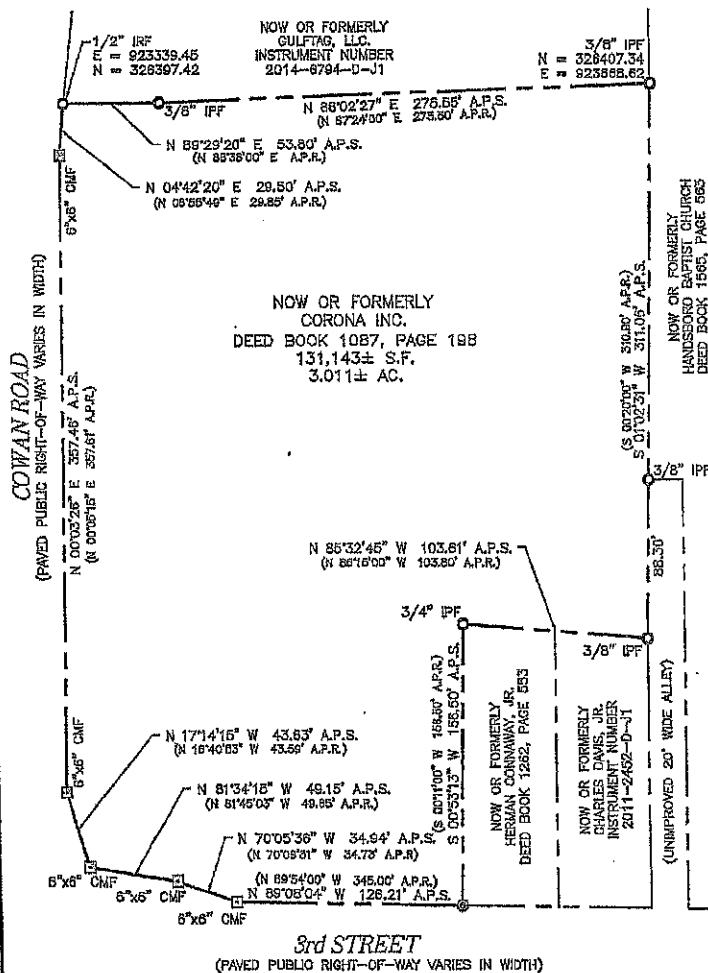
THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Roy Anderson, III, who acknowledged that he is the President of Corona, Inc., and as its act and deed, he signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26th day of October, 2020.

My Commission Expires:


NOTARY PUBLIC



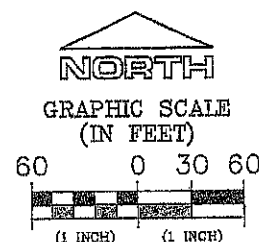


BOUNDARY DESCRIPTION PER DEED BOOK 1087, PAGE 188:

A parcel of land situated and being located in Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as: Beginning at the intersection of the east margin of Cowan Road with the North margin of 3rd Street thence run from said Point of Beginning, North 43.3 feet along the East margin of Cowan Road; thence run North 88 degrees 38 minutes East 175.7 feet along the South line of the property of Leger; thence run North 87 degrees 24 minutes East 276.6 feet along a fence line and the South line of Leger; thence run South 00 degrees 20 minutes West 310.9 feet along an old fence line; thence run North 86 degrees 15 minutes West 103.8 feet along an old fence line; thence run South 00 degrees 11 minutes West 156.5 feet to the said North margin of 3rd Street; thence run North 89 degrees 54 minutes West 345.0 feet along the said north margin of 3rd Street to the Point of Beginning. Described parcel containing 186,852 square feet or 4.28 acres.

LESS AND EXCEPT the property acquired by the Mississippi Transportation Commission per judgement recorded in Head Book 1492, Pages 349 through 349.

Begin at the point of intersection of the Northern line of Defendant's property with the centerline of construction of State Project No. 94-9371-00-005-10 at Highway Survey Station 2+708.662; from said point of beginning run thence North 89 degrees 16 minutes 29 seconds East along said Northern property line, a distance of 26.088 meters (85.584 feet); thence run South 08 degrees 55 minutes 49 seconds West, a distance of 9.097 meters (29.846 feet) to a point that is 25.000 meters (82.021 feet) Easterly of and perpendicular to the centerline of construction of said project at Station 2+700; thence run South 00 degrees 05 minutes 15 seconds West along a line that is 25.000 meters (82.021 feet) Easterly of and parallel with the centerline of construction of said project, a distance of 109.000 meters (357.612 feet); thence run South 18 degrees 40 minutes 53 seconds East, a distance of 13.287 meters (43.593 feet) to a point that is 11.000 meters (36.089 feet) Northerly of and perpendicular to the centerline of survey of Third Street relocation at Station 1+035 as shown on the plans for said project at Station 2+567.563; thence run South 81 degrees 45 minutes 03 seconds East, a distance of 16.133 meters (49.648 feet) to a point that is 9.000 meters (29.528 feet) Northerly of and perpendicular to the centerline of survey of said Third Street relocation at Station 1+050; thence run South 70 degrees 09 minutes 31 seconds East, a distance of 10.586 meters (34.738 feet) to the present Northern right-of-way line of Third Street; thence run North 88 degrees 11 minutes 33 seconds West along the present Northern right-of-way line of said Third Street, a distance of 86.697 meters (283.789 feet) to the present Eastern right-of-way line of Cowan Road; thence run North 00 degrees 42 minutes 53 seconds East along the present Eastern right-of-way line of said Cowan Road, a distance of 135.119 meters (443.304 feet) to the Northern line of Defendant's property; thence run North 89 degrees 16 minutes 29 seconds East along said Northern property line a distance of 11.426 meters (37.487 feet) to the point of beginning, containing 0.517 hectares (1.278 acres), more or less and being situated in and a part of the Northwest 1/4 of the Northeast 1/4, Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi.



Bearings and distances are based on the Mississippi State Plane Coordinate System, NAD'83 (2011), (Epoch 2009.55), East Zone (2301), in US Survey Feet, derived by a TOPCON HIPER V series G.P.S. receiver utilizing a Real Time Network administered by Earl Dudley, Inc.
Scale Factor = 0.999954250579
Convergence Angle = -00°05'51.93101181" (at the Northwest corner of subject property)

LEGEND

- = 1/2" Iron rod found (unless otherwise noted)
- ⊗ = 1/2" Iron rod set with cap
- ⊞ = conc. monument found
- A.P.R. = As Per Record
- A.P.S. = As Per Survey

NOTE: By graphical plotting only, this parcel is located in "ZONE X" of the flood hazard boundary and flood insurance rate map.
Community Panel No.: 28047C0269G
Effective Date: June 16, 2009



Jeffrey C. Collins, P.S.
MS. P.S. No. 2742
Mississippi Class "B" Survey
Field surveyed August 7, 2019

CELEBRATING 50 YEARS

BROWN, MITCHELL & ALEXANDER, INC.

CONSULTING ENGINEERS & LAND SURVEYORS

www.bmaengineers.com

601 Cowan Road, Suite A, Gulfport, MS 39507
(228) 862-1811 / (228) 862-5472

CORONA INC.

TAX PARCEL # 1010K-06-018.000

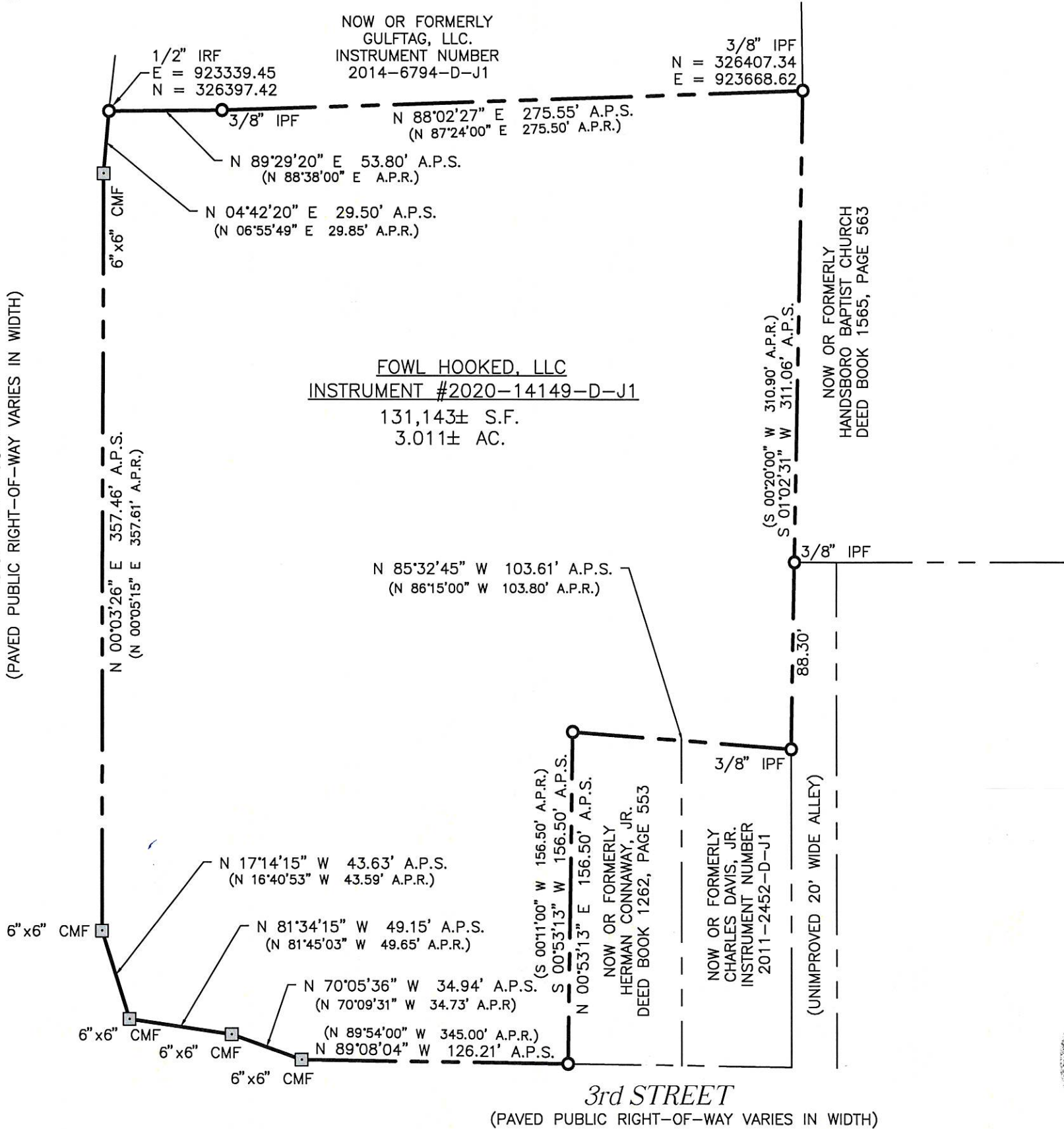
GULFPORT, MISSISSIPPI

BOUNDARY SURVEY BMA PROJECT #1142

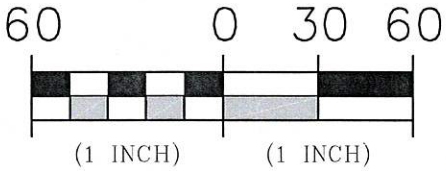
REDIVISION OF PARCEL 1010k-06-018.000
INTO PARCELS 1 & 2.

COWAN ROAD

(PAVED PUBLIC RIGHT-OF-WAY VARIES IN WIDTH)



GRAPHIC SCALE
(IN FEET)



Bearings and distances are based on the Mississippi State Plane Coordinate System, NAD'83 (2011), (Epoch 2009.55), East Zone (2301), in US Survey Feet, derived by a TOPCON HIPER V series G.P.S. receiver utilizing a Real Time Network administered by Earl Dudley, Inc.
Scale Factor = 0.999954250579
Convergence Angle = -00°05'51.93105084" (at the Northwest corner of subject property)

LEGEND

- = 1/2" iron rod found (unless otherwise noted)
- ⊙ = 1/2" iron rod set with cap (COA S-0007)
- = conc. monument found (CMF)
- A.P.R. = As Per Record
- A.P.S. = As Per Survey
- IRF = iron rod found
- IPF = iron pipe found

NOTE: By graphical plotting only, this parcel is located in "ZONE X" of the flood hazard boundary and flood insurance rate map. Community Panel No.: 28047C0269G Effective Date: June 16, 2009



Jeffrey C. Collins
Jeffrey C. Collins, P.S.
MS P.S. No. 2742
Mississippi Class "B" Survey
Field surveyed April 12, 2021

BROWN, MITCHELL
& ALEXANDER, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
www.bmaengineers.com

FOWL HOOKED, LLC
BMA PROJECT # 1142
CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI
CERTIFICATE OF REDIVISION

REDIVISION OF PARCEL 1010k-06-018.000
INTO PARCELS 1 & 2.

NOW OR FORMERLY
GULFTAG, LLC.
INSTRUMENT NUMBER
2014-6794-D-J1

3/8" IPF
N = 326407.34
E = 923668.62

1/2" IRF
E = 923339.45
N = 326397.42

COWAN ROAD
(PAVED PUBLIC RIGHT-OF-WAY VARIES IN WIDTH)

6"x6" CMF
N 89°29'20" E 53.80' A.P.S.
(N 88°38'00" E A.P.R.)
N 04°42'20" E 29.50' A.P.S.
(N 06°55'49" E 29.85' A.P.R.)
8' SIDE YARD SETBACK
8' REAR YARD SETBACK (TYPICAL)
25' FRONT YARD SETBACK

PARCEL 1
98,180± S.F.
2.254± AC.

NOW OR FORMERLY
HANDSBORO BAPTIST CHURCH
DEED BOOK 1565, PAGE 563

(S 00°20'00" W 310.90' A.P.R.)
S 01°02'31" W 311.06' A.P.S.

N 85°32'45" W 103.61' A.P.S.
(N 86°15'00" W 103.80' A.P.R.)

POINT OF BEGINNING
PARCEL 1, 3/4" IPF
N.326104.36
E.923559.69

8' SIDE YARD SETBACK
N 89°56'34" W 222.92' A.P.S.
S 89°56'34" E 222.92' A.P.S.
25' FRONT YARD SETBACK
8' SIDE YARD SETBACK

PARCEL 2
32,963± S.F.
0.757± AC.

6"x6" CMF
N 17°14'15" W 43.63' A.P.S.
(N 16°40'53" W 43.59' A.P.R.)

N 81°34'15" W 49.15' A.P.S.
(N 81°45'03" W 49.65' A.P.R.)

N 70°05'36" W 34.94' A.P.S.
(N 70°09'31" W 34.73' A.P.R.)

(N 89°54'00" W 345.00' A.P.R.)
N 89°08'04" W 126.21' A.P.S.

(S 00°11'00" W 156.50' A.P.R.)
S 00°53'13" W 156.50' A.P.S.
N 00°53'13" E 156.50' A.P.S.

NOW OR FORMERLY
HERMAN CONNWAY, JR.
DEED BOOK 1262, PAGE 553

NOW OR FORMERLY
CHARLES DAVIS, JR.
INSTRUMENT NUMBER
2011-2452-D-J1

(UNIMPROVED 20' WIDE ALLEY)

POINT OF BEGINNING
PARCEL 2, 1/2" IRF
N.325947.88
E.923557.27

POINT OF COMMENCEMENT
PARCELS 1&2, 3/8" IRF
NE CORNER LOT 30, BLOCK 1
ABYSSINIA SUBDIVISION
PLAT BOOK 3, PAGE 219
N.325914.21
E.923471.81

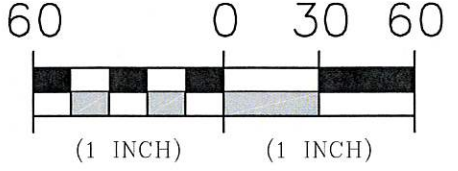
3rd STREET

(PAVED PUBLIC RIGHT-OF-WAY VARIES IN WIDTH)

BLOCK 1, ABYSSINIA
SUBDIVISION

NORTH

GRAPHIC SCALE
(IN FEET)



Bearings and distances are based on the
Mississippi State Plane Coordinate System, NAD'83
(2011), (Epoch 2009.55), East Zone (2301), in US
Survey Feet, derived by a TOPCON HIPER V series
G.P.S. receiver utilizing a Real Time Network
administered by Earl Dudley, Inc.
Scale Factor = 0.999954232
Convergence Angle = -00°05'51.14767"
(at the Point of Commencement)

LEGEND

- = 1/2" iron rod found
(unless otherwise noted)
- ⊙ = 1/2" iron rod set with cap (COA S-0007)
- = conc. monument found (CMF)
- A.P.R. = As Per Record
- A.P.S. = As Per Survey
- IRF = iron rod found
- IPF = iron pipe found

NOTE: By graphical plotting only, this parcel
is located in "ZONE X" of the flood hazard
boundary and flood insurance rate map.
Community Panel No.: 28047C0269G
Effective Date: June 16, 2009



Jeffrey C. Collins, P.S.
MS P.S. No. 2742
Mississippi Class "B" Survey
Field surveyed April 12, 2021

BROWN, MITCHELL
& ALEXANDER, INC.



CONSULTING ENGINEERS & LAND SURVEYORS
401 Cowan Road, Suite A, Gulfport, MS 39507
(228)864-7612 Fax (228)864-7676
www.bmaengineers.com

FOWL HOOKED, LLC

BMA PROJECT # 1142

CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI

CERTIFICATE OF REDIVISION

SHEET

2 OF 4

CERTIFICATE OF REDIVISION:

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 the Final Plat for the Redivision of One parcel in the NW 1/4 of the NE 1/4 of Section 31, Township 7 South, Range 10 West, City of Gulfport, into "Parcel 1" and "Parcel 2". The subject property is generally described as located south of Old Pass Road on the East side of Cowan Road and North of 3rd Street. The ad valorem tax parcel number of the subject property is:

1010K-06-018.000

The Case File Number is _____.

BOUNDARY DESCRIPTION OF PARCEL PRIOR TO REDIVISION

Harrison County Tax Parcel #1010K-06-018.000 (Instrument #2021-14149-D-J1)

BOUNDARY DESCRIPTION PER INSTRUMENT #2021-14149-D-J1:

A parcel of land situated and being located in Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as: Beginning at the intersection of the east margin of Cowan Road with the North margin of 3rd Street; thence run from said Point of Beginning, North 443.3 feet along the East margin of Cowan Road; thence run North 88 degrees 38 minutes East 175.7 feet along the South line of the property of Standard Oil to the Southwest corner of the property of Leger; thence run North 87 degrees 24 minutes East 275.5 feet along a fence line and the South line of Leger; thence run South 00 degrees 20 minutes West 310.9 feet along an old fence line; thence run North 86 degrees 15 minutes West 103.8 feet along an old fence line; thence run South 00 degrees 11 minutes West 156.5 feet to the said North margin of 3rd Street; thence run North 89 degrees 54 minutes West 345.0 feet along the said north margin of 3rd Street to the Point of Beginning. Described parcel containing 186,852 square feet or 4.29 acres.

Being the same property described in Deed Book 1087 at Page 198, and in that Order confirming title in Deed Book 1103 at Page 249.

Less and except that portion of the above described property conveyed to the Mississippi Transportation Commission by deed recorded in Book 1482 at Page 345.



BOUNDARY DESCRIPTIONS OF THE PARCELS CREATED BY THIS REDIVISION

BOUNDARY DESCRIPTION: PARCEL 1

A parcel of land situated in the NW 1/4 of the NE 1/4 of Section 31, Township 7 South, Range 10 West, City of Gulfport, Harrison County, Mississippi and being more particularly described as follows: Commencing at a 3/8" iron rod found on the existing South right-of-way of 3rd Street, said point also being located at the Northeast corner of Lot 30, Block 1, of Abyssinia Subdivision, as recorded in the Office of the Chancery Clerk of Harrison County, Mississippi, First Judicial District in Plat Book 3, Page 219, (said Point Of Commencement having grid coordinates N.325914.21 and E.923471.81 based on the Mississippi State Plane Coordinate System, East Zone (2301), NAD 83 (U.S. Survey feet), coordinates and courses herein are grid values based on said coordinate system using a scale factor of 0.999954232 with a convergence angle of -00°05'51.14767" (at the Point Of Commencement); thence N 68°29'43" E 91.85 feet to a 1/2" iron rod found on the existing North right-of-way of 3rd Street; thence N 00°53'13" E 156.50 feet along the West boundary of property now or formerly to Herman Connaway, Jr., (Deed Book 1262, Page 553), to a 3/4" iron pipe found at the Point of Beginning, said Point of Beginning having grid coordinates N.326104.36 and E.923559.69; thence N 89°56'34" W 222.92 feet to a 1/2" iron rod set on the existing East right-of-way of Cowan Road; thence N 00°03'26" E 263.44 feet along said East right-of-way to a 6"x6" concrete monument found; thence N 04°42'20" E 29.50 feet along said East right-of-way to a 1/2" iron rod found at the Southwest corner of property now or formerly to Gulftag, LLC., (Instrument No. 2014-6794-D-J1); thence N 89°29'20" E 53.80 feet along the South boundary of Gulftag, LLC. to a 3/8" iron pipe found; thence N 88°02'27" E 275.55 feet along the South boundary of Gulftag, LLC. to a 3/8" iron pipe found at the Southeast corner of Gulftag, LLC.; thence S 01°02'31" W 311.06 feet along a portion of the West boundary of property now or formerly to Handsboro Baptist Church, (Deed Book 1565, Page 563), to a 3/8" iron pipe found at the Northeast corner of property now or formerly to Charles Davis, Jr., (Instrument No. 2011-2452-D-J1); thence N 85°32'45" W 103.61 feet along the North boundary of Charles Davis, Jr. and the North boundary of Herman Connaway, Jr. to the Point Of Beginning.

Said parcel containing 98,180 square feet or 2.254 acres, more or less.

BOUNDARY DESCRIPTION: PARCEL 2

A parcel of land situated in the NW 1/4 of the NE 1/4 of Section 31, Township 7 South, Range 10 West, City of Gulfport, Harrison County, Mississippi and being more particularly described as follows:

Commencing at a 3/8" iron rod found on the existing South right-of-way of 3rd Street, said point also being located at the Northeast corner of Lot 30, Block 1, of Abyssinia Subdivision, as recorded in the Office of the Chancery Clerk of Harrison County, Mississippi, First Judicial District in Plat Book 3, Page 219, (said Point Of Commencement having grid coordinates N.325914.21 and E.923471.81 based on the Mississippi State Plane Coordinate System, East Zone (2301), NAD 83 (U.S. Survey feet), coordinates and courses herein are grid values based on said coordinate system using a scale factor of 0.999954232 with a convergence angle of -00°05'51.14767" (at the Point Of Commencement); thence N 68°29'43" E 91.85 feet to a 1/2" iron rod found on the existing North right-of-way of 3rd Street and being the Point of Beginning, said point of beginning having grid coordinates N.325947.88 and E.923557.27; thence N 89°08'04" W 126.21 feet along said North right-of-way to a 6"x6" concrete monument found; thence N 70°05'36" W 34.94 feet along said North right-of-way to a 6"x6" concrete monument found; thence N 81°34'15" W 49.15 feet along said North right-of-way to a 6"x6" concrete monument found; thence N 17°14'15" W 43.63 feet along the existing East right-of-way of Cowan Road to a 6"x6" concrete monument found; thence N 00°03'26" E 94.02 feet along said East right-of-way to a 1/2" iron rod set; thence S 89°56'34" E 222.92 feet to a 3/4" iron pipe found at the Northwest corner of property now or formerly to Herman Connaway, Jr., (Deed Book 1262, Page 553); thence S 00°53'13" W 156.50 feet along the West boundary of Herman Connaway, Jr., to the Point Of Beginning.

Said parcel containing 32,963 square feet or 0.757 acres, more or less.

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 redivision of the real property described herein.

RATIFIED AND APPROVED BY OWNER:

By: [Signature]
Name: Lane Hensarling Title: Owner
This 5 day of May, 2021.

ACKNOWLEDGMENT

Before me, the undersigned, authorized in and for the State of Mississippi,
County of Harrison, personally appeared the aforementioned _____,
who acknowledged that he, for the aforesaid owner named above, accepted this plat
and executed the foregoing certificate and dedication for the purpose therein set forth.

[Signature]
NOTARY PUBLIC

My Commission Expires: 10/09/2021

SEAL



CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission
on the _____ day of _____, 2021.

KEITH WILLIAMS
The City of Gulfport's Planning Commission Chairman

GREG HOLMES
The City of Gulfport's Planning Division Administrator

CERTIFICATE OF APPROVAL BY THE COUNCIL

Submitted to and approved by the City of Gulfport, City Council,
at the regular meeting of said Council held on the _____ day of
_____, 2021.

ATTEST:

BRITTANY RODGERS
The City of Gulfport's Clerk Of Council

F.B. 'RUSTY' WALKER, IV
The City of Gulfport's Council President

CERTIFICATE OF APPROVAL BY THE MAYOR

This redivision plat and Certificate of Redivision, having been
submitted and approved by the Mayor, this _____
day of _____, 2021.

BILLY HEWES
The City of Gulfport's Mayor

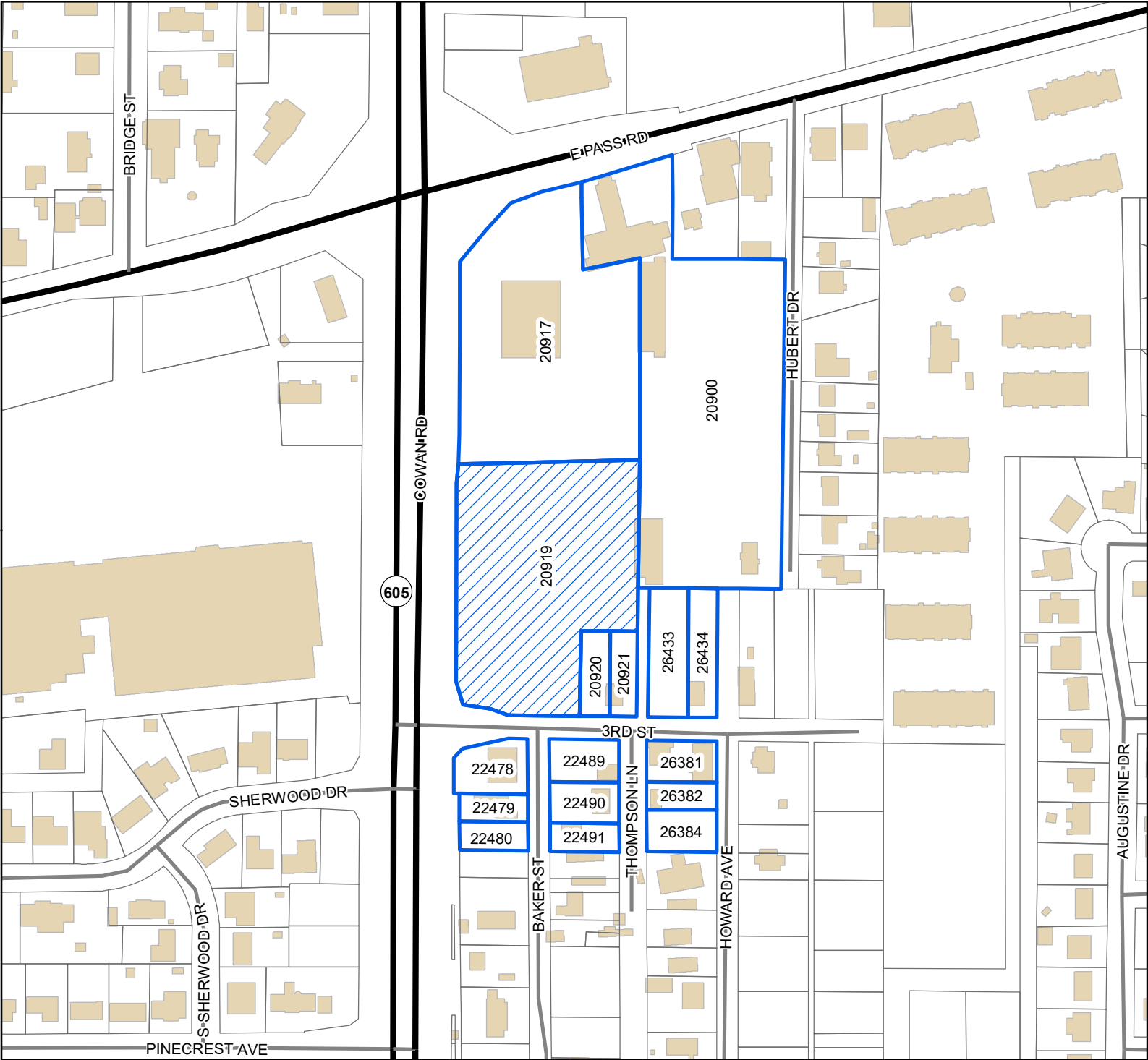
bma BROWN, MITCHELL
& ALEXANDER, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
401 Cowan Road, Suite A, Gulfport, MS 39507
(228) 864-7612 Fax (228) 864-7676
www.bmaengineers.com

FOWL HOOKED, LLC
BMA PROJECT # 1142
CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI
CERTIFICATE OF REDIVISION

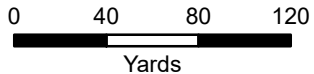
SHEET

4 OF 4

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			FOWL HOOKED LLC (OWNER)	10281 CORPORATE DR	GULFPORT	MS	39503
			Adjacent Property Owners				
	26433	1010K-06-015.000	BORDENAVE PAUL SR & WF	258 TENNESSEE AVE	VALPARAISO	FL	32580
	22479	1010K-05-037.000	COLEMAN JANET MARIE	717 BAKER ST	GULFPORT	MS	39501
	20920	1010K-06-017.000	CONNAWAY HERMAN JR	103 HOLLEY BERRY LANE	PRINCE GEORGE	VA	23875
	22491	1010K-05-033.000	CONNAWAY PATRICIA A	2923 5TH AVE	GULFPORT	MS	39501
	20921	1010K-06-016.000	DAVIS CHARLES JR	406 FLINTLOCK CT	NASHVILLE	TN	37217
	26384	1010K-05-014.000	EVANS VIRGINIA HOUSE	134 RESERVATION DR	GULFPORT	MS	39503
N	20919	1010K-06-018.000	FOWL HOOKED LLC	10281 CORPORATE DR	GULFPORT	MS	39503
	22478	1010K-05-036.000	FOX PROPERTIES	721 COWAN ROAD	GULFPORT	MS	39507
	20917	1010K-06-020.000	GULFTAG LLC	P O BOX 8	CLINTON	OK	73601
	20900	1010K-06-021.000	HANDBORO BAPTIST CHURCH	1421 E PASS RD	GULFPORT	MS	39507
	26434	1010K-06-014.000	LOMBARD ELTON	20518 W 89TH TERRACE	LENEXA	KS	66220
	26381	1010K-05-012.000	LOMBARD MAURICE JOHN -TRUSTEE-	2045 E THIRD ST	GULFPORT	MS	39507
	22489	1010K-05-035.000	MCDONALD HENRY -EST-	711 THOMPSON	GULFPORT	MS	39507
	26382	1010K-05-013.000	MCDONALD LOUVENIA	712 THOMPSON RD	GULFPORT	MS	39501
	22490	1010K-05-034.000	MOODY WILLIS	713 THOMPSON RD	GULFPORT	MS	39501
	22480	1010K-05-038.000	WELLS VERNA B & LANG PRISCILLA L	3931 AUBURN GROVE CIR	MISSOURI CITY	TX	77459



- Site
- Adjacent Properties
- US or State Highway
- Street
- Buildings



1 inch = 250 feet



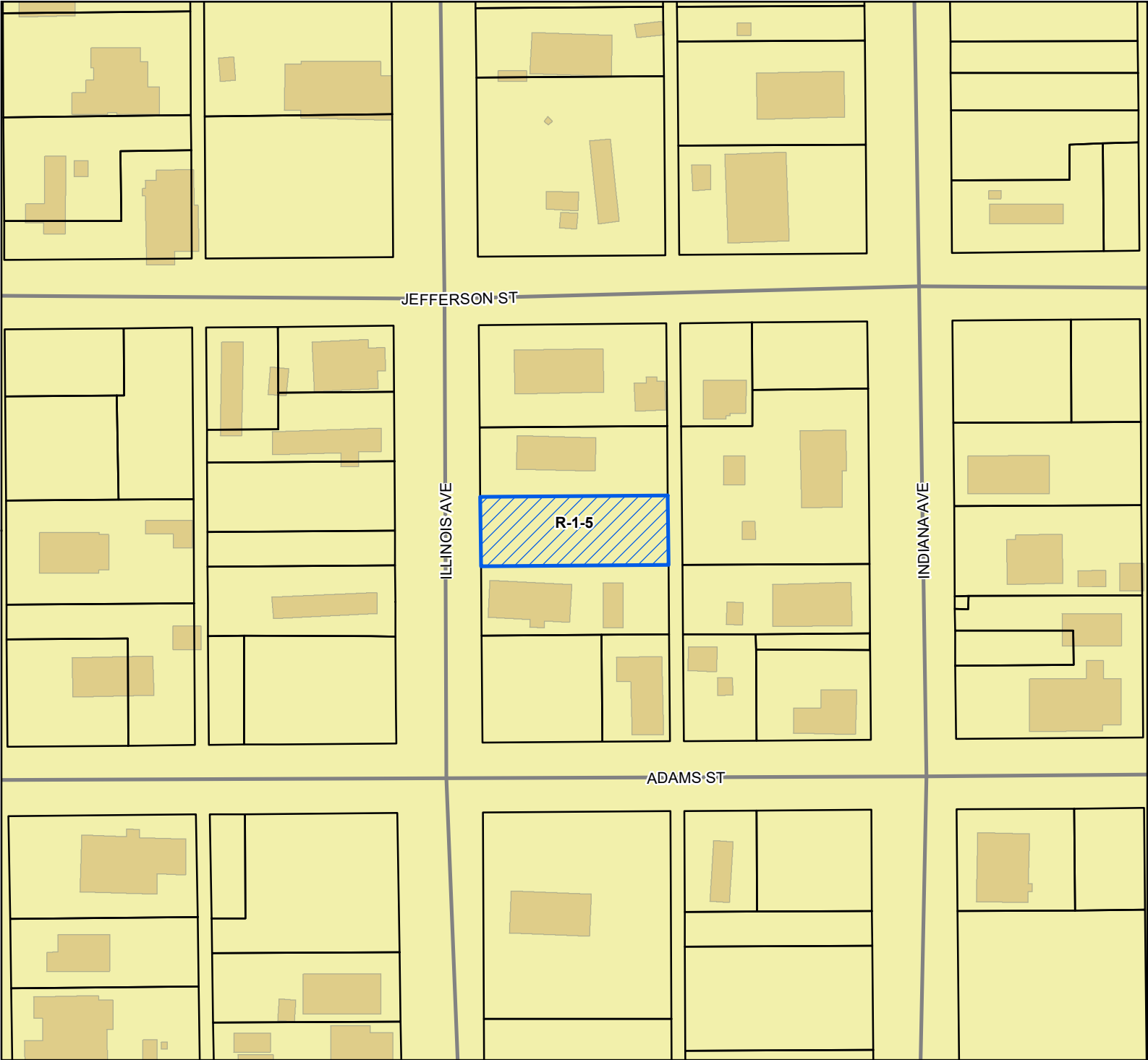
DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on 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.

RE: Resubdivision 2106PC101, by owner Fowl Hooked, LLC, tax parcel 1010K-06-018.000, Divide into two new parcels, Cowan Rd and 3rd St, Zoned T5, 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, June 24, 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, June 24, 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.



 Site

 Street

 Parcels

 Buildings

Zoning

R-1-5 - Single Family

 Residence District (Medium Density)

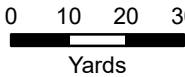
Site Information

0810E-03-071.002

Zoning: R-1-5 (Single-family)

Size: 6,750 sq ft

Flood: X



1 inch = 100 feet



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\$175.00



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

0	8	1	0	E

 -

0	3

 -

0	7	1

 •

0	0	2

For Staff Use Only
Case Number: 2105 PC.088
Date Received: 4/7/2021
Receipt Number: _____
Received By: SWP
Zoning: R-1-S
Ward: 3 Flood: X
Size: 6,748
(If necessary, use separate sheet of paper)

Address of Property Involved: Illinois Ave

Lot(s) 22 + 23, Block(s) _____, Subdivision _____

General Location: _____

GENERAL DESCRIPTION OF REQUEST: mobile Home 14x80

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

Robert Mingo
Printed Name of Owner
14530 Three Rivers Rd 13A
Mailing Address
Gulfport, MS. 39503
City 228-806 0775 State Zip code
Home Phone 228-832-9027 Work/Cell Phone
Email Robert Mingo
Signature of Owner

Printed Name of Agent
Mailing Address
City State Zip code
Home Phone Work/Cell Phone
Email
Signature of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.



Area Map

Printed 04/07/21

0810E-03-071.000

0810E-03-070.000

0810E-03-071.001

0810E-03-068.000

0810E-03-071.002

0810E-03-072.000

0810E-03-073.000

0810E-03-074.000

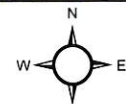
0810E-03-066.000

R-1-5

ILLINOIS AVE

• Addresspoints

▭ Parcels



1 inch = 25 feet

DATA DISCLAIMER:

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[illegible]

Transportation and access

I already have process street

I already water supply.

Process.

I have waste disposal
process.

I also have fire and police.

Should not also
The proposal cause undue
Traffic Congestion or Traffic
hazard due to the location
Just 3 miles

Why the proposal is in harmony
With the orderly there of other
Trailer on the same street also
other in surround section.

My location is a perfect area.

PERMITS/INSP PAYMENT RECPT#: 10614685
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 04/07/21 TIME: 14:41
CLERK: sgill DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY: ROBERT MINGO
PAYMENT METH: CASH

REFERENCE:

AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

10-13-187

ENTER

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS (\$10.00) cash to me in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, HOUSTON MINGO, do hereby sell, convey and warrant unto ROBERT MINGO, the following described real property with all improvements thereon, situated in Harrison County, First Judicial District, Mississippi, to-wit:

Lots 17 to 21, inclusive, and Lots 24 and 25 Block 372, NORTH GULFPORT SUBDIVISION as per the official map or plat thereof in the office of the Chancery Clerk of Harrison County, Mississippi.

Any outstanding ad valorem taxes are assumed by the grantee herein.

WITNESS my signature, this the 19th day of August, 1986.

Houston Mingo
HOUSTON MINGO

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority, a Notary Public, in and for the aforesaid jurisdiction, the within named, HOUSTON MINGO, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned as his free and voluntary act and deed.

Houston Mingo
HOUSTON MINGO

Sworn to and subscribed before me, this the 19th day of August, 1986.

MY COMMISSION EXPIRES

Joseph Paul [Signature]
NOTARY PUBLIC

GRANTOR

Houston Mingo
4218 Illinois Avenue
Gulfport, MS 39501

1049-188

GRANTEES

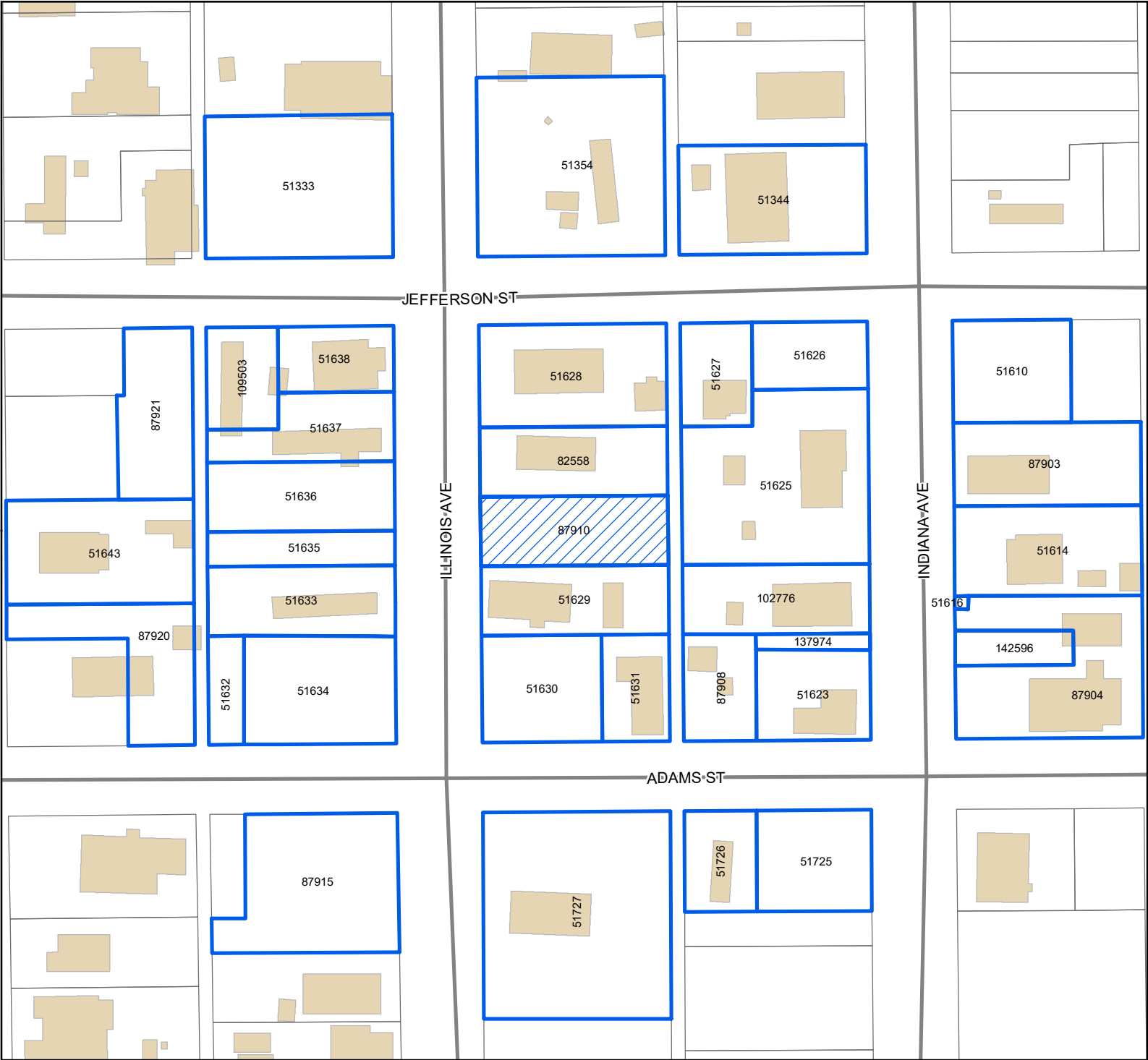
Robert Mingo
4218 Illinois Avenue
Gulfport, MS 39501

1517
5
STATEMENT OF FEES
First Page 2.00
Add. Page at \$1.00 1.00
Abstracting / Section
at \$1.00 1.00
Marginal Entry at .50 .50
Total Fees 4.00

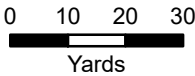
STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 4 o'clock
and 30 minutes P. M. on 19th day of Aug, A.D. 1986
and recorded Aug. 20, 1986 in Records of Deeds
Book 1047 Pages 187-188

G. N. Creel, Chancery Clerk
By Kathy Summers



- Legend**
- Site
 - Adjacent Properties
 - Street
 - Buildings



1 inch = 100 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.

RE: Planning Commission Approval 2105PC088, by owner Robert Mingo, tax parcel 0810E-03-071.002, Requests mobile home use, Illinois Ave, Zoned R-1-5 (Single-family), Ward 3

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, May 27, 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, May 27, 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
	87910	0810E-03-071.002	MINGO ROBERT (Owner)	10530 THREE RIVERS RD # 136	GULFPORT	MS	39503
			Adjacent Property Owners				
	51631	0810E-03-074.000	ACR INC	P O BOX 763	GULFPORT	MS	39502
	51626	0810E-03-069.000	ANDERSON MARIA	29972 SOUTH CAFE LINE RD	ALBANY	LA	70711
	51623	0810E-03-067.000	BROTHERN IDA MAE	4205 INDIANA AVE	GULFPORT	MS	39501
	87904	0810E-03-056.000	BUTLER DENOIS ALVIN JR	4204 INDIANA AVE	GULFPORT	MS	39501
n	142596	0810E-03-056.001	BUTLER DENOIS ALVIN JR	4204 INDIANA AVE	GULFPORT	MS	39501
	109503	0810E-04-013.001	CRAWFORD DENECEE D	3103 JEFFERSON STREET	GULFPORT	MS	39501
	87920	0810E-04-038.001	FRANKLIN GEORGE JR & CEOLA A	14110 URSULINE DR	GULFPORT	MS	39503
n	51616	0810E-03-054.001	GULFPORT CITY OF	2905 15TH ST	GULFPORT	MS	39501
	51727	0810E-03-075.000	HALL FRANK H & IOLA G	15403 ADAM ST	GULFPORT	MS	39501
	51630	0810E-03-073.000	HARPER LUEVELL D	4314 E RAILROAD AVE	GULFPORT	MS	39501
	51614	0810E-03-053.001	HOBSON BARBARA ANN	4210 INDIANA AVENUE	GULFPORT	MS	39501
	51725	0810E-03-064.000	JACKSON ELIZABETH	3009 W ADAM STREET	GULFPORT	MS	39501
	87921	0810E-04-040.000	JOHNSON JOHN H	4706 WISCONSIN AVE	GULFPORT	MS	39501
	51643	0810E-04-039.000	JOHNSON JOHN L & TOMIKA	P O BOX 231376	MONTGOMERY	AL	36123
	51629	0810E-03-072.000	JORDAN CAROLYN	2415 CARTER RD	BILOXI	MS	39531
n	51636	0810E-04-014.000	JORDAN CAROLYN	2415 CARTER RD	BILOXI	MS	39531
n	51634	0810E-04-017.000	JORDAN CAROLYN	2415 CARTER RD	BILOXI	MS	39531
n	51635	0810E-04-015.000	JORDAN CAROLYN	2415 CARTER RD	BILOXI	MS	39531
	51633	0810E-04-016.000	JORDAN CAROLYN HOLLIMAN	4213 ILLINOIS AVE	GULFPORT	MS	39501
	102776	0810E-03-067.001	LAWSON ALEXANDER & BONNIE	4203 INDIANA AVENUE	GULFPORT	MS	39501
n	137974	0810E-03-067.002	LAWSON ALEXANDER & BONNIE	4203 INDIANA AVE	GULFPORT	MS	39501
n	87908	0810E-03-066.000	LAWSON ALEXANDER K & BONNIE	4203 INDIANA AVE	GULFPORT	MS	39501
	51726	0810E-03-065.000	LOTT BEVERLY G	3009 WEST ADAM STREET	GULFPORT	MS	39501
	51627	0810E-03-070.000	MAGEE JIM	13115 MILES DR	GULFPORT	MS	39503
	87903	0810E-03-053.000	MCLAURIN DANIEL SR & BONNIE L	4214 INDIANA AVE	GULFPORT	MS	39501
	51628	0810E-03-071.000	MINGO ROBERT	10530 THREE RIVERS RD LOT 136	GULFPORT	MS	39503
n	82558	0810E-03-071.001	MINGO ROBERT E	10530 THREE RIVERS RD	GULFPORT	MS	39503
	51638	0810E-04-012.000	NELSON RUBY LEE E -EST-	4225 ILLINOIS AVE	GULFPORT	MS	39501
	87915	0810E-04-020.000	PARKMAN JOHN L C/O LINDA PARKMAN LEV	20180 LEWIS LANE	PICAYUNE	MS	39466
n	51344	0810E-02-098.000	RESCUE MISSIONARY BAPT CHURCH				0
	51610	0810E-03-052.000	ROACH SANDY L & WF	4427 SOUTH OAKEWALD STREET UNIT	CHICAGO	IL	60653
	51354	0810E-02-123.000	ROBINSON DONALD RAY	4300 ILLINOIS AVE	GULFPORT	MS	39501
	51333	0810E-04-011.000	SPANN HAROLD & ANNETTE	4309 ILLINOIS AVE	GULFPORT	MS	39501
	51625	0810E-03-068.000	TAYLOR CLARENCE & WF	4213 INDIANA AVE	GULFPORT	MS	39501

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
51637	0810E-04-013.000	WARD JOSEPH BENJAMIN	25429 PECAN RD	PASS CHRISTIAN	MS	39571	
51632	0810E-04-018.000	WILLIAMS THEODORE R JR ETAL	P O BOX 444	GULFPORT	MS	39502	