AGENDA

GULFPORT CITY PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, JULY 22, 2021 AT 4:30 PM

A. Prayer

B. Pledge of Allegiance

C. Call to Order

D. Determination of a Quorum

E. Confirmation of Agenda

E1. PC Proof of Publication

F. Adoption of Minutes

F1. Planning Commission Meeting - June 24, 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 2107PC102:

Resubdivision 2107PC102, by owner Curtis Lee Buchanan III , tax parcels 1009M-01-001.001, 1009M-01-001.002, and 1009M-01-001.003, Divide into two new parcels, 9166 Old Lorraine Rd, Zoned B-1 (Neighborhood Business) and R-1-7.5 (Single-family), Ward 5

2. Planning Commission Approval 2107PC103:

Planning Commission Approval 2107PC103, by owner Paul Gates, tax parcel 0711H-01-010.000, Request home occupation for photography use, 3528 21st Street, Zoned R-2 (Single-family), Ward 1

3. Planning Commission Approval 2107PC106:

Planning Commission Approval 2107PC106, by owner Darrin Jordan, tax parcel 0808B-04-075.000, Requests home occupation for a mobile notary services, 47 Emerald Cv, Zoned R-1-10 (Single-family), Ward 7

4. Resubdivision 2107PC113:

Resubdivision 2107PC113 by owner Robert C. Easterling, tax parcel 0909I-02-010.000, Divide into three parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

5. Special Exception 2107SE114:

Special Exception 2107SE114, by owner Lil' Tot's Day care and Creative Learning Center, LLC, tax parcel 0809J-01-042.001, Requests day care use, 14491 Creosote Rd, Zoned B-2 (General business), Ward 3

6. 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

7. Resubdivision 2106PC091: Tabled from June 24, 2021 meeting

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

G4. Other Business

H. Adjournment

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:
IPL0030764
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
BLX - Legal Ads
Final Cost:
34.20
Payment Type:
Account Billed
User ID:
IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP
PO BOX 1780
GULFPORT, MS 39502
228-868-5705
AccountsPayable@gulfport-ms.gov
GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT

Date
June 30, 2021 12:58:51 PM EDT
Amount:
34.08
Date
June 30, 2021 2:25:04 PM EDT
Amount:
0.12

SCHEDULE FOR AD NUMBER IPL00307640

July 7, 2021
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00307640

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 PM. Thursday, July 22, 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 2107PC102, by owner Curtis Lee Buchanan III, tax parcels 1009M-01-001.001, 1009M-01-001.002, and 1009M-01-001.003, Divide into two new parcels, 9166 Old Lorraine Rd, Zoned B-1 (Neighborhood Business) and R-1-7.5 (Single-family), Ward 5

Planning Commission Approval 2107PC103, by owner Paul Gates, tax parcel 0711H-01-010.000, Request home occupation for photography use, 3528 21st Street, Zoned R-2 (Single-family), Ward 1

Planning Commission Approval 2107PC106, by owner Darrin Jordan, tax parcel 0808B-04-075.000, Requests home occupation for a mobile notary services, 47 Emerald Cv, Zoned R-1-10 (Single-family), Ward 7

Resubdivision 2107PC113 by owner Robert C. Easterling, tax parcel 0909I-02-010.000, Divide into three parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

Special Exception 2107SE114, by owner Lil' Tot's Day care and Creative Learning Center, LLC, tax parcel 0809J-01-042.001, Requests day care use, 14491 Creosote Rd, Zoned B-2 (General business), Ward 3

This the 30th day of June 2021
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0030764
Jul 7 2021

<< Click here to print a printer friendly version >>

MINUTES

GULFPORT CITY PLANNING COMMISSION

Thursday, June 24, 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 **4:30pm**

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
HAROLD SPANN
JOHN ANTHONY
KEITH WILLIAMS
VIRGINIA ADOLPH

BOARD MEMBERS ABSENT:
DOUG HANCOCK
BJ SELLERS
BRANDON ELLIOTT

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 **May 27, 2021,** meeting was **seconded by Mrs. Adolph** 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 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

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

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

Action: Tabled due to Resubdivision approval was contingent on variance being approved. Zoning Board did not meet due to lack of a quorum.

2. **<u>Planning Commission Approval 2106PC093:</u>**

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

Speaking for the Petition: Rachel Kord

Speaking against the Petition: None

Motion: Mrs. Adolph – To approve applicant request.

Second: Mr. Spann

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

Action: Motion carried unanimously.

3. **<u>Planning Commission Approval 2106PC095:</u>**

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

Speaking for the Petition: Leigh Lacroix

Speaking against the Petition: Richard Oden, **David Adams**

Motion: Mr. Hewes – To approve applicant request.

Second: Mr. Daigle

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

Action: Motion carried unanimously.

4. **<u>Planning Commission Approval 2106PC096:</u>**

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

Speaking for the Petition: Joshua McDaniel

Speaking against the Petition: None

Motion: Mr. Jones – To approve the request.

Second: Mr. Anthony

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

Action: Motion carried unanimously.

5. **<u>Resubdivision 2106PC097:</u>**

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

Speaking for the Petition: David Crane, Brian Haddock

Speaking against the Petition: None

Motion: Mr. Anthony – To approve applicant request.

Second: Mr. Spann

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

Action: Motion carried unaninimously.

6. **<u>General Plan 2106PC100:</u>**

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

Speaking for the Petition: Freddie Fountain

Speaking against the Petition: Genendal Fratantaono (Other), Johnny Brannum, Carl Mussa (Against)

Motion: Mr. Spann – To approve applicant request.

Second: Mr. Hewes

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

Action: Motion carried unanimously.

7. **<u>Resubdivision 2106PC101:</u>**

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

Speaking for the Petition: Daniel Hensarling

Speaking against the Petition: None

Motion: Mr. Daigle – To approve applicant request.

Second: Mr. Jones

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

Action: Motion carried unanimously.

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

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:

Motion: Mrs. Adolph – To table request due to the applicant not present at meeting. This is the second time the case was tabled.

Second: Mr. Hewes

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

Action: Motion carried unanimously.

H. Adjournment

There being no further business, a Motion was made by **Mrs. Adolph** to adjourn, seconded by **Mr. Spann** and carried unanimously. The meeting adjourned at **5:28pm .**

_____ Date: _____

WILLIAM PRINCE JONES, Secretary

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

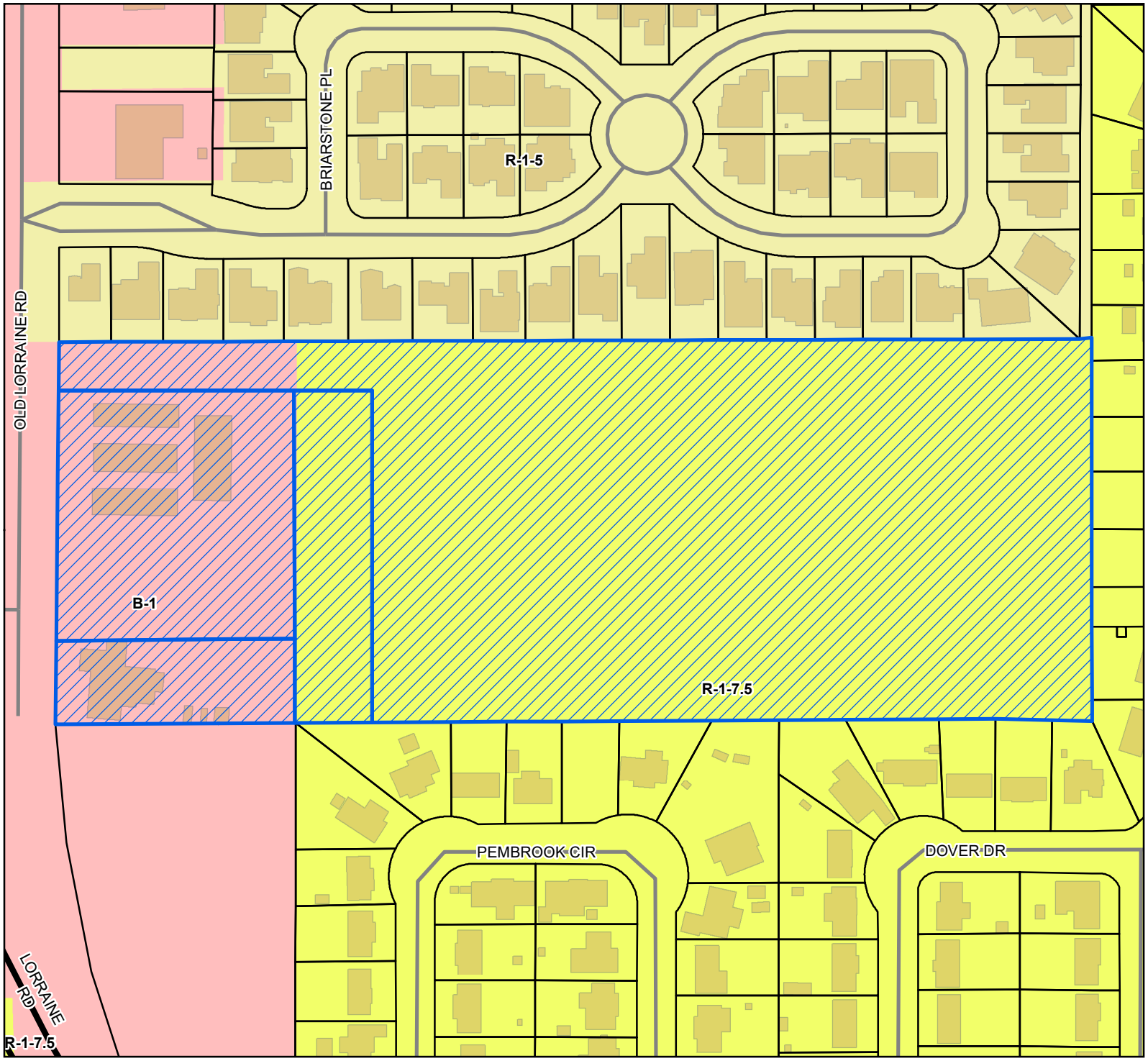
Date of Hearing: July 22, 2021

Re: **<u>Resubdivision 2107PC102:</u>**

Resubdivision 2107PC102, by owner Curtis Lee Buchanan III , tax parcels 1009M-01-001.001, 1009M-01-001.002, and 1009M-01-001.003, Divide into two new parcels, 9166 Old Lorraine Rd, Zoned B-1 (Neighborhood Business) and R-1-7.5 (Single-family), Ward 5

2107PC102

Resubdivision



Site

US or State Highway

Street

Parcels

Buildings

Zoning

B-1 - Neighborhood Business District

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

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

Site Information

1009M-01-001.001, 1009M-01-001.001,
1009M-01-001.002, 1009M-01-001.003,
1009M-01-001.003
Zoning: B-1 (Neighborhood Business)
R-1-7.5 (Single-family)
Size: 14.298 acres

0 25 50 75
Yards
1 inch = 172 feet

N W E S

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

For Staff Use Only

Case Number: 2107PC102
Date Received: 5/5/21
Receipt Number:
Received By: CC
Zoning: B-1 + R-1.7.S
Ward: 5 Flood:
Size: 14.298 Acres

Property Information

TAX PARCEL #

1	0	0	9	M	–	0	1	–	0	0	1	●	0	0	1
1	0	0	9	M	–	0	1	–	0	0	1	●	0	0	2
1	0	0	9	M	–	0	1	–	0	0	1	●	0	0	3

1009M-01-002 000

(If necessary, use separate sheet of paper)

Address of Property Involved: 9166 Old Lorraine Rd

Lot(s)_____, Block(s)_____, Subdivision_____

General Location: East of Old Lorraine Road, north of Pembrook Circle, South of Briarstone Drive

GENERAL DESCRIPTION OF REQUEST:

To collapse 4 existing parcels of land into 2 parcels of land.

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
Curtis Lee Buchanan III Printed Name of Owner	Printed Name of Agent
14334 John Lee Road Mailing Address	Mailing Address
Biloxi MS 39532 City State Zip code	City State Zip code
1-228-380-5303 1-228-380-5303 Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
n/a Email	Email
Curtis Lee Buchanan III **Signature of Owner**	**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.

Matilda Welch

From: Lee Buchanan <seabandit63@gmail.com>
Sent: Monday, June 28, 2021 2:29 PM
To: Matilda Welch
Subject: Re: Parcel Number

Caution! This message was sent from outside of the City of Gulfport email system. Be careful where you click.

On Mon, Jun 28, 2021 at 2:12 PM Matilda Welch <mwelch@gulfport-ms.gov> wrote:

Good afternoon,

I just need your permission to add parcel 1009M-01-002.000 to your Resubdivision application. Thanks.

Matilda.

Matilda Welch

Planner II

Department of Urban Development

City of Gulfport

Phone: 228-868-5710 Ext. 6579

Email: mwelch@gulfport-ms.gov

Website: http://www.gulfport-ms.gov/planning.shtml

Yes please add parcel number.

Property owner, Curtis Lee Buchanan III states that there are no restrictive covenants on said parcel of land described hereon, and that the matters stated hereon are true to the best of my knowledge and belief

Curtis Lee Buchanan III Curtis Lee Buchanan III

6/18/21

Matilda Welch

Notary

STATE OF MISSISSIPPI
MATILDA ANN WELCH
ID NO. 93115
Commission Expires
10/09/2021
NOTARY PUBLIC
HARRISON COUNTY

LEGEND:

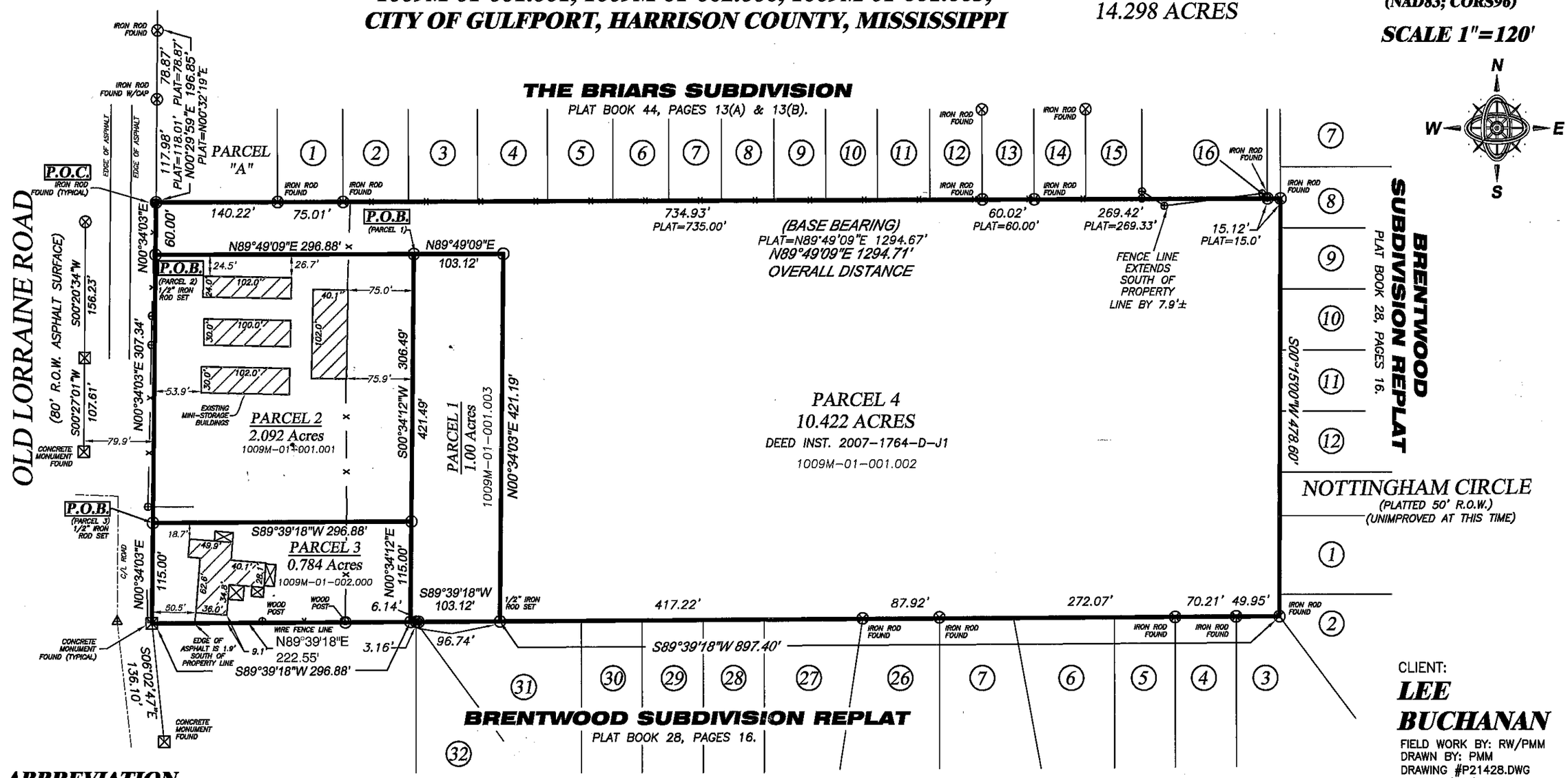
⊗ -- IRON ROD FOUND
● -- IRON PIPE FOUND
○ -- IRON ROD SET

EXISTING CONFIGURATION
OF TAX PARCEL NUMBERS 1009M-01-001.002
1009M-01-001.001, 1009M-01-002.000, 1009M-01-001.003,
CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI

TOTAL AREA
14.298 ACRES

BEARING REFERENCE:
GEODETIC NORTH BY
GPS OBSERVATION
(NAD83; CORS96)

SCALE 1"=120'



CLIENT:
LEE BUCHANAN

FIELD WORK BY: RW/PMM
DRAWN BY: PMM
DRAWING #P21428.DWG
DATE: 4/30/2021

ABBREVIATION LEGEND:

P = PLATTED DIMENSION
PS = PRIOR SURVEY
S.F.R. = SINGLE FAMILY RESIDENCE
N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT

SHEET 1 OF 5

REFERENCE MATERIALS:

1.) HARRISON COUNTY TAX MAPS, CURRENT EDITION.
2.) RECORDED SUBDIVISION PLAT OF THE BRIARS. PLAT BOOK 44, PAGES 13(A) & 13(B).
3.) RECORDED SUBDIVISION PLAT OF BRENTWOOD SUBDIVISION REPLAT. PLAT BOOK 28, PAGE 16.
4.) WARRANTY DEED BOOK 946, PAGE 631.
5.) WARRANTY DEED BOOK 873, PAGE 31.
6.) DEED INSTRUMENT 2010-7978 D-J1.
7.) DEED INSTRUMENT 2012-0648 D-J1.
8.) DEED INSTRUMENT 2012-0647 D-J1.
9.) DEED INSTRUMENT 2018-0737 D-J1.

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE/FAX: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

ABBREVIATION LEGEND:

P = PLATTED DIMENSION
PS = PRIOR SURVEY
S.F.R. = SINGLE FAMILY RESIDENCE
N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X 0.2%" ACCORDING TO MAP NUMBER 28047C0267G, DATED JUNE 16, 2009. CHECK WITH BUILDING OFFICIALS FOR ANY COMMUNITY FREEBOARD ABOVE THE BASE FLOOD ELEVATION. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

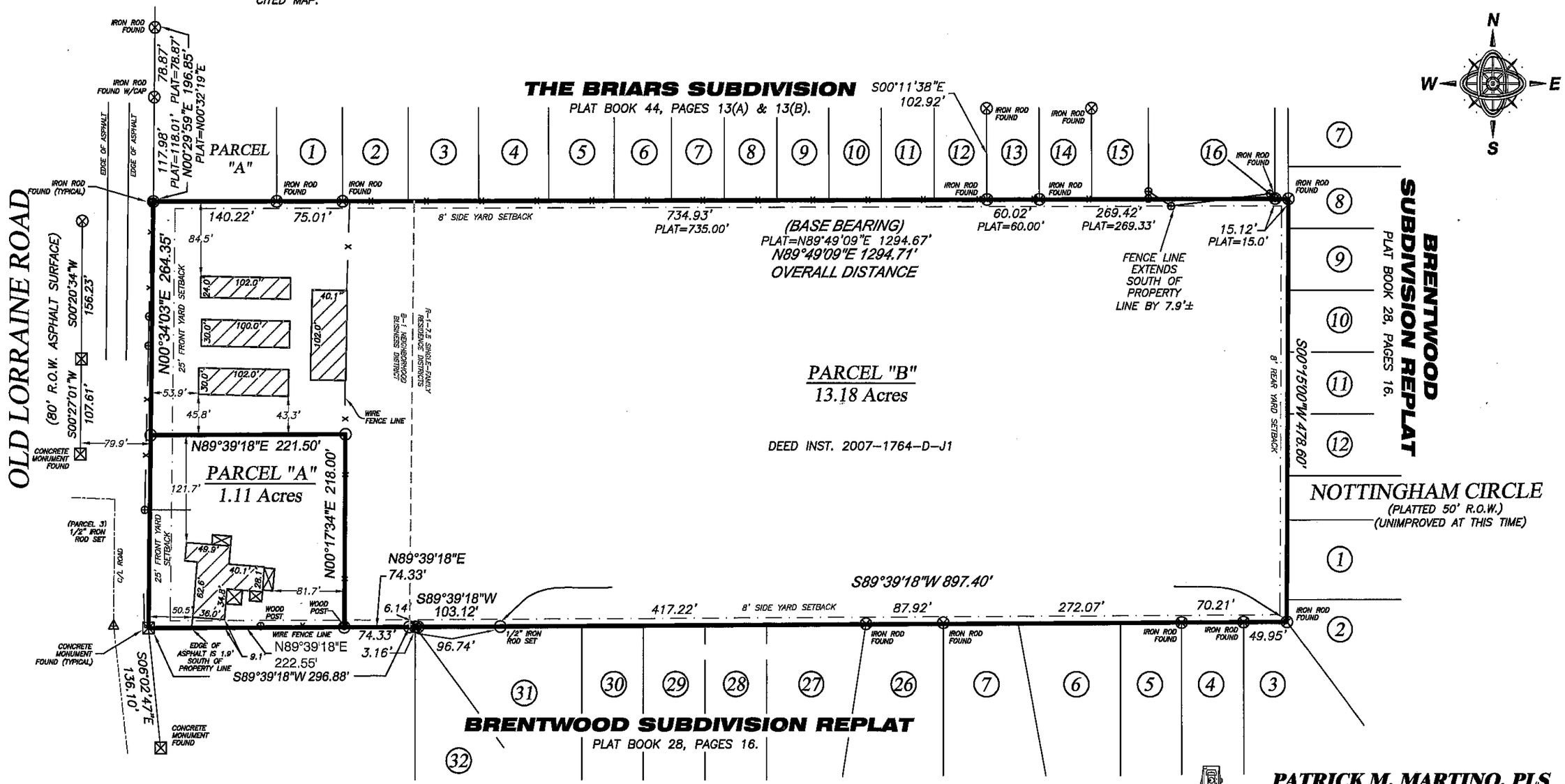
PROPOSED RESUBDIVISION

OF LOTS TAX PARCEL NUMBERS 1009M-01-001.002 1009M-01-001.001, 1009M-01-002.000, 1009M-01-001.003, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI

BEARING REFERENCE: GEODETIC NORTH BY GPS OBSERVATION

(NAD83; CORS96)

SCALE 1"=120'



UTILITY NOTE:

EXISTING COMMERCIAL BUSINESS HAS CITY OF GULFPORT WATER AND SEWER AVAILABLE. THERE IS A 6" PVC CLEAN OUT IN USE, AND THERE IS AN EXISTING WATER METER ON SITE. THERE IS A 12" WATER MAIN WITHIN OLD LORRAINE ROAD AS PER CITY OF GULFPORT UTILITY BASE MAPS.

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE/FAX: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

OVERALL LEGAL DESCRIPTION OF LAND PRIOR TO RESUBDIVISION

DEED DESCRIPTION:
(DEED INSTRUMENT #2010-007978 D-J1)

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL "A" OF THE BRIARS SUBDIVISION AS PER PLAT BOOK 44, PAGE 13A AND 13B ON FILE AND OF RECORD IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE EAST MARGIN OF LORRAINE ROAD, S00°34'03"W 60.00 FEET TO A 1/2" IRON ROD SET; THENCE N89°49'09"E 296.88 FEET TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE N89°49'09"E 103.12 FEET TO A 1/2" IRON ROD SET; THENCE S00°34'12"W 421.19 FEET TO A 1/2" IRON ROD FOUND LYING ON THE NORTH LINE OF LOT 31 OF THE REPLAT OF BRENTWOOD SUBDIVISION, FINAL PLAT BEING RECORDED IN PLAT BOOK 28, PAGE 16 OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE NORTH LINE OF SAID BRENTWOOD SUBDIVISION, S89°39'18"W 103.12 FEET TO A 1/2" IRON ROD SET; THENCE N00°34'12"E 115.00 FEET TO AN IRON ROD SET; THENCE CONTINUE N00°34'12"E 306.49 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES.

DEED DESCRIPTION:
(DEED INSTRUMENT #2010-00737 D-J1)

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL "A" OF THE BRIARS SUBDIVISION AS PER PLAT BOOK 44, PAGE 13A AND 13B ON FILE AND OF RECORD IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE EAST MARGIN OF LORRAINE ROAD, S00°34'03"W 60.00 FEET TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE N89°49'09"E 296.88 FEET TO A 1/2" IRON ROD SET; THENCE S00°34'12"W 306.49 FEET TO A 1/2" IRON ROD SET; THENCE S89°39'18"W 296.88 FEET TO A 1/2" IRON ROD SET LYING ON THE EAST MARGIN OF LORRAINE ROAD; THENCE N00°34'03"E 307.34 FEET ALONG THE EAST MARGIN OF LORRAINE ROAD TO THE POINT OF BEGINNING, CONTAINING 2.092 ACRES.

DEED DESCRIPTION:
(DEED INSTRUMENT #2012-00647 D-J1)

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL "A" OF THE BRIARS SUBDIVISION AS PER PLAT BOOK 44, PAGE 13A AND 13B ON FILE AND OF RECORD IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE EAST MARGIN OF LORRAINE ROAD, S00°34'03"W 60.00 FEET TO A 1/2" IRON ROD SET; THENCE CONTINUE ALONG SAID EAST MARGIN, S00°34'03"W 307.34 FEET TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE N89°39'18"E 296.88 FEET TO A 1/2" IRON ROD SET; THENCE S00°34'12"W 115.00 FEET TO A 1/2" IRON ROD SET; THENCE S89°39'18"W 296.88 FEET TO CONCRETE RIGHT-OF-WAY MONUMENT FOUND; THENCE N00°34'03"E 115.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.784 ACRES OR 34,137 SQUARE FEET.

DEED DESCRIPTION:
(DEED INSTRUMENT #2012-00648 D-J1)

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL "A" OF THE BRIARS SUBDIVISION AS PER PLAT BOOK 44, PAGE 13A AND 13B ON FILE AND OF RECORD IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE BRIARS SUBDIVISION, N89°49'09"E 1294.71 TO AN IRON ROD FOUND LYING ON THE WEST BOUNDARY LINE OF LOT 8, BRENTWOOD SUBDIVISION REPLAT AS PER PLAT BOOK 28, PAGE 16; THENCE ALONG THE WEST BOUNDARY LINE OF BRENTWOOD SUBDIVISION REPLAT, S00°15'00"W 478.60' TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 3, BRENTWOOD SUBDIVISION REPLAT; THENCE ALONG THE NORTH BOUNDARY LINE, S89°39'18"W 897.40' TO AN IRON ROD SET LYING ON THE NORTH BOUNDARY LINE OF LOT 31, BRENTWOOD SUBDIVISION REPLAT; THENCE N00°34'03"E 421.19' TO AN IRON ROD SET; THENCE S89°49'09"W 400.00' TO AN IRON ROD SET LYING ON THE EAST MARGIN OF LORRAINE ROAD; THENCE ALONG SAID EAST MARGIN, N00°34'03"E 60.00' TO A 1/2" IRON ROD FOUND AT THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.422 ACRES.

BOUNDARY NOTE:

BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISIONS LOTS. BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, SERVITUDES, BUILDING ORDINANCES, ZONING, AND OTHER LEGAL ENCUMBERMENTS MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBERMENTS ATTACHED TO ANY PROPERTY.

GENERAL NOTES:

1.) A COPY OF THIS PLAT IS VALID ONLY IF IT IS COMPLETE AND INTACT, HAS AN ORIGINAL SIGNATURE AND DATE, AND HAS THE ORIGINAL EMBOSSED OR COLORED (NOT BLACK) STAMPED SURVEYOR'S SEAL.
2.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT AS NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.

PATRICK M. MARTINO PMM PROFESSIONAL LAND SURVEYOR

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PATRICK M. MARTINO, P.L.S. 2838 — 4/30/21 DATE OF FIELD SURVEY

PATRICK M. MARTINO PROFESSIONAL P.L.S. 2838 LAND SURVEYOR STATE OF MISSISSIPPI

THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "AS SHOWN" ACCORDING TO MAP NUMBER 28047C0266G, DATED JUNE 16, 2009.

CLIENT: **LEE BUCHANAN**

SURVEY CLASS "B"
SCALE: 1"=120'

BEARINGS SHOWN HEREON ARE DERIVED BY: GEODETIC NORTH BY GPS OBSERVATION

PARCEL ADDRESS: 9166 OLD LORRAINE ROAD GULFPORT, MS 39507

SECTION 19. TOWNSHIP 7 SOUTH, RANGE 10 WEST

PARCEL NUMBER: 0910A-01-001.001

CREW CHIEF: RW	DRAWN BY: PMM
DATE: 4/30/2021	JOB#: P21428
REVISED:	CRD#: P6098

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE/FAX: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTIONS AFTER OF LOTS/PARCELS CREATED BY THIS RESUBDIVISION

PROPOSED PARCEL "A"
LEGAL DESCRIPTION: (AS PER SURVEY DIMENSIONS)

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL "A" OF THE BRIARS SUBDIVISION AS PER PLAT BOOK 44, PAGE 13A AND 13B ON FILE AND OF RECORD IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE EAST MARGIN OF OLD LORRAINE ROAD, S00°34'03"W 264.35 FEET TO A SET 1/2" IRON ROD WITH CAPPED STAMPED MARTINO PLS 02838, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST MARGIN, S00°34'03"W 218.00 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY OF HARDY COURT SHOPPING CENTER AS PER DEED BOOK 1411, PAGE 240; THENCE ALONG THE NORTH LINE OF SAID HARDY COURT SHOPPING CENTER PROPERTY, N89°39'18"E 222.55 FEET TO A TO A SET 1/2" IRON ROD WITH CAPPED STAMPED MARTINO PLS 02838; THENCE N00°17'34"E 218.00 FEET TO A SET 1/2" IRON ROD WITH CAPPED STAMPED MARTINO PLS 02838; THENCE S89°39'18"W 221.50 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 1.11 ACRES.

PROPOSED PARCEL "B"
LEGAL DESCRIPTION: (AS PER SURVEY DIMENSIONS)

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL "A" OF THE BRIARS SUBDIVISION AS PER PLAT BOOK 44, PAGE 13A AND 13B ON FILE AND OF RECORD IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE SOUTH LINE OF THE BRIARS SUBDIVISION BEING RECORDED IN PLAT BOOK 44 PAGE 13A & 13B AS PER THE OFFICIAL MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, MISSISSIPPI, N89°49'09"E 1294.71 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF A 15 FOOT DRAINAGE RIGHT-OF-WAY AS PER THE BRIARS SUBDIVISION PLAT, SAID POINT ALSO LYING ON THE WEST LINE OF LOT 8, OF THE REPLAT OF BRENTWOOD SUBDIVISION BEING RECORDED IN PLAT BOOK 28 PAGE 16 AS PER THE OFFICIAL MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE WEST LINE OF SAID REPLAT OF BRENTWOOD SUBDIVISION, S00°15'00"W 478.60 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 3, OF SAID REPLAT OF BRENTWOOD SUBDIVISION; THENCE ALONG THE NORTH LINE OF LOTS 3 THROUGH 7, AND ALSO LOTS 26 THROUGH 31, S89°39'18"W 897.40 FEET TO A 1/2" IRON ROD FOUND; THENCE CONTINUE ALONG SAID LINE, S89°39'18"W 103.12 FEET TO A 1/2" IRON ROD FOUND; THENCE CONTINUE, S89°39'18"W 74.33 FEET TO A SET 1/2" IRON ROD WITH CAPPED STAMPED MARTINO PLS 02838; THENCE N00°17'34"E 218.00 FEET TO A SET 1/2" IRON ROD WITH CAPPED STAMPED MARTINO PLS 02838; THENCE S89°39'18"W 221.50 FEET TO A SET 1/2" IRON ROD WITH CAPPED STAMPED MARTINO PLS 02838, SAID ROD LYING ON THE EAST MARGIN OF OLD LORRAINE ROAD; THENCE ALONG SAID EAST MARGIN, N00°34'03"E 264.35 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 13.18 ACRES.

GENERAL NOTES:

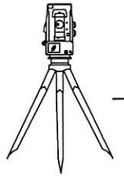
1.) A COPY OF THIS PLAT IS VALID ONLY IF IT IS COMPLETE AND INTACT, HAS AN ORIGINAL SIGNATURE AND DATE, AND HAS THE ORIGINAL EMBOSSED OR COLORED (NOT BLACK) STAMPED SURVEYOR'S SEAL.
2.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT AS NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.

PATRICK M. MARTINO
PMM
PROFESSIONAL LAND SURVEYOR

CAP DETAIL:

DETAIL OF TYPICAL CAP FOR 1/2"x18" REBAR SET BY PATRICK M. MARTINO, P.L.S.

CLIENT:
LEE BUCHANAN
FIELD WORK BY: RW/PMM
DRAWN BY: PMM
DRAWING #P21428.DWG
DATE: 4/30/2021



PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE/FAX: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

OWNER'S DEDICATION

THIS IS TO CERTIFY LEE BUCHANAN, IS THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT, DECLARE THIS TO BE A CORRECT PLAT AND THAT SAID OWNER HEREBY DEDICATE THE RIGHT-OF-WAY AND UTILITIES AND UNTO THE CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, FOR THE PUBLIC USE FOREVER.

WITNESS MY SIGNATURE ON THIS 5 DAY OF May, 2021.

BY: Curtis Lee Buchanan III
~~LEE BUCHANAN~~

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:

Curtis Lee Buchanan III
(Owner's Signature)

Curtis Lee Buchanan III
(Print Owner's Name)

THIS 5 DAY OF May, 2021.

ACKNOWLEDGE

BEFORE ME, THE UNDERSIGNED, AUTHORIZED IN AND FOR THE STATE OF Mississippi, COUNTY OF Harrison, PERSONALLY APPEARED THE AFORENAMED Curtis Lee Buchanan III, WHO ACKNOWLEDGED THAT THEY ACCEPTED THIS PLAT AND EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION FOR THE PURPOSE THEREIN SET FORTH.

Sandra H Graham
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 5025 SANDRA H. GRAHAM Commission Expires Oct. 22, 2022 HARRISON COUNTY

CERTIFICATE OF RESUBDIVSION

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 TAX PARCEL # 0907I-05-011.000 & 0907I-05-020.000 SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 WEST, TOGETHER BEING A 1.02 ACRE± PARCEL. THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING BOUNDED ON THE EAST BY ANN AVENUE, BOUNDED ON THE NORTH BY THE PROPERTY NOW OR FORMERLY OF FAVRE, BOUNDED ON THE WEST BY BONNIE STREET, AND BOUNDED ON THE SOUTH BY THE PROPERTY NOW OR FORMERLY OF CITY OF GULFPORT THE AD VALOREM TAX PARCEL NUMBER(S) OF THE SUBJECT PROPERTY IS (ARE)

_____. THE CASE FILE NUMBER IS _____.

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

SUBMITTED TO AND APPROVED BY THE GULFPORT CITY PLANNING COMMISSION ON THE _____ DAY OF _____, 2021.

*BY:*_____ *DATED:*_____

GREG HOLMES
THE CITY OF GULFPORT'S PLANNING DIVISION ADMINISTRATOR

*BY:*_____ *DATED:*_____

KEITH WILLIAMS
THE CITY OF GULFPORT'S PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY 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 MAYOR

THIS RESUBDIVISION PLAT AND CERTIFICATE OF RESUBDIVISION, HAVING BEEN SUBMITTED AND APPROVED BY THE MAYOR, THIS _____ DAY O _____, 2021.

_____
BILLY HEWES, MAYOR

SURVEYOR'S CERTIFICATE

I, PATRICK M. MARTINO, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE AND SEAL THIS 5TH DAY OF MAY, 2021.

_____
PATRICK M. MARTINO, P.L.S. #02838

SHEET 5 OF 5

PATRICK M. MARTINO PROFESSIONAL P.L.S. 2838 LAND SURVEYOR STATE OF MISSISSIPPI

THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "AS SHOWN" ACCORDING TO MAP NUMBER 28047C0266G, DATED JUNE 16, 2009.

CLIENT: **LEE BUCHANAN**	SURVEY CLASS "B" SCALE: 1"=120'	BEARINGS SHOWN HEREON ARE DERIVED BY: GEODETIC NORTH BY GPS OBSERVATION
PARCEL ADDRESS: 9166 OLD LORRAINE ROAD GULFPORT, MS 39507		
SECTION 19. TOWNSHIP 7 SOUTH, RANGE 10 WEST		
PARCEL NUMBER: 0910A-01-001.001		
CREW CHIEF: RW	DRAWN BY: PMM	
DATE: 4/30/2021	JOB#: P21428	
REVISED:	CRD#: P6098	

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE/FAX: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

1st Judicial District
Instrument 2010 7978 D -J1
Filed/Recorded 11/30/2010 02:41 P
Total Fees $ 12.00
3 Pages Recorded

Index: NE 1/4 of SW 1/4
Section 19, T7S, R10W

Prepared by and return to:
George E. Estes, III
MS Bar No. 5242
Estes and Estes, P.A.
P. O. Box 88
Gulfport, MS, 39502
(228) 863-5582

TITLE NOT EXAMINED

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

CURTIS L. BUCHANAN, JR. and DIANE BUCHANAN, husband and wife,
8538 Woolmarket Road
Biloxi, MS 39532
(228)896-1351

do hereby **SELL, CONVEY and WARRANT** unto

CURTIS LEE BUCHANAN, III
9166 Lorraine Road
Gulfport, MS 39503
(228)392-1195

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

A parcel of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 19, Township 7 South, Range 10 West, City of Gulfport, Harrison County, Mississippi, and being more particularly described as follows:

Commencing at a ½" iron rod found at the Southwest corner of Parcel "A" of The Briars Subdivision as per Plat Book 44, Page 13A and 13B on file and of record in the First Judicial District of Harrison County, Mississippi; thence along the East margin of Lorraine Road, S 00° 34' 03" W 60.00 feet to a ½" iron rod set; thence N 89° 49' 09" E 296.88 feet to a ½" iron rod set at the Point of Beginning; thence N 89° 49' 09" E 103.12 feet to a ½" iron rod set; thence S 00° 34' 12" W 421.19 feet to a ½" iron rod found lying on the North line of Lot 31 of

the Replat of Brentwood Subdivision, final plat being recorded in Plat Book 28, Page 16 of the First Judicial District of Harrison County, Mississippi; thence along the North line of said Brentwood Subdivision, S 89° 39' 18" W 103.12 feet to a ½" iron rod set; thence N 00° 34' 12" E 115.00 feet to an iron rod set; thence continue N 00° 34' 12" E 306.49 feet to the Point of Beginning, containing 1.00 acres and being Parcel 1 as shown on plat of survey of Patrick M. Martino, P.L.S., dated April 2, 2010, copy of which is attached hereto as Exhibit "A".

TAXES for the year 2010 are assumed by the Grantee herein.

THIS conveyance is subject to any oil, gas or other minerals, together with rights of ingress and egress for the drilling, mining or exploring for same, which may have been reserved heretofore by others.

WITNESS our signatures this the 30th day of November, 2010.

Curtis L. Buchanan Jr.
CURTIS L. BUCHANAN, JR.

Diane Buchanan
DIANE BUCHANAN

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of November, 2010, within my jurisdiction, the within named CURTIS L. BUCHANAN, JR. and DIANE BUCHANAN, who acknowledged that they executed the above and foregoing instrument.

Deborah S. Estes NOTARY PUBLIC

(S E A L)

STATE OF MISSISSIPPI
DEBORAH S. ESTES
ID No. 60809
NOTARY PUBLIC
Comm. Expires
Sept. 20, 2012
HARRISON COUNTY

My commission expires: _____

Exhibit "A"

PATRICK M. MARTINO
PMM
PROFESSIONAL LAND SURVEYOR

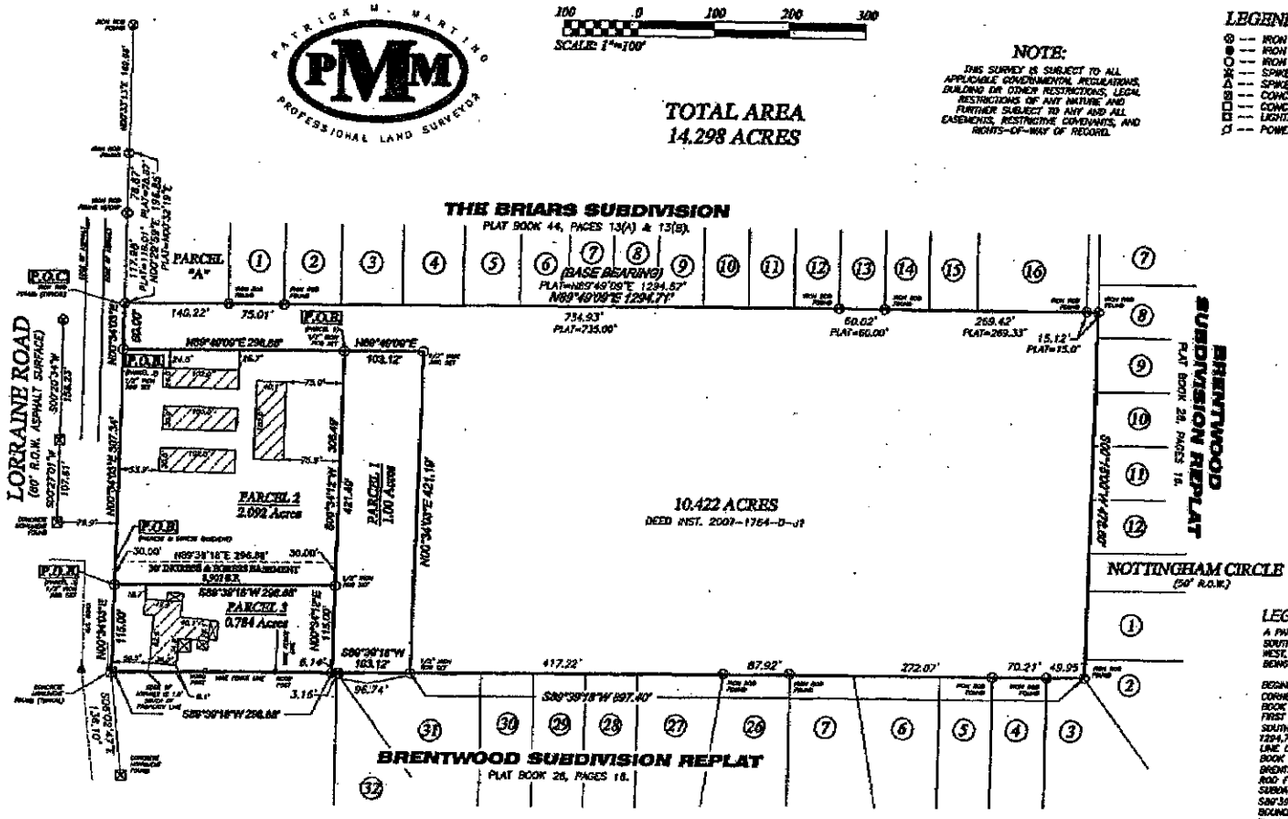
100 0 100 200 300
SCALE: 1"=100'

TOTAL AREA
14.298 ACRES

NOTE:
THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

LEGEND:
- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- SPIKE FOUND
- SPIKE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- LIGHTARD KNOT FOUND
- POWER POLE

N
W E
S
SCALE 1" = 100'



ABBREVIATION LEGEND:
(M) = MEASURED DISTANCE
(D) = DEED DIMENSION
(PRO) = PRIOR SURVEY
(P) = PLATTED DIMENSION
C.L. = CENTERLINE ROAD
P.O.B = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
N00°00'00"E 4.33.00' = ACTUAL FIELD MEASUREMENT

REFERENCE MATERIALS:
1.) HARRISON COUNTY TAX MAPS, CURRENT EDITION.
2.) RECORDED SUBDIVISION PLAT OF THE BRIARS. PLAT BOOK 44, PAGES 13(A) & 13(B).
3.) RECORDED SUBDIVISION PLAT OF BRENTWOOD SUBDIVISION REPLAT. PLAT BOOK 28, PAGE 16.
4.) WARRANTY DEED BOOK 946, PAGE 631.
5.) WARRANTY DEED BOOK 873, PAGE 31.

LEGAL DESCRIPTION: 10.422 ACRE PARCEL

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL "A" OF THE BRIARS SUBDIVISION AS PER PLAT BOOK 44, PAGE 13A AND 13B ON FILE AND OF RECORD IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE BRIARS SUBDIVISION, N89°49'09"E 1294.71 TO AN IRON ROD FOUND LYING ON THE WEST BOUNDARY LINE OF LOT 5, BRENTWOOD SUBDIVISION REPLAT AS PER PLAT BOOK 28, PAGE 16; THENCE ALONG THE WEST BOUNDARY LINE OF BRENTWOOD SUBDIVISION REPLAT, S00°12'00"W 478.60' TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 3, BRENTWOOD SUBDIVISION REPLAT; THENCE ALONG THE NORTH BOUNDARY LINE, S89°39'18"W 997.60' TO AN IRON ROD SET LYING ON THE NORTH BOUNDARY LINE OF LOT 31, BRENTWOOD SUBDIVISION REPLAT; THENCE N00°34'03"E 421.19' TO AN IRON ROD SET; THENCE S89°49'09"W 400.00' TO AN IRON ROD SET LYING ON THE EAST MARGIN OF LORRAINE ROAD; THENCE ALONG SAID EAST MARGIN, N00°34'03"E 60.00' TO A 1/2" IRON ROD FOUND AT THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.422 ACRES.

LEGAL DESCRIPTION: PARCEL 1

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL "A" OF THE BRIARS SUBDIVISION AS PER PLAT BOOK 44, PAGE 13A AND 13B ON FILE AND OF RECORD IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE EAST MARGIN OF LORRAINE ROAD, S00°34'03"W 60.00 FEET TO A 1/2" IRON ROD SET; THENCE N89°49'09"E 296.88 FEET TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE N89°49'09"E 103.12 FEET TO A 1/2" IRON ROD SET; THENCE S00°34'12"W 421.19 FEET TO A 1/2" IRON ROD FOUND LYING ON THE NORTH LINE OF LOT 31 OF THE REPLAT OF BRENTWOOD SUBDIVISION, FINAL PLAT BEING RECORDED IN PLAT BOOK 28, PAGE 16 OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE NORTH LINE OF SAID BRENTWOOD SUBDIVISION, S89°39'18"W 103.12 FEET TO A 1/2" IRON ROD SET; THENCE N00°34'12"E 115.00 FEET TO AN IRON ROD SET; THENCE CONTINUE N00°34'12"E 306.49 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES.

LEGAL DESCRIPTION: PARCEL 2

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL "A" OF THE BRIARS SUBDIVISION AS PER PLAT BOOK 44, PAGE 13A AND 13B ON FILE AND OF RECORD IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE EAST MARGIN OF LORRAINE ROAD, S00°34'03"W 60.00 FEET TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE N89°49'09"E 296.88 FEET TO A 1/2" IRON ROD SET; THENCE S00°34'12"W 306.49 FEET TO A 1/2" IRON ROD SET; THENCE S89°39'18"W 296.88 FEET TO A 1/2" IRON ROD SET LYING ON THE EAST MARGIN OF LORRAINE ROAD; THENCE N00°34'03"E 307.34 FEET ALONG THE EAST MARGIN OF LORRAINE ROAD TO THE POINT OF BEGINNING, CONTAINING 2.092 ACRES.

LEGAL DESCRIPTION: PARCEL 3

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL "A" OF THE BRIARS SUBDIVISION AS PER PLAT BOOK 44, PAGE 13A AND 13B ON FILE AND OF RECORD IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE EAST MARGIN OF LORRAINE ROAD, S00°34'03"W 60.00 FEET TO A 1/2" IRON ROD SET; THENCE CONTINUE ALONG SAID EAST MARGIN, S00°34'03"W 307.34 FEET TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE N89°39'18"E 296.88 FEET TO A 1/2" IRON ROD SET; THENCE S00°34'12"W 115.00 FEET TO A 1/2" IRON ROD SET; THENCE S89°39'18"W 296.88 FEET TO CONCRETE RIGHT-OF-WAY MONUMENT FOUND; THENCE N00°34'03"E 115.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.784 ACRES OR 34,137 SQUARE FEET.

LEGAL DESCRIPTION: INGRESS AND EGRESS EASEMENT

A 30 FOOT INGRESS AND EGRESS EASEMENT SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL "A" OF THE BRIARS SUBDIVISION AS PER PLAT BOOK 44, PAGE 13A AND 13B ON FILE AND OF RECORD IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE EAST MARGIN OF LORRAINE ROAD, S00°34'03"W 60.00 FEET TO A 1/2" IRON ROD SET; THENCE CONTINUE ALONG SAID EAST MARGIN, S00°34'03"W 277.34 FEET TO THE POINT OF BEGINNING; THENCE N89°39'18"E 296.88 FEET TO A POINT; THENCE S00°34'12"W 30.00 FEET TO A 1/2" IRON ROD SET; THENCE S89°39'18"W 296.88 FEET TO AN IRON ROD LYING ON THE EAST MARGIN OF LORRAINE ROAD; THENCE N00°34'03"E 30.00 FEET TO THE POINT OF BEGINNING. CONTAINING 8,908 SQUARE FEET.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PATRICK M. MARTINO, P.L.S. 2838 — 6/02/10 DATE OF FIELD SURVEY

THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL SURVEY.

NO FLOOD ZONE DETERMINATION WAS PERFORMED AS A PART OF THIS SURVEY. AN ACCURATE DETERMINATION CAN BE MADE BY OBTAINING A FEMA ELEVATION CERTIFICATE.

CLIENT: MR. CURTIS BUCHANAN JR.	SURVEY CLASS: "B"	BEARINGS SHOWN HEREON ARE DERIVED FROM RECORDED SUBDIVISION PLAT OF THE BRIARS.
CROP CHECK: JMM, PMM	SCALE: 1"= 100'	
DRAWN BY: PMM, PWO		
DRAWING #: P6058A / P10210.DWG		
DATE: 02/15/06		
REVISION: 06/02/06		

PATRICK M MARTINO, PLS
13001 HIGHWAY 67, SUITE A
BILOXI, MISSISSIPPI 39532
PHONE: 396-2338 FAX: 396-2348
PROFESSIONAL LAND SURVEYOR

1st Judicial District
Instrument 2012 547 D -J1
Filed/Recorded 2/ 1/2012 02:20 P
Total Fees $ 12.00
3 Pages Recorded

Index: NE 1/4 of SW 1/4
Section 19, T7S, R10W

Prepared by and return to:
George E. Estes, III
MS Bar No. 5242
Estes and Estes, P.A.
P. O. Box 88
Gulfport, MS, 39502
(228) 863-5582

TITLE NOT EXAMINED

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

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

CURTIS L. BUCHANAN, JR.
8538 Woolmarket Road
Biloxi, MS 39532
(228)392-1195

does hereby **SELL, CONVEY, RELEASE and QUITCLAIM** unto

CURTIS LEE BUCHANAN, III
9166 Lorraine Road
Gulfport, MS 39503
(228)896-1351

all of Grantor's right, title and interest in and to the following described land together with all improvements thereon located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

A parcel of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 19, Township 7 South, Range 10 West, City of Gulfport, Harrison County, Mississippi, and being more particularly described as follows:

Commencing at a ½ " iron rod found at the Southwest corner of Parcel "A" of The Briars Subdivision as per Plat Book 44, Page 13A and 13B on file and of record in the First Judicial District of Harrison County, Mississippi; thence along the East margin of Lorraine Road, S 00° 34' 03" W 60.00 feet to a ½" iron rod set; thence continue along said East margin, S 00° 34' 03" W 307.34

2

feet to a ½" iron rod set at the Point of Beginning; thence N 89° 39' 18" E 296.88 feet to a ½" iron rod set; thence S 00° 34' 12" W 115.00 feet to a ½" iron rod set; thence S 89° 39' 18" W 296.88 feet to concrete right-of-way monument found; thence N 00° 34' 03" E 115.00 feet to the Point of Beginning, containing 0.784 acres or 34,137 square feet, being Parcel 3 as shown on plat of survey of Patrick M. Martino, P.L.S., dated April 2, 2010, copy of which is attached hereto as Exhibit "A".

THIS QUITCLAIM DEED is given for the purpose of releasing the life estate reserved in Warranty Deed dated August 10, 2010, recorded as Instrument #2010-5299D-J1 in the Land Deed Records in the First Judicial District of Harrison County, Mississippi.

TAXES for the year 2012 are assumed by the Grantee herein.

THE above described property is not the homestead of the Grantor, nor any part thereof, same being commercial property.

THIS conveyance is subject to any oil, gas or other minerals, together with rights of ingress and egress for the drilling, mining or exploring for same, which may have been reserved heretofore by others.

WITNESS my signature this the 1st day of February, 2012.

CURTIS L. BUCHANAN, JR.

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of FEBRUARY, 2012, within my jurisdiction, the within named CURTIS L. BUCHANAN, JR., who acknowledged that he executed the above and foregoing instrument.

NOTARY PUBLIC

(S E A L)

My commission expires:_____

STATE OF MISSISSIPPI
GEORGE E. ESTES III
ID No. 22877
NOTARY PUBLIC
Comm. Expires Nov. 21, 2012
HARRISON COUNTY

Exhibit "A"

PATRICK M. MARTINO PMM PROFESSIONAL LAND SURVEYOR

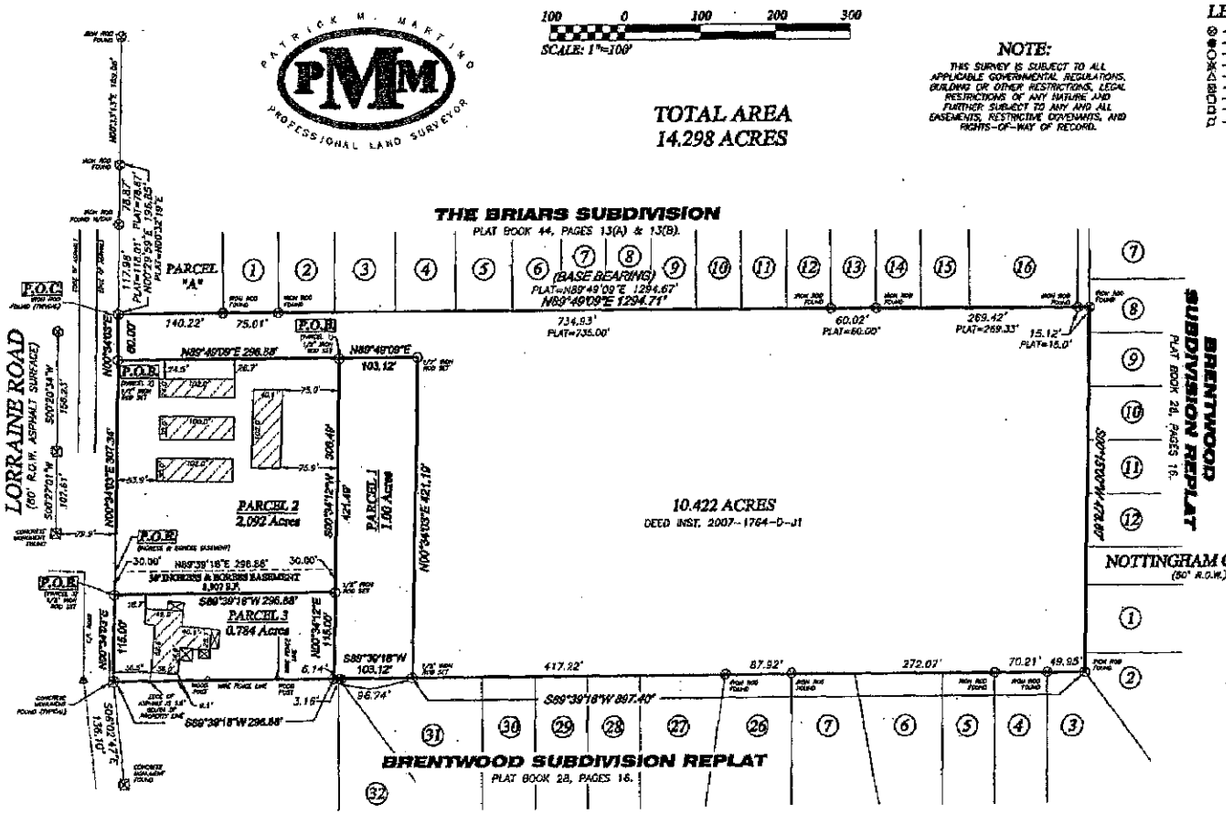
100 0 100 200 300
SCALE: 1"=100'

TOTAL AREA
14.298 ACRES

NOTE:
THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

LEGEND:
-- IRON ROD FOUND
-- IRON PIPE FOUND
-- IRON ROD SET
-- SPIKE FOUND
-- SPIKE SET
-- CONCRETE MONUMENT FOUND
-- CONCRETE MONUMENT SET
-- LIGHARD KNOT FOUND
-- POWER POLE

N W E S
SCALE 1" = 100'



ABBREVIATION LEGEND:

(M) = MEASURED DISTANCE
(D) = DEED DIMENSION
(PM) = PRIOR SURVEY
(P) = PLATTED DIMENSION
C/L = CENTERLINE ROAD
P.O.B = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
N89°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT

REFERENCE MATERIALS:

1.) HARRISON COUNTY TAX MAPS, CURRENT EDITION.
2.) RECORDED SUBDIVISION PLAT OF THE BRIARS. PLAT BOOK 44, PAGES 13(A) & 13(B).
3.) RECORDED SUBDIVISION PLAT OF BRENTWOOD SUBDIVISION REPLAT. PLAT BOOK 28, PAGE 16.
4.) WARRANTY DEED BOOK 946, PAGE 631.
5.) WARRANTY DEED BOOK 673, PAGE 31.

LEGAL DESCRIPTION: 10.422 ACRE PARCEL

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL "A" OF THE BRIARS SUBDIVISION AS PER PLAT BOOK 44, PAGE 13A AND 13B ON FILE AND OF RECORD, IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE BRIARS SUBDIVISION, N89°49'09"E 1294.71 TO AN IRON ROD FOUND LYING ON THE WEST BOUNDARY LINE OF LOT 8, BRENTWOOD SUBDIVISION REPLAT AS PER PLAT BOOK 28, PAGE 16; THENCE ALONG THE WEST BOUNDARY LINE OF BRENTWOOD SUBDIVISION REPLAT, S00°15'00"W 478.60' TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 3, BRENTWOOD SUBDIVISION REPLAT; THENCE ALONG THE NORTH BOUNDARY LINE, S89°39'18"W 897.40' TO AN IRON ROD SET LYING ON THE NORTH BOUNDARY LINE OF LOT 31, BRENTWOOD SUBDIVISION REPLAT; THENCE N00°34'03"E 421.19' TO AN IRON ROD SET; THENCE S28°49'09"W 400.00' TO AN IRON ROD SET LYING ON THE EAST MARGIN OF LORRAINE ROAD; THENCE ALONG SAID EAST MARGIN, N00°34'03"E 60.00' TO A 1/2" IRON ROD FOUND AT THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.422 ACRES.

LEGAL DESCRIPTION: PARCEL 1

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL "A" OF THE BRIARS SUBDIVISION AS PER PLAT BOOK 44, PAGE 13A AND 13B ON FILE AND OF RECORD IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE EAST MARGIN OF LORRAINE ROAD, S00°34'03"W 60.00 FEET TO A 1/2" IRON ROD SET; THENCE N89°49'09"E 296.88 FEET TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE N89°49'09"E 103.12 FEET TO A 1/2" IRON ROD SET; THENCE S00°34'12"W 421.19 FEET TO A 1/2" IRON ROD FOUND LYING ON THE NORTH LINE OF LOT 31 OF THE REPLAT OF BRENTWOOD SUBDIVISION, FINAL PLAT BEING RECORDED IN PLAT BOOK 28, PAGE 16 OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE NORTH LINE OF SAID BRENTWOOD SUBDIVISION, S89°39'18"W 103.12 FEET TO A 1/2" IRON ROD SET; THENCE N00°34'12"E 306.49 FEET TO AN IRON ROD SET; THENCE CONTINUE N00°34'12"E 115.00 FEET TO AN IRON ROD SET; THENCE CONTINUE N00°34'12"E 306.49 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES.

LEGAL DESCRIPTION: PARCEL 2

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL "A" OF THE BRIARS SUBDIVISION AS PER PLAT BOOK 44, PAGE 13A AND 13B ON FILE AND OF RECORD IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE EAST MARGIN OF LORRAINE ROAD, S00°34'03"W 60.00 FEET TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE N89°49'09"E 296.88 FEET TO A 1/2" IRON ROD SET; THENCE S00°34'12"W 306.49 FEET TO A 1/2" IRON ROD SET; THENCE S89°39'18"W 296.88 FEET TO A 1/2" IRON ROD SET LYING ON THE EAST MARGIN OF LORRAINE ROAD; THENCE N00°34'03"E 307.34 FEET ALONG THE EAST MARGIN OF LORRAINE ROAD TO THE POINT OF BEGINNING, CONTAINING 2.092 ACRES.

LEGAL DESCRIPTION: PARCEL 3

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL "A" OF THE BRIARS SUBDIVISION AS PER PLAT BOOK 44, PAGE 13A AND 13B ON FILE AND OF RECORD IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE EAST MARGIN OF LORRAINE ROAD, S00°34'03"W 60.00 FEET TO A 1/2" IRON ROD SET; THENCE CONTINUE ALONG SAID EAST MARGIN, S00°34'03"W 307.34 FEET TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE N89°39'18"E 296.88 FEET TO A 1/2" IRON ROD SET; THENCE S00°34'12"W 115.00 FEET TO A 1/2" IRON ROD SET; THENCE S89°39'18"W 296.88 FEET TO CONCRETE RIGHT-OF-WAY MONUMENT FOUND; THENCE N00°34'03"E 115.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.784 ACRES OR 34,137 SQUARE FEET.

LEGAL DESCRIPTION: INGRESS AND EGRESS EASEMENT

A 30 FOOT INGRESS AND EGRESS EASEMENT SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PARCEL "A" OF THE BRIARS SUBDIVISION AS PER PLAT BOOK 44, PAGE 13A AND 13B ON FILE AND OF RECORD IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE EAST MARGIN OF LORRAINE ROAD, S00°34'03"W 60.00 FEET TO A 1/2" IRON ROD SET; THENCE CONTINUE ALONG SAID EAST MARGIN, S00°34'03"W 277.34 FEET TO THE POINT OF BEGINNING; THENCE N89°39'18"E 296.88 FEET TO A POINT; THENCE S00°34'12"W 30.00 FEET TO A 1/2" IRON ROD SET; THENCE S89°39'18"W 296.88 FEET TO AN IRON ROD LYING ON THE EAST MARGIN OF LORRAINE ROAD; THENCE N00°34'03"E 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9,906 SQUARE FEET.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PATRICK M. MARTINO, P.L.S. 2838 — 4/02/10 DATE OF FIELD SURVEY

THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.

NO FLOOD ZONE DETERMINATION WAS PERFORMED AS A PART OF THIS SURVEY. AN ACCURATE DETERMINATION CAN BE MADE BY OBTAINING A FEMA ELEVATION CERTIFICATE.

CLIENT: MR. CURTIS BUCHANAN JR.
SURVEY CLASS "B"
SCALE 1"= 100'
BEARINGS SHOWN HEREON ARE DERIVED BY RECORDED SUBDIVISION PLAT OF THE BRIARS.
DREW CHIEF: JEM, PMM
DRAWN BY: PMM, PTPD
DRAWING # PS0998A / F10215.DWG
DATE: 02/15/06
REVISED: 08/02/06

PATRICK M MARTINO, PLS
13001 HIGHWAY 67, SUITE A
BILOXI, MISSISSIPPI 39532
PHONE: 396-2253 FAX: 396-2253
PROFESSIONAL LAND SURVEYOR

1st Judicial District
Instrument 2012 648 0 – J1
Filed/Recorded 2/ 1/2012 02:21 P
Total Fees $ 12.00
2 Pages Recorded

Index: NE 1/4 of SW 1/4
Section 19, T7S, R10W

Prepared by and return to:
George E. Estes, III
MS Bar No. 5242
Estes and Estes, P.A.
P. O. Box 88
Gulfport, MS, 39502
(228) 863-5582

TITLE NOT EXAMINED

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

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

CURTIS L. BUCHANAN, JR.
8538 Woolmarket Road
Biloxi, MS 39532
(228)392-1195

does hereby **SELL, CONVEY, RELEASE and QUITCLAIM** unto

CURTIS LEE BUCHANAN, III
9166 Lorraine Road
Gulfport, MS 39503
(228)896-1351

all of Grantor's right, title and interest in and to the following described land together with all improvements thereon located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

A parcel of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 19, Township 7 South, Range 10 West, City of Gulfport, Harrison County, Mississippi, and being more particularly described as follows:

Beginning at an iron rod found at the Southwest corner of Parcel "A" of The Briars Subdivision as per Plat Book 44, Page 13A and 13B on file and of record in the First Judicial District of Harrison County; thence along the South boundary line of the Briars Subdivision, N 89° 49' 09" E 1294.71 to an iron rod found lying on the West boundary line of Lot 8, Brentwood

Subdivision Replat as per Plat Book 28, Page 16; thence along the West boundary line of Brentwood Subdivision Replat, S 00° 15' 00" W 478.60 feet to an iron rod found at the Northeast corner of Lot 3, Brentwood Subdivision Replat; thence along the North Boundary line, S 89° 39'18" W 897.40 feet to an iron rod set lying on the North boundary line of Lot 31, Brentwood Subdivision Replat; thence N 00° 34' 03" E 421.19 feet to an iron rod set; thence S 89° 49' 09" W 400.00 feet to an iron rod set lying on the East margin of Lorraine Road; thence along said East margin, N 00° 34' 03" E 60.00 feet to an iron rod found; thence N 89° 49' 09" E 140.22 feet to the Point of Beginning. Said parcel contains 10.422 acres.

THIS QUITCLAIM DEED is given for the purpose of releasing the life estate reserved in Warranty Deed dated December 18, 2006, recorded as Instrument #2007-1764D-J1 in the Land Deed Records in the First Judicial District of Harrison County, Mississippi.

TAXES for the year 2012 are assumed by the Grantee herein.

THE above described property is not the homestead of the Grantor, nor any part thereof, same being commercial property.

THIS conveyance is subject to any oil, gas or other minerals, together with rights of ingress and egress for the drilling, mining or exploring for same, which may have been reserved heretofore by others.

WITNESS my signature this the 1st day of February, 2012.

Curtis L. Buchanan
CURTIS L. BUCHANAN, JR.

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of FEBRUARY, 2012, within my jurisdiction, the within named CURTIS L. BUCHANAN, JR., who acknowledged that he executed the above and foregoing instrument.

NOTARY PUBLIC

(S E A L)

My commission expires:

STATE OF MISSISSIPPI
GEORGE E. ESTES III
ID No. 22877
NOTARY PUBLIC
Comm. Expires Nov. 21, 2012
HARRISON COUNTY

1st Judicial District
Instrument 2018 737 D – J1
Filed/Recorded 2/ 5/2018 04:02 P
Total Fees $ 12.00
2 Pages Recorded

Index: **NE1/4 of SW 1/4**
Section 19, T7S, R10W

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Tindell, Symmes, Estes & Cusick, PLLC
2200 25th Avenue
Gulfport, MS, 39501
(228) 896-8962

STATE OF MISSISSIPPI

COUNTY OF HARRISON *****TITLE NOT EXAMINED*****

FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

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

CURTIS L. BUCHANAN, JR. and DIANE BUCHANAN, husband and wife
8538 Woolmarket Road
Biloxi, MS 39532
(228)392-1195

do hereby **SELL, CONVEY and QUITCLAIM** unto

CURTIS LEE BUCHANAN, III
9166 Lorraine Road
Gulfport, MS 39503
(228)896-1351

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

A parcel of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 19, Township 7 South, Range 10 West, City of Gulfport, Harrison County, Mississippi, and being more particularly described as follows:

Commencing at a ½" iron rod found at the Southwest corner of Parcel "A" of The Briars Subdivision as per Plat Book 44, Page 13A and 13B on file and of record in the First Judicial District of Harrison County, Mississippi; thence along the East margin of Lorraine Road, S 00° 34' 03" W 60.00 feet to a ½" iron rod set at the Point of Beginning; thence N 89° 49' 09" E 296.88 feet to a ½" iron rod set; thence S 00° 34' 12" W 306.49 feet to a ½" iron rod set; thence S 89° 39' 18" W 296.88 feet to a ½" iron rod set lying on the East margin of Lorraine Road; thence N 00° 34' 03" E 307.34 feet along the East margin of Lorraine Road to the Point of Beginning, being Parcel 2 as shown on plat of survey of Patrick M. Martino, P.L.S., dated April 2, 2010, copy of which is attached hereto as Exhibit "A".

The purpose of this Instrument is to remove the life estate reserved by the Grantors as recorded in Instrument Number 2012-651D-J1 of the Land Deed Records of the First Judicial District of Harrison County, Mississippi.

TAXES for the year 2018 are assumed by the Grantee herein.

THIS conveyance is subject to any oil, gas or other minerals, together with rights of ingress and egress for the drilling, mining or exploring for same, which may have been reserved heretofore by others.

WITNESS our signatures this the 2 day of February, 2018.

Curtis L Buchanan Jr.

CURTIS L. BUCHANAN, JR.

Diane Buchanan

DIANE BUCHANAN

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 2nd day of February, 2018, within my jurisdiction, the within named CURTIS L. BUCHANAN, JR. and DIANE BUCHANAN, who acknowledged that they executed the above and foregoing instrument.

NOTARY PUBLIC

(S E A L)

My commission expires:

STATE OF MISSISSIPPI
DAVID B. ESTES
ID# 74165
NOTARY PUBLIC
Comm. Expires
July 28, 2019
HARRISON COUNTY

RE: Resubdivision 2107PC102, by owner Curtis Lee Buchanan III , tax parcels 1009M-01-001.001, 1009M-01-001.002, and 1009M-01-001.003, Divide into two new parcels, 9166 Old Lorraine Rd, Zoned B-1 (Neighborhood Business) and R-1-7.5 (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, July 22, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

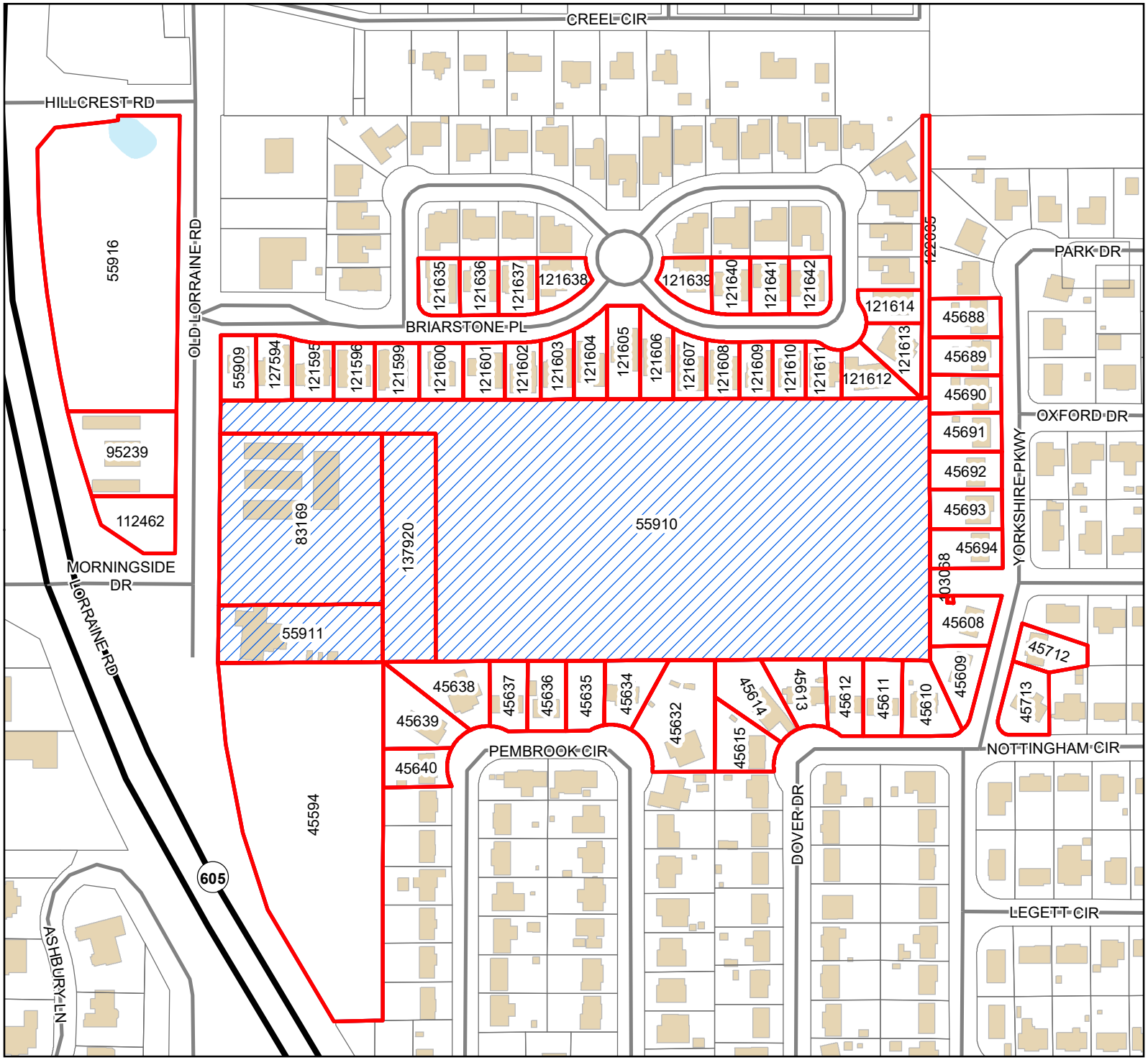
For more information, visit http://www.gulfport-ms.gov/agendas.shtml then click the City of Gulfport Planning Commission for **Thursday, July 22, 2021.** A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at 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 (102)	Name	Address	City	State	ZIP
Y	55911	1009M-01-002.000	BUCHANAN CURTIS LEE III	14334 JOHN LEE RD	BILOXI	MS	39532
N			**Adjacent Property Owners**				
Y	127594	1009M-01-001.065	BEYERSTEDT MICHAEL D & KELLY D	11489 BRIARSTONE PL	GULFPORT	MS	39503
Y	45693	1009N-02-038.000	WHITE DAVID R SR	30 YORKSHIRE PKWY	GULFPORT	MS	39503
Y	112462	1009M-03-010.012	MISS DEPT OF TRANSPORTATION	PO BOX 1850	JACKSON	MS	39215
Y	55916	1009M-03-001.000	LECA DEVELOPMENT LLC	9231 LORRAINE RD	GULFPORT	MS	39503
Y	45610	1009M-01-061.000	KEYES LUTHER D & KEYES DELORES E	34 DOVER DRIVE	GULFPORT	MS	39503
Y	45634	1009M-01-037.001	MITCHELL MIRANDA G	34 PEMBROOKE CIRCLE	GULFPORT	MS	39503
Y	45635	1009M-01-037.000	PIASCIK HARRY T & PAMELA L	4802 JEFFERSON AVE	GULFPORT	MS	39507
Y	45691	1009N-02-023.000	JORDAN LANCE L	34 YORKSHIRE PKWY	GULFPORT	MS	39507
Y	45608	1009N-02-040.000	WILSON TEDDY L	26 YORKSHIRE PKWY	GULFPORT	MS	39501
Y	95239	1009M-03-010.002	BUCHANAN CURTIS LEE III	9166 LORRAINE RD	GULFPORT	MS	39503
Y	45609	1009N-02-041.000	CARTER CHARLES F	24 YORKSHIRE PKWY	GULFPORT	MS	39503
Y	45638	1009M-01-018.000	TTLBL LLC	4747 EXECUTIVE DR STE 510	SAN DIEGO	CA	92121
Y	45639	1009M-01-017.000	RAYBON CRAIG ELLIOTT	8917 LORRAINE RD	GULFPORT	MS	39503
Y	45712	1009N-02-043.000	ROBINSON SEDUNITHA M & EUGENE D	19 YORKSHIRE PKWY	GULFPORT	MS	39503
Y	45611	1009M-01-060.000	SUNFLOWER PROPERTIES LLC	#8 BAYOU PLACE	GULFPORT	MS	39503
Y	45614	1009M-01-057.000	HOLLIDAY CORNIECE C	26 DOVER DR	GULFPORT	MS	39503
Y	45688	1009N-02-012.000	KNUREK JOSEPH J JR	40 YORKSHIRE PARKWAY	GULFPORT	MS	39503
Y	45690	1009N-02-022.000	GARNER RAYMOND M JR & WF	36 YORKSHIRE PKWY	GULFPORT	MS	39501
Y	45694	1009N-02-039.000	VU HUNG T	28 YORKSHIRE PKWY	GULFPORT	MS	39507
Y	45692	1009N-02-024.000	HIMEL DEWEY J SR & AMY K	32 YORKSHIRE PKWY	GULFPORT	MS	39503
Y	45615	1009M-01-056.000	GUDKA JOSEPH A	21436 LAKEFRONT DR	LAGO VISTA	TX	78645
Y	45640	1009M-01-016.000	WINTER MAGAN S	22 PEMBROOK CIRCLE	GULFPORT	MS	39503
Y	45637	1009M-01-019.001	MOSES JONATHAN MARC	18123 LAKE VISTA DR	GULFPORT	MS	39503
Y	45612	1009M-01-059.000	MALLETT JUDY A	30 DOVER DR	GULFPORT	MS	39503
Y	45613	1009M-01-058.000	BURNS MICHELINE L	28 DOVER DR	GULFPORT	MS	39501
Y	45689	1009N-02-021.000	SIAS DORIS	38 YORKSHIRE PKWY	GULFPORT	MS	39503
Y	45636	1009M-01-019.000	DESHAMP RICKY BRIAN & DONNA	30 PEMBROOK CIR	GULFPORT	MS	39503
Y	45713	1009N-02-044.000	DEWBERRY LAURA	#17 NOTTINGHAM CIRCLE	GULFPORT	MS	39503
Y	121614	1009M-01-001.025	CARTER MILLARD F III -TRUSTEE-	11525 BRIARSTONE PL	GULFPORT	MS	39503
Y	121612	1009M-01-001.023	SMITH RONNIE J & JESSICA A	11521 BRIARSTONE PLACE	GULFPORT	MS	39503
Y	121606	1009M-01-001.017	HYDE JUDY HASTING -TRUSTEE-	11509 BRIARSTONE PLACE	GULFPORT	MS	39503
Y	121604	1009M-01-001.015	WARREN SHIRLE J	11505 BRIARSTONE PLACE	GULFPORT	MS	39503
Y	121635	1009M-01-001.048	ALLEN MISSY K	11498 BRIARSTONE PLACE	GULFPORT	MS	39503
Y	121608	1009M-01-001.019	ROSE ANDREW M & GABRIELLE E	11513 BRIARSTONE PLACE	GULFPORT	MS	39507

Mail	PPIN	Parcel ID (102)	Name	Address	City	State	ZIP
Y	121640	1009M-01-001.053	COX HERMAN F & ALMA JEAN	11514 BRIARSTONE	GULFPORT	MS	39503
Y	121639	1009M-01-001.052	VYVERBERG BRYAN M	11512 BRIARSTONE PL	GULFPORT	MS	39503
Y	121600	1009M-01-001.011	ATCHINSON WILLIAM BRIAN & SANDRA MO	11497 BRIARSTONE PLACE	GULFPORT	MS	39503
Y	121599	1009M-01-001.010	PURVIS CHERRYL DARLENE	11495 BRIARSTONE PLACE	GULFPORT	MS	39503
Y	121638	1009M-01-001.051	FORE PAT H III	P O BOX 2401	GULFPORT	MS	39505
Y	121636	1009M-01-001.049	KAJDAN MARY REBECCA KREMER	11500 BRIARSTONE PLACE	GULFPORT	MS	39503
Y	121611	1009M-01-001.022	MICKLE PAUL F & LINDSEY B	11519 BRIARSTONE PL	GULFPORT	MS	39503
Y	121610	1009M-01-001.021	LAROSA SALVADORE JOHN	11517 BRIARSTONE PLACE	GULFPORT	MS	39503
Y	121609	1009M-01-001.020	THOMAS JOSHUA W	11620 EASY ST	GULFPORT	MS	39503
Y	121603	1009M-01-001.014	SURGINER SUGAR	11503 BRIARSTONE PL	GULFPORT	MS	39503
Y	121602	1009M-01-001.013	KILPATRICK STEPHANIE G	11501 BRIARSTONE PLACE	GULFPORT	MS	39503
Y	121601	1009M-01-001.012	CHAMBLISS DAVID W & ANGELA R	11499 BRIARSTONE PLACE	GULFPORT	MS	39503
Y	121595	1009M-01-001.008	LYONS JOEL THOMAS	11491 BRIARSTONE PLACE	GULFPORT	MS	39503
Y	121641	1009M-01-001.054	DOUCET GALEN P & PENNY	11516 BRIARSTONE PL	GULFPORT	MS	39503
Y	121613	1009M-01-001.024	PITTMAN WILLIAM C JR & JENNIFER C	11523 BRIARSTONE PLACE	GULFPORT	MS	39503
Y	121607	1009M-01-001.018	MORRIS MOLLY E & MATTHEW P BLACKMON	11511 BRIARSTONE PLACE	GULFPORT	MS	39503
Y	121637	1009M-01-001.050	LE HUNG MINH & LAN T	8390 HWY 90	GULFPORT	MS	39501
Y	121642	1009M-01-001.055	BANKSTON RALPH J & EMILIA Y	11520 BRIARSTONE PL	GULFPORT	MS	39503
Y	121605	1009M-01-001.016	SIMMONS MARGARET ANN	225 COWAN RD	GULFPORT	MS	39507
Y	121596	1009M-01-001.009	MUNN STUART TAYLOR & CHAILLE CLEMEN	11493 BRIARSTONE PLACE	GULFPORT	MS	39503
Y	55909	1009M-01-001.000	HAARALA ZACHARY R & KELSEY M	11485 BRIARSTONE PL	GULFPORT	MS	39503
Y	45594	1009M-01-004.000	HARDY COURT SHOPPING CENTER	P O BOX 1176	GULFPORT	MS	39502
Y	45632	1009M-01-038.000	QUINTERO RONALD J & DIANE L	38 PEMBROOK CIR	GULFPORT	MS	39501

2107PC102

Resubdivision



Legend

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

0 40 80 120

Yards

1 inch = 250 feet

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

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

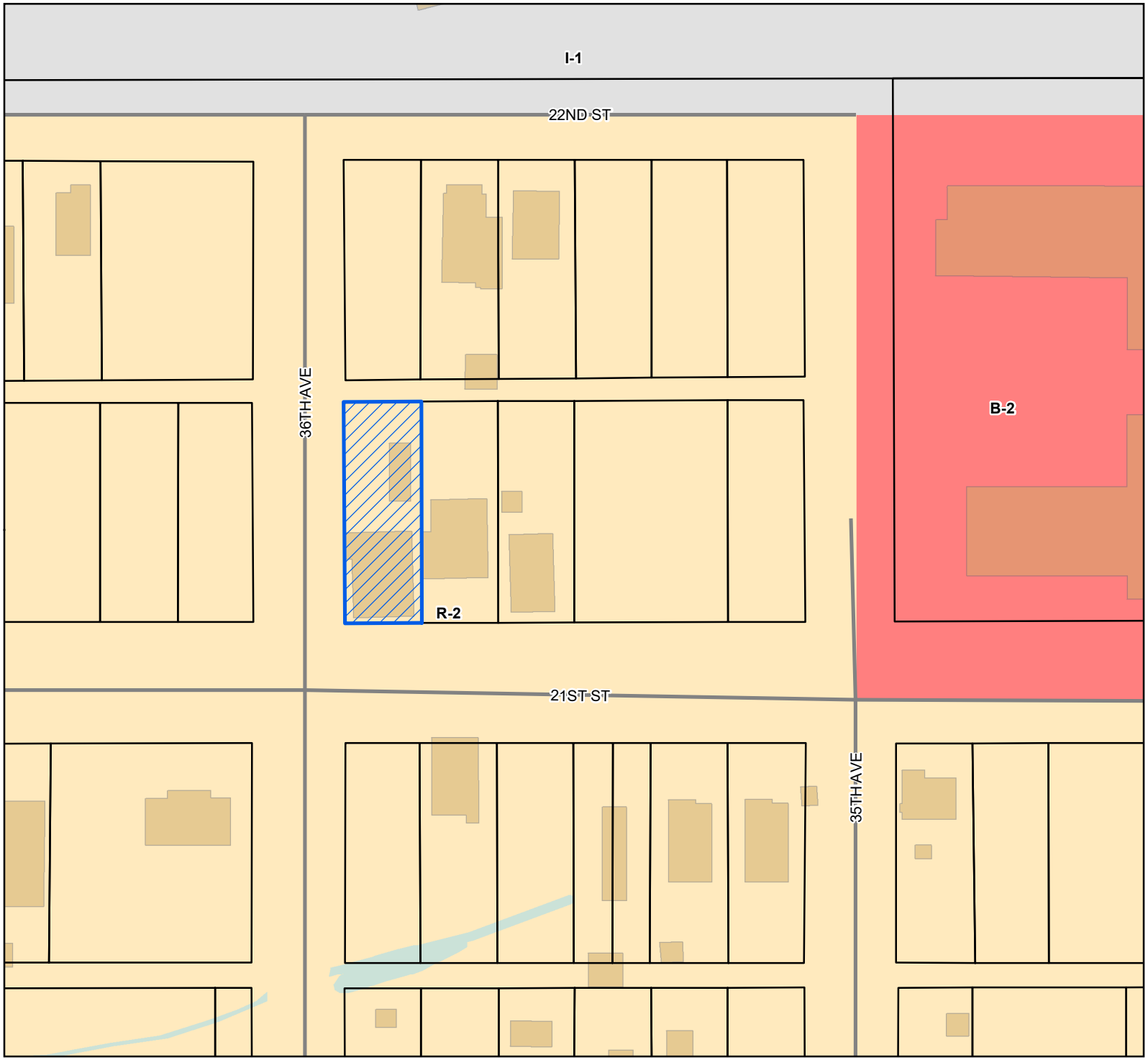
Date of Hearing: July 22, 2021

Re: **Planning Commission Approval 2107PC103:**

Planning Commission Approval 2107PC103, by owner Paul Gates, tax parcel 0711H-01-010.000, Request home occupation for photography use, 3528 21st Street, Zoned R-2 (Single-family), Ward 1

2107PC103

Planning Commission Approval



Site
Street
Parcels
Buildings
Water Features

Zoning

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

Site Information

0711H-01-010.000
Zoning: R-2 (Single-family)
Size: 7,285 Square feet
Flood: AE

0 10 20 30
Yards

1 inch = 90 feet

N
W E
S

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 PLANNING COMMISSION APPROVAL FOR A HOME OCCUPATION

For Staff Use Only

Case Number: 2107PC103
Date Received: 5/13/21
Receipt Number:
Received By: CC
Zoning: R-2
Ward: 1 Flood: AE
Size: 7,285 ft²

Property Information

TAX PARCEL # 0711H-01-010.000

(If necessary, use separate sheet of paper)

Address of Property Involved: 3528 21st Street, Gulfport, MS 39501

Lot(s) 13 + 14, Block(s) 2, Subdivision Sea View Add.

General Location: Central Gulfport

GENERAL DESCRIPTION OF REQUEST: To operate Paul Gates Photography at the Above Address.

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
Paul Gates	
Printed Name of Owner	Printed Name of Agent
3528 21st Street	
Mailing Address	Mailing Address
Gulfport MS 39501	
City State Zip code	City State Zip code
228-863-6805 228-239-8830	
Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
rapbone@iCloud.Com	
Email	Email
Paul Gates	
Signature of Owner	**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) Paul Gates

ADDRESS (STREET, CITY, STATE, ZIP CODE) 3528 21st Street, Gulfport, MS 39501

PHONE # (H) 228-863-6805 (W) 228-239-8830

TAX PARCEL NUMBER(S) OWNED 0711H-01-010.000

SIGNATURE: Paul Gates

NAME OF OWNER (PRINT) Rhoda Gates

ADDRESS (STREET, CITY, STATE, ZIP CODE) 3528 21st Street, Gulfport, MS 39501

PHONE # (H) 228-863-6805 (W) _____

TAX PARCEL NUMBER(S) OWNED 0711H-01-010.000

SIGNATURE: Rhoda Y. Gates

NAME OF OWNER (PRINT) Betty Gates

ADDRESS (STREET, CITY, STATE, ZIP CODE) 3528 21st Street, Gulfport, MS 39501

PHONE # (H) 228-863-6805 (W) _____

TAX PARCEL NUMBER(S) OWNED 0711H-01-010.000

SIGNATURE: Betty Gates

(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 Paul Gates

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) Arthur Gates

ADDRESS (STREET, CITY, STATE, ZIP CODE) 3611 21st Street, Gulfport, MS 39501

PHONE # (H) _____ (W) 228-865-0178

TAX PARCEL NUMBER(S) OWNED 0711H-01-010.000

SIGNATURE: Arthur Gates

NAME OF OWNER (PRINT) Elizabeth Gates Duncan

ADDRESS (STREET, CITY, STATE, ZIP CODE) 2421 East 5th Ave. Knoxville, TN 37917

PHONE # (H) _____ (W) 865-522-0847

TAX PARCEL NUMBER(S) OWNED 0711H-01-010.000

SIGNATURE: Elizabeth Gates Duncan

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 Paul Gates

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Paul Gates

Address: 3528 21st Street, Gulfport, MS 39501

Phone: (Home) 228-863-6805 (Work/Cell) 228-239-8830

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: Paul Gates Photography LLC

Nature of business: Taking photographs And selling Them

Photographer for hire (special occasions & events)

Please fill in all the appropriate blanks:

Hours of operation: 8:00 a.m. until 5:00 p.m. NO

Earlier than 8:00 a.m. NO

Give hours: 10: A.M - 7:P.M

Later than 5:00 p.m.: Yes

Give hours: 10:A.M - 7:P.M

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: ONCE Every 2 Months

Describe size of vehicle making deliveries: UPS TRUCKS

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

Appointment Only

Specify number and frequency of visits by clients and customers: 2 per Month

Is everything made, manufactured, or provided on site? NO

Is special equipment required in production? Yes

If so, described it, giving size of motor, etc. Cameras + Photo Equip.

Are sales made from the premises? _____

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

Local stores on consignment: Large Prints Sold on Consignment

Arts and crafts or flea markets: Several Times A year

Trade shows: _____

Other: Website And referrals

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

Yes _____ No ✓

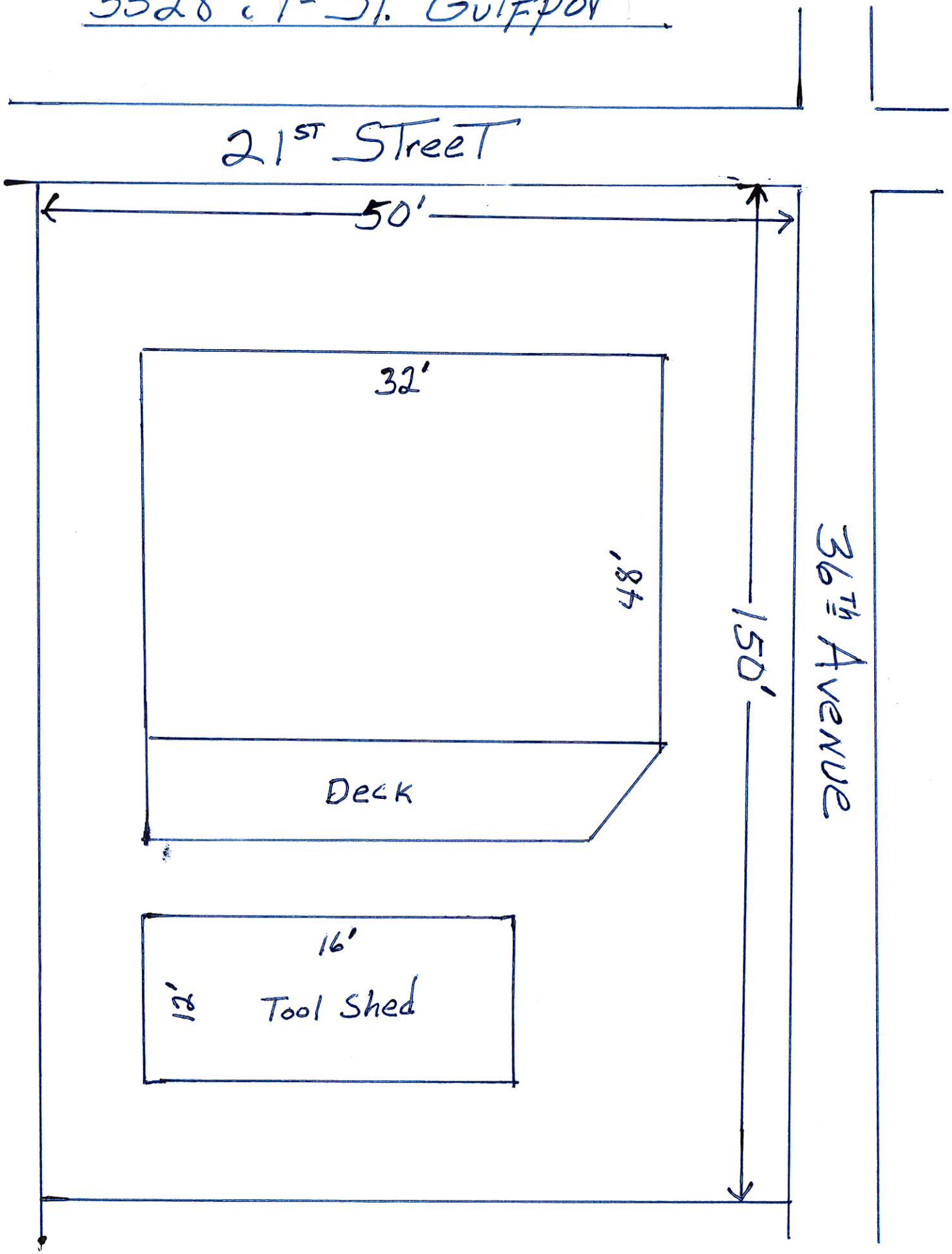
I certify the above to be true and accurate as it pertains to this application. I recognize that failure to comply with the assurances made in this application may result in the denial or removal of the permit after due notice and public hearing thereon.

Printed Name: Paul Gates

Signature: _____

Date: _____

3528 21ST ST. Gulfport



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18
19
3604 21ST ST
3602 21ST ST
36TH AVE
3528 21ST ST
3522 21ST ST
3512 21ST ST
50
21ST ST
133.33
25
3605 21ST ST

How About My Business

From day To day I go out and shoot Mostly Landscape Photography on location Allover The Coast And other.

All other is Handle on line shipping

This business will comply with the City of Gulfport's Ordinance Appendix A – Zoning Sec. XI

Applicant's Signature

Transportation - yes on other Road Needed
Water supply - city of Gulfport
Waste disposal - Waste Pro
Fire and Police Protection - city of Gulfport
Other Public Facbic Facilities - yes
Why the Proposal will not cause undue traffic
congestion or create traffic hazard - No
Why the proposal is in harmony with the
Orderly and appropriate development
because iam not causein any more
trafice to my house that alrey titier

1st Judicial District
Instrument 2016 2211 D – J1
Filed/Recorded 4/ 8/2016 11:41 A
Total Fees $ 13.00
4 Pages Recorded

Prepared by and return:
JOSEPH P. HUDSON
Attorney-at-Law
P. O. Box 908
Gulfport, MS 39502
228-863-3095

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 considerations, the receipt and sufficiency of all of which is hereby acknowledged, **we**,

BETTY GATES
3528-21st Street
Gulfport, MS 39501
(228) 863-6805

RHODA GATES
3528-21st Street
Gulfport, MS 39501
(228) 863-6805

ARTHUR GATES
3611-21st Street
Gulfport, MS 39501
(228) 865-0178 **and**

PAUL GATES
3611-21st Street
Gulfport, MS 39501
(228) 865-0178

do hereby sell, convey and warrant unto:

BETTY GATES
3528-21st Street
Gulfport, MS 39501
(228) 863-6805
Betty Gates

RHODA GATES
3528-21st Street
Gulfport, MS 39501
(228) 863-6805
Rhoda Y. Gates

ARTHUR GATES
3611-21st Street
Gulfport, MS 39501
(228) 865-0178
Arthur Gates

PAUL GATES **and**
3611-21st Street
Gulfport, MS 39501
(228) 865-0178
Paul Gates

ELIZABETH GATES DUNCAN
2421 East 5th Avenue
Knoxville, TN 37917
(865) 522-0847
Elizabeth Gates Duncan

as joint tenants with full rights of survivorship and not as tenants in common, all rights, title and interest in the following described land and real property being located in the First Judicial District of Harrison County, Mississippi, together with all improvements thereon situated and being more particularly described as follows:

(See Exhibit "A" attached hereto)

INDEXING INSTRUCTION: **Lots 13 and 14, Block 2, SEAVIEW ADDITION to the City of Gulfport, Harrison County, MS - 1st JD**

This conveyance is made subject to any and all restrictive covenants, easements, rights-of-way and reservations of oil, gas and other minerals of record.

WITNESS our signatures this the 14th day of March, 2016.

Betty Jean Gates
BETTY JEAN GATES

Rhoda Gates
RHODA GATES

Arthur L. Gates
ARTHUR GATES

Paul Gates
PAUL GATES

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for said County and State the within named **BETTY JEAN GATES, RHODA GATES, ARTHUR GATES and PAUL GATES**, who being by me first duly sworn on oath, acknowledged that they signed, executed and delivered the foregoing Warranty Deed on the day and year herein set forth as their voluntary act and deed.

Betty Jean Gates
BETTY JEAN GATES

Rhoda Gates
RHODA GATES

Arthur Gates
ARTHUR GATES

Paul Gates
PAUL GATES

SWORN to and subscribed before me this the 14th day of March, 2016.

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 5268
EASTER B. LEE
Commission Expires
Dec. 14, 2018
HARRISON COUNTY

Easter B. Lee
NOTARY PUBLIC

My Commission Expires:

EXHIBIT "A"

Lots 13 and 14, Block 2, SEAVIEW ADDITION to the City of Gulfport, Mississippi as per official map or plat on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi. Together with all improvements situated thereon.

RE: Planning Commission Approval 2107PC103, by owner Paul Gates, tax parcel 0711H-01-010.000, Request home occupation for photography use, 3528 21st Street, Zoned R-2 (Single-family), Ward 1

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, July 22, 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, July 22, 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 (103)	Name	Address	City	State	ZIP
Y	33879	0711H-01-010.000	PAUL & RHODA GATES (Owner)	3528 21ST ST	GULFPORT	MS	39501
Y			ELIZABETH GATES DUNCAN	2421 EAST 5TH AVE	KNOXVILLE	TN	37917
N			**Adjacent Property Owners**				
Y	132852	0711H-01-051.001	HARRIS WELTON	3509 21ST ST	GULFPORT	MS	39501
Y	33881	0711H-01-008.000	MADDOX ROSIE L -EST-	3512 21ST ST	GULFPORT	MS	39501
Y	33890	0711H-01-014.000	GATES ARTHUR L	3611 21ST ST	GULFPORT	MS	39501
Y	33874	0711H-01-005.000	CRAFT EARNIE MAE	606 E 5TH ST	GULFPORT	MS	39501
Y	33920	0711H-01-048.000	HARRIS WELTON EUGENE	3509 21ST ST	GULFPORT	MS	39501
N	33919	0711H-01-051.000	HARRIS WELTON E	3509 21ST ST	GULFPORT	MS	39501
Y	33882	0711H-01-004.000	BROWN SYLVIA L ETAL	P O BOX 2440	GULFPORT	MS	39503
Y	33923	0711H-01-043.000	EVANS MARIE DORIS	3527 21ST ST	GULFPORT	MS	39501
Y	33912	0711H-01-042.000	LENARD RICKY J & WILLIE E	102 MISSOURI ST	GULFPORT	MS	39501
Y	33879	0711H-01-010.000	GATES BETTY JEAN ETAL	3528 21ST ST	GULFPORT	MS	39501
Y	33880	0711H-01-009.000	THOMPSON JAMES	2000 46TH AVE	GULFPORT	MS	39501
Y	33891	0711H-01-013.000	HARPER RUBEN CHARLES	2224 30TH ST APT C	GULFPORT	MS	39501
Y	33884	0711H-01-011.000	GATES BETTY	3528 21ST ST	GULFPORT	MS	39501
Y	90981	0711H-01-015.000	NORRICK LORI A	5342 EDINGER AVE	HUNTINGTON BEACH	CA	92649
Y	33878	0711H-01-010.001	GATES ELIZABETH ETAL	3528 21ST ST	GULFPORT	MS	39501
Y	114898	0711H-01-015.001	NORRICK LORI A	5342 EDINGER AVE	HUNTINGTON BEACH	CA	92649
Y	33892	0711H-01-012.000	JOHNSON LASHAUNA N	PO BOX 194	SAUCIER	MS	39574
Y	90986	0711H-01-047.000	GATES ARTHUR	3611 21ST STREET	GULFPORT	MS	39501
Y	33913	0711H-01-039.000	RAMEY TIMOTHY O	3609 21ST ST	GULFPORT	MS	39501
Y	33875	0711H-01-006.000	JACKSON PRATHER E	8345 RESEDA BLVD STE 117	NORTHRIDGE	CA	91324
Y	124255	0711H-01-054.001	MSL PROPERTIES LLC	20231 CLIFF ALLEN LN	LONG BEACH	MS	39560
Y	114041	0711H-01-007.001	DAY LETITIA R	11334 FAIRFIELD LN	GULFPORT	MS	39503
Y	90979	0711H-01-007.000	HUTCHINSON MATHEW	13085 ANDY ST	GULFPORT	MS	39503

2107PC103

Planning Commission Approval

Legend

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

0 10 20 30
Yards

1 inch = 100 feet

N
W E
S

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MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

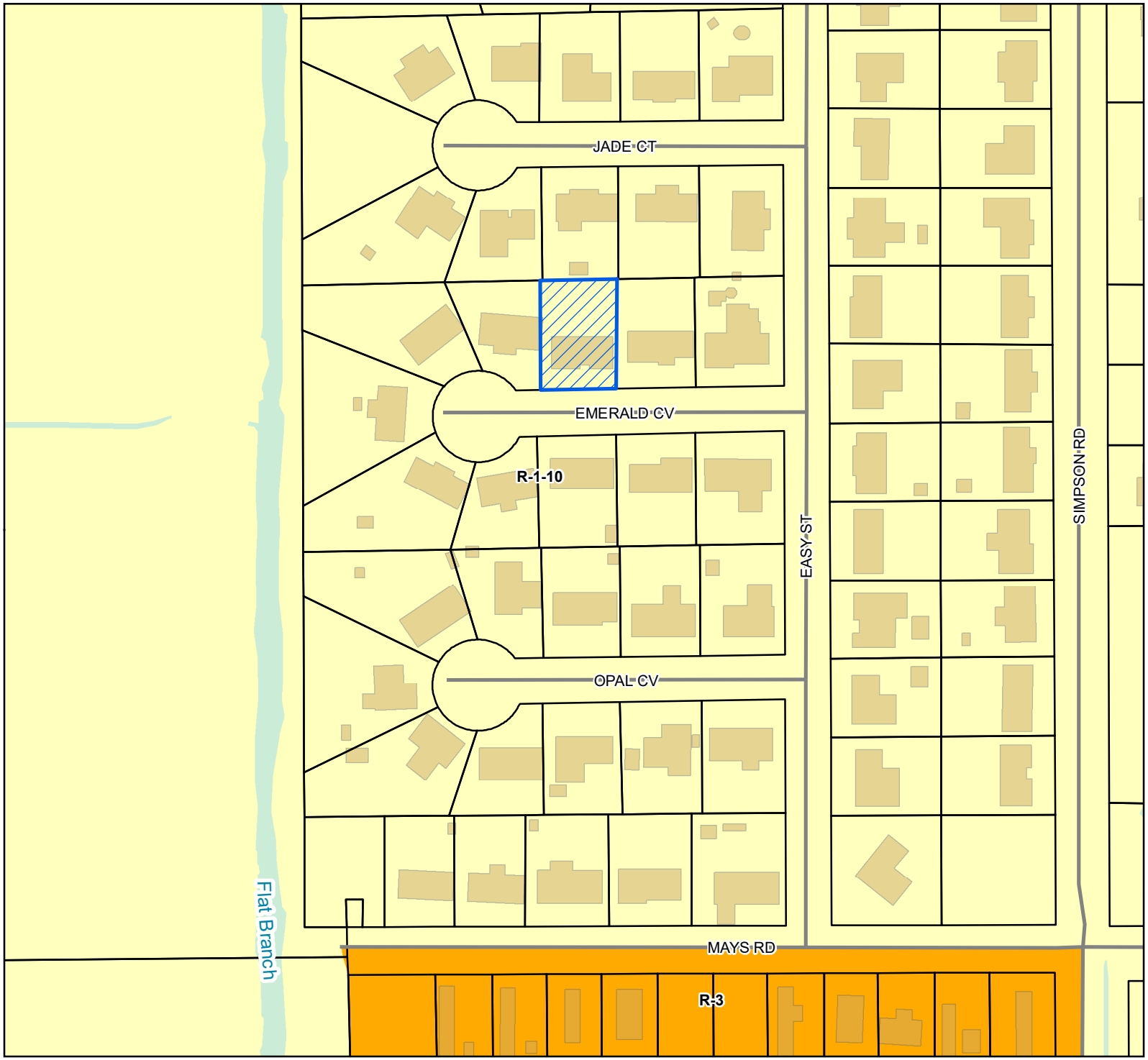
Date of Hearing: July 22, 2021

Re: **Planning Commission Approval 2107PC106:**

Planning Commission Approval 2107PC106, by owner Darrin Jordan, tax parcel 0808B-04-075.000, Requests home occupation for a mobile notary services, 47 Emerald Cv, Zoned R-1-10 (Single-family), Ward 7

2107PC106

Planning Commission Approval



Site
Street
Parcels
Buildings
Water Features

Zoning

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

R-3 - General Residence (High Density)

Site Information

0808B-04-075.000
Zoning: R-1-10 (Single-family)
Size: 9,820 sq ft
Flood: AE

0 25 50 75
Yards

1 inch = 150 feet

N W E S

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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

For Staff Use Only

Case Number: 2107PC106
Date Received: 5-21-21
Receipt Number: 10692289
Received By: MW
Zoning: R-1-10
Ward: 7 Flood: AE
Size: 9,820 sqft

Property Information

TAX PARCEL # 0808B-04-075.000

(If necessary, use separate sheet of paper)

Address of Property Involved: 47 Emerald Cove Gulfport, MS 39503

Lot(s) 47 Less W.3.5, Block(s) _____, Subdivision Briar wood

General Location: Oneal Road

GENERAL DESCRIPTION OF REQUEST: Provide Mobile Services for Notary Signing

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
Printed Name of Owner: Darrin Jordan	Printed Name of Agent: 47 Emerald cove
Mailing Address: 47 Emerald cove	Mailing Address: Gulfport MS 39503
City / State / Zip code: Gulfport MS 39503	City / State / Zip code: 601-513-6704 228-260-6689
Home Phone / Work/Cell Phone: 601-513-6704 228-260-6689	Home Phone / Work/Cell Phone: darrinjjordan@gmail.com
Email: Jordansnotary7@gmail.com	Email: Darrin Jordan
Signature of Owner	**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) Darrin Jordan

ADDRESS (STREET, CITY, STATE, ZIP CODE) 47 Emerald Cove Gulfport, MS, 39503

PHONE # (H) 601-513-6704 (W) 228-260-6689

TAX PARCEL NUMBER(S) OWNED 0808B-04-075.000

SIGNATURE: Darrin Jordan

NAME OF OWNER (PRINT) N/A

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

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 _____

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Darrin Jordan

Address: 47 Emerald Cove Gulfport, MS 39503

Phone: (Home) 601-513-6704 (Work/Cell) 228-260-6689

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: Jordans Notary Signing Agent

Nature of business: Notarize legal Documents In House and Remote

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? Yes

If so, specify the number and frequency of deliveries: Once per month

Describe size of vehicle making deliveries: UPS

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

Appointment only

Specify number and frequency of visits by clients and customers: 7 per day

Is everything made, manufactured, or provided on site? 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: NO

Arts and crafts or flea markets: NO

Trade shows: NO

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: Darrin Jordan

Signature: Darrin Jordan

Date: May 20, 2021

Darrin Jordan

Planning-

In Home office only to receive email, calls, fax, and print documents for appointment remote clients.

I will receive calls or emails to Notarize legal documents in their home or public setting. Fee for general notarizing documents (5.00) five dollars per signing. Fee for Mortgage Closings (85.00) eighty five dollars to (150.00) hundred fifty depending on loan brooker.

No Customers will be coming into the home.

Darrin Jordan

5-21-2021

Transportation and access will be provided with my personal vehicle. Access parking in front double space driveway.

Water will be supplied by Gulfport water Department.

Waste disposal services will be provided by Wastepro department.

Business address is approximately 2 miles from nearest fire department and approximately 5 miles from nearest police department.

There are no other public facilities in the area.

There will be no in house appointments that would cause traffic hazard.

The services that I provide are in harmony and appropriate development in my district.

40 JADE CT
41 JADE CT
42 JADE CT
43 JADE
41
42
43
48
47
46
48 EMERALD CV
49 EMERALD CV
47 EMERALD CV
46 EMERAL
50 EMERALD CV
EMERALD CV
51 EMERALD CV
52 EMERALD CV
53 EMERALD CV
54 EMERA
52
53
54
80 feet
10 feet
8 feet
30 feet
52.36
26.7
85
100
98.5
81.5
25.2
21.7
95
120

Covenant Affidavit

I, Darrin Jordan, being owner or agent of the property 47 Emerald Cove

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.

Darrin Jordan — 5-21-2021

Signature — *Date*

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 21st day of May 2021, 20_____

Matilda Welch

Notary Public

10-09-21

Commission Expiration

STATE OF MISSISSIPPI
MATILDA ANN WELCH
ID NO. 93115
Commission Expires
10/09/2021
NOTARY PUBLIC
HARRISON COUNTY

1st Judicial District
Instrument 2015 4904 D --J1
Filed/Recorded 7/20/2015 01:21 P
Total Fees $ 12.00
3 Pages Recorded

Space Above Line For Official Use Only

FHA CASE #281-358058

Instrument Prepared By and Return To:	Grantor:	Grantee:
Schwartz, Orgler & Jordan, PLLC P.O. Box 2408, Gulfport, MS 39505 (228) 832-8550 / File #150886	Secretary of Housing and Urban Development 40 Marietta Street NW, Five Points Plaza, Atlanta, GA 30303 (404) 331-4576	Darrin Jeffery Jordan 47 Emerald Cove Gulfport, MS 39503 (601) 513-6704
Indexing Instructions: Parcel located in: Lot 47, less West 3.5', Briarwood West S/D, Harrison County, 1st JD, MS		

STATE OF MISSISSIPPI
COUNTY OF HARRISON

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17th day of July, 2015, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt, whereof is hereby acknowledged,

SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C. ("Grantor")
40 Marietta Street, Five Points Plaza
Atlanta, GA 30303
(404) 331-4576

has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, confirm and specially warranty unto,

DARRIN JEFFERY JORDAN("Grantee")
47 Emerald Cove
Gulfport, MS 39503
(601) 513-6704

the following described property situated in **HARRISON** County, State of Mississippi, and being more particularly described as follows, to-wit:

ATTACHED HERETO AS EXHIBIT "A"

Being the same property acquired by the part of the first part pursuant to the provisions of the National Housing Act, as amended (12 USA 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531).

This Deed not to be in effect until the 17th day of July, **2015.**

To have and to hold the said property hereinbefore described, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee(s), forever, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through or under the Grantor.

281- 358058

Subject to an and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or minerals and any geothermal energy resources lying in, on and under the above described real property.

Subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

Subject to any and all covenants, restrictions, easements, conditions and rights-of-way, whether of record or of use, which affect the real property hereby conveyed; and subject to any state of facts an accurate survey would show.

In Witness Whereof, the undersigned DARICE GREEN, who acknowledged that he/she is **HUD's Delegated Authority of HOMETELOS** has set his/her hand and seal for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of that delegation of authority published at 70 F.R. 43171 (7/26/05), as amended.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT, GRANTOR

HomeTelos, LP as Asset Manager
Contractor for C OPC-23637

By: _____
Its: _____

HOMETELOS
Its: HUD- Delegated Authority

For HUD by:
Darice Green, Assistant Project Manager

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 14th day of July, 2015, within my jurisdiction, the within named DARICE GREEN who acknowledged to me, that he/she is **HUD's Delegated Authority of HOMETELOS**, and that for and on behalf of the Secretary of Housing and Urban Development by virtue of that delegation of authority published at F.R. 4837-D-57 (7/25/05), as amended and as the act and deed of the Secretary of Housing and Urban Development, he/she executed the above and foregoing instrument, after having first been duly authorized by the Secretary of Housing and Urban Development so to do.

_____
Notary Public

My Commission Expires:

_____

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

281-358058

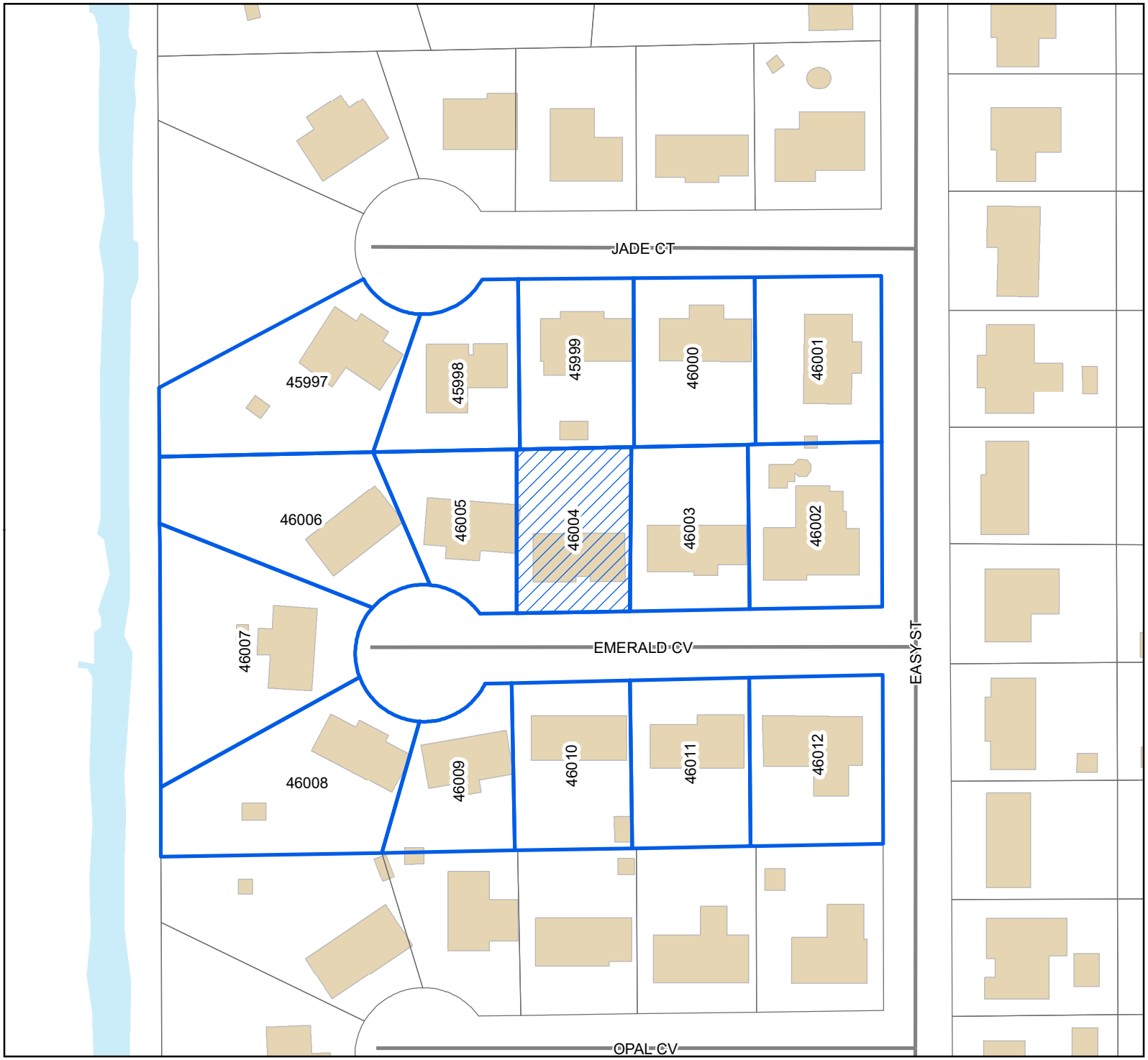
EXHIBIT A
LEGAL DESCRIPTION

Lot Forty-Seven (47), Less West 3.5', BRIARWOOD WEST SUBDIVISION, a subdivision according to 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 28 at Page 30 thereof, reference to which is hereby made in aid of and as a part of this description.

Tax Parcel Number: 0808B-04-075.000

2107PC106

Planning Commission Approval



Site
Adjacent Properties
Street
Buildings
Water Features

0 10 20 30
Yards

1 inch = 100 feet

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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			DARRIN JORDAN (OWNER)	47 EMERALD COVE	GULFPORT	MS	39503
			Adjacent Property Owners				
	46001	0808B-04-067.000	ZIMMERMAN MARK WILSON -TRUSTEE-	14162 E MARCIE RD	GULFPORT	MS	39503
	46012	0808B-04-078.000	VALLE BRANDON DELLA & KARA R BARNES	55 EMERALD CV	GULFPORT	MS	39503
	46000	0808B-04-068.000	TOLAR TERRY L & EILERMANN JANET	2620 RUE PALAFOX	BILOXI	MS	39531
N	46002	0808B-04-077.000	TOLAR TERRY & EILERMANN JANET	2620 RUE PALAFOX	BILOXI	MS	39531
	46006	0808B-04-073.000	RAMIREZ MIGUEL D	49 EMERALD COVE	GULFPORT	MS	39503
	46008	0808B-04-082.000	RAMIREZ KEREN N	51 EMERALD COVE	GULFPORT	MS	39503
	46005	0808B-04-074.000	POWERS ROBERT D SR	16764 TY RIDGE ROAD	GULFPORT	MS	39503
	46010	0808B-04-080.000	PERRY BERNARD L	53 EMERALD COVE	GULFPORT	MS	39503
	45997	0808B-04-071.000	MCCREE MACK D	40 JADE CT	GULFPORT	MS	39503
	46003	0808B-04-076.000	LONG DALLAS E JR & JULIE R	46 EMERALD CV	GULFPORT	MS	39503
	46009	0808B-04-081.000	KOPF JOSEPH	52 EMERALD COVE	GULFPORT	MS	39503
	45999	0808B-04-069.000	KENT CHAD R	42 JADE CT	GULFPORT	MS	39503
	46004	0808B-04-075.000	JORDAN DARRIN JEFFERY	47 EMERALD COVE	GULFPORT	MS	39503
	46007	0808B-04-072.000	FLOYD TASHONDA	50 EMERALD COVE	GULFPORT	MS	39503
	45998	0808B-04-070.000	BOURNE DARRYL & YOLANDA	41 JADE CT	GULFPORT	MS	39503
	46011	0808B-04-079.000	BENSON FRANCES R	54 EMERALD CV	GULFPORT	MS	39503

RE: Planning Commission Approval 2107PC106, by owner Darrin Jordan, tax parcel 0808B-04-075.000, Requests home occupation for a mobile notary services, 47 Emerald Cv, Zoned R-1-10 (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, July 22, 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, July 22, 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

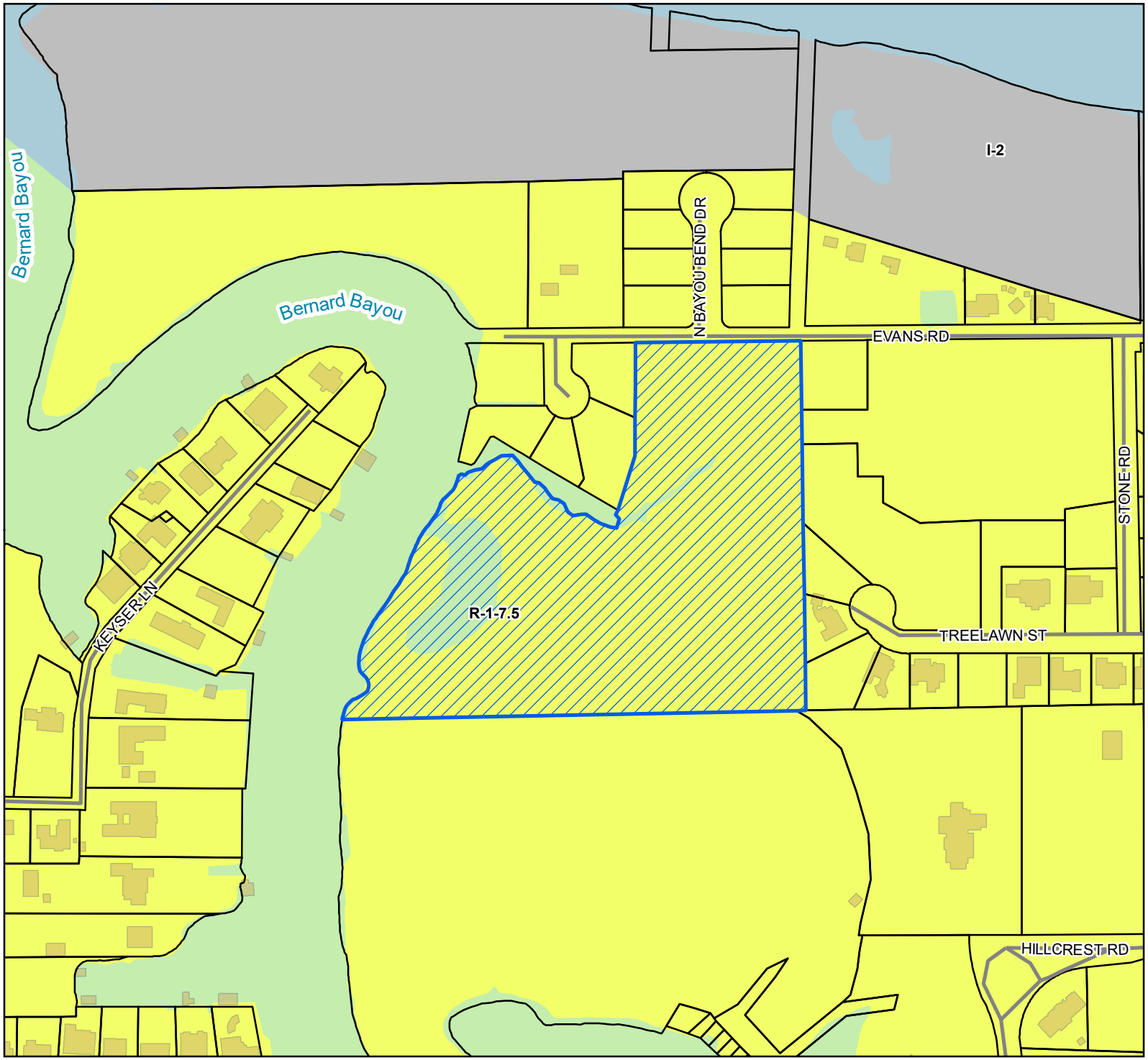
Date of Hearing: July 22, 2021

Re: **<u>Resubdivision 2107PC113:</u>**

Resubdivision 2107PC113 by owner Robert C. Easterling, tax parcel 0909I-02-010.000, Divide into three parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

2107PC113

Resubdivision



Site
Street
Parcels
Buildings
Water Features

Zoning

I-2 - Heavy Industry District

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

Site Information

0909I-02-010.000
Zoning: R-1-7.5 (Single-family)
Size: 10.82 acres
Flood: AE

0 40 80 120
Yards

1 inch = 300 feet

N W E S

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90.00

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

APPLICATION FOR RESUBDIVISION

For Staff Use Only

Case Number: 2107PC113

Date Received: 6/1/21

Receipt Number: _____

Received By: mw

Zoning: _____

Ward: _____ Flood: _____

Size: _____

(If necessary, use separate sheet of paper)

Property Information

TAX PARCEL # 0 9 0 9 I – 0 2 – 0 1 0 • 0 0 0

Address of Property Involved: 0 Evans Road

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

General Location: East off of Hwy 605 South of the Industrial Seaway

GENERAL DESCRIPTION OF REQUEST:

Resubdivide the aforementioned parcel from one parcel into three parcels

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 C. Easterling	
Printed Name of Owner	Printed Name of Agent
10 Keyser Lane	
Mailing Address	Mailing Address
Gulfport MS 39507	
City State Zip code	City State Zip code
228-669-1025	
Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
clayeasterling@bellsouth.net	
Email	Email
Robert C Easterling	
Signature of Owner	**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.

City of Gulfport
Planning Department
1410 24th Avenue
Gulfport, MS 39501

RE: Affidavit for Re-Subdivision Application

To Whom It May Concern:

Please let this document serve as the affidavit required by Application for Re-Subdivision. I, Robert C. Easterling as the sole owner of the subject property in the stated application, declare that there are no restrictive or protective covenants that would prohibit this re-subdivision of the subject property.

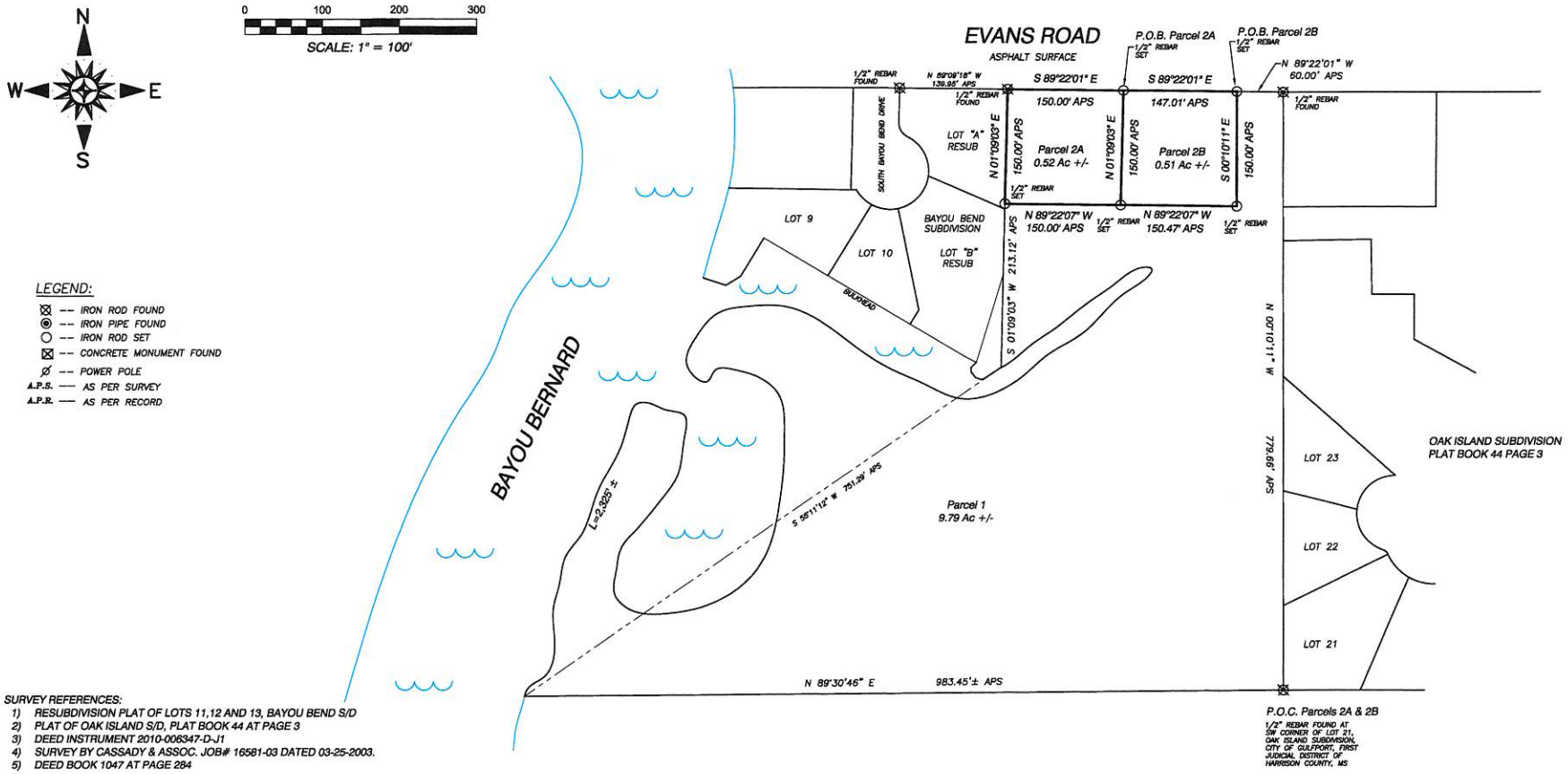
Robert C Easterling

Robert C. Easterling
Owner of Parcel 0909I-02-010.000

June 1, 2021

Matilda Welch

STATE OF MISSISSIPPI
MATILDA ANN WELCH
ID NO. 93115
Commission Expires
10/09/2021
NOTARY PUBLIC
HARRISON COUNTY



LEGEND:

- ⊠ -- IRON ROD FOUND
- ◉ -- IRON PIPE FOUND
- ○ -- IRON ROD SET
- ⊠ -- CONCRETE MONUMENT FOUND
- Ø -- POWER POLE
- A.P.S. -- AS PER SURVEY
- A.P.R. -- AS PER RECORD

SURVEY REFERENCES:

1) RESUBDIVISION PLAT OF LOTS 11,12 AND 13, BAYOU BEND S/D
2) PLAT OF OAK ISLAND S/D, PLAT BOOK 44 AT PAGE 3
3) DEED INSTRUMENT 2010-006347-D-J1
4) SURVEY BY CASSADY & ASSOC. JOB# 16581-03 DATED 03-25-2003.
5) DEED BOOK 1047 AT PAGE 284

SURVEY DESCRIPTION: Parcel 2A

Survey of a parcel of land situated and being located in the SE 1/4 of the NE 1/4 of Section 24, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2" rebar found at the southwest corner of Lot 21, Oak Island Subdivision; thence N 00°10'11" W 779.66 feet along the west line of said Oak Island Subdivision to a 1/2" rebar found on the south right-of-way of Evans Road; thence N 89°22'01" W 60.00 feet along said south right-of-way of Evans Road to a 1/2" rebar set; thence continue N 89°22'01" W 147.01 feet to a 1/2" rebar set and being the Point of Beginning; thence S 01°09'03" W 150.00 feet to a 1/2" rebar set; thence N 89°22'07" W 150.00 feet to a 1/2" rebar set on the east line of Lot A, resubdivision of Lot 11, 12 and 13, Bayou Bend Subdivision; thence N 01°09'03" E 150.00 feet to a 1/2" rebar found on the south right-of-way of Evans Road; thence S 89°22'01" E 150.00 feet to the Point of Beginning. Said parcel of land contains 0.52 acre, more or less.

SURVEY DESCRIPTION: Parcel 2B

Survey of a parcel of land situated and being located in the SE 1/4 of the NE 1/4 of Section 24, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2" rebar found at the southwest corner of Lot 21, Oak Island Subdivision; thence N 00°10'11" W 779.66 feet along the west line of said Oak Island Subdivision to a 1/2" rebar found on the south right-of-way of Evans Road; thence N 89°22'01" W 60.00 feet along said south right-of-way of Evans Road to a 1/2" rebar set and being the Point of Beginning; thence S 00°10'11" E 150.00 feet to a 1/2" rebar set; thence N 89°22'07" W 150.47 feet to a 1/2" rebar set; thence N 01°09'03" E 150.00 feet to a 1/2" rebar set on the south right-of-way of Evans Road; thence S 89°22'01" E 147.01 feet to the Point of Beginning. Said parcel of land contains 0.51 acre, more or less.

Note: This Survey "Class B" was made in accordance with the "Standards of Practice for Surveying in the State of Mississippi, August 1, 2015".

Note: Bearings are based on geodetic by GPS observations on control points.

Note: This Survey does not reflect a title search by Seymour Engineering, nor should it be considered as such.

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.

James C. Booth, Jr., P.L.S. #2666
May 28, 2021

JAMES C. BOOTH, JR. REGISTERED PROFESSIONAL LAND SURVEYOR P.L.S. 2666 STATE OF MISSISSIPPI

Drawn JCB
Checked JCB
Date

Sheet Title: Boundary Survey

Project Name: Warren Dedeaux
City of Gulfport Harrison County, Mississippi

SEYMOUR ENGINEERING
PHONE: 228-385-2350 925 TOMMY MUNRO DRIVE, SUITE G BILOXI, MISSISSIPPI 39532 FAX: 228-385-2353

SE

S21-10-072

UNOFFICIAL

1st Judicial District
Instrument 2021 2929 D -J1
Filed/Recorded 3/ 2/2021 03:25 P
Total Fees $ 28.00
7 Pages Recorded

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #215023

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

Index to: Parcel in S1/2 of the NE1/4, Section 24-7-11

STATE OF MISSISSIPPI

COUNTY OF HARRISON

UNOFFICIAL

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, COURTNEY D. EASTERLING, 518 Union Street NE, Chatfield, MN 55923, 504-884-4376, and CHRISTOPHER CATRON, 35 Belmont Drive, Christiansburg, VA 24073, 540-848-0308, as Co-Administrators of the Estate of Lloyd A. Easterling, Cause #20-210(1) in the Chancery Court of the First Judicial District of Harrison County, Mississippi, do hereby sell, convey and warrant unto ROBERT C. EASTERLING, 1440 Mill Road, Gulfport, MS 39507, 228-669-1025, the following described land and property being

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

Beginning at the Northwest corner of the Southeast One-fourth of the Northeast One-fourth (SE1/4 of NE1/4) of Section 24, Township 7 South, Range 11 West, thence East 600 feet; thence South 800 feet, thence West to a point on the East side of Bayou Bernard; thence Northerly along the East side of said Bayou to the quarter section line; thence East to the Point of Beginning; LESS AND EXCEPT that parcel sold by William H. Rich to Charlotte Cooper as shown by deed recorded in Book 400, Page 39, of the records of Deeds on file in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, the land herein conveyed lying in an being part of the Southeast One-fourth of the Northeast One-fourth (SE1/4 of NE1/4) and the Southwest One-fourth of the Northeast One-fourth (SW1/4 of NE1/4) of Section 24, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi.

ALSO DESCRIBED AS:

Commencing at the intersection of the South margin of Evans Road and the Range line between Range 10 and Range 11 West running West a distance of 600 feet to the Point of Beginning; thence South 800 feet to a point; thence West 1065 feet, more or less, to the East shoreline of Bayou Bernard; thence in a Northeasterly direction 550 feet; more or less, to the Southwest corner of the property now or previously owned by Charlotte Cooper and described in Deed Book 400, Page 39 First Judicial District of Harrison County, Mississippi; thence in an Easterly direction 430 feet, more or less, along the North margin of a small bayou, thence North 360 feet, more or less, to the South margin of Evans Road; thence East 485.4 feet along the South margin of said road to the Point of Beginning. Said property containing 14.8 acres more or less, and is located in the Northeast One-fourth (NE1/4) of Section 24, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, being the same property conveyed by William H. Rich to C. J. True in Warranty Deed in Book 647 at Page 77 thereof.

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

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

WITNESS OUR SIGNATURES, on this the 24th day of February, 2021.

X _____
COURTNEY D. EASTERLING*

_____
CHRISTOPHER CATRON*

* As Co-Administrators of the Estate of Lloyd A. Easterling, Cause #20-210(1)

STATE OF Minnesota
COUNTY OF Olmsted

UNOFFICIAL

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, COURTNEY D. EASTERLING as Co-Administrator of the Estate of Lloyd A. Easterling, Cause #20-210(1), 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 26th day of February, 2021.

Sherry Dawn Norris
NOTARY PUBLIC

My Commission Expires:
1-31-2026

SHERRY DAWN NORRIS
Notary Public-Minnesota
My Commission Expires Jan 31, 2026

(Seal)

UNOFFICIAL

UNOFFICIAL

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

WITNESS OUR SIGNATURES, on this the 24th day of February, 2021.

COURTNEY D. EASTERLING*

X Christopher Catron
CHRISTOPHER CATRON*

* As Co-Administrators of the Estate of Lloyd A. Easterling, Cause #20-210(1)

STATE OF _____

COUNTY OF _____

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, COURTNEY D. EASTERLING as Co-Administrator of the Estate of Lloyd A. Easterling, Cause #20-210(1), 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 _____ day of February, 2021.

NOTARY PUBLIC

My Commission Expires:

_____

(Seal)

UNOFFICIAL

UNOFFICIAL

UNOFFICIAL

STATE OF Virginia

COUNTY OF Montgomery

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, CHRISTOPHER CATRON as Co-Administrator of the Estate of Lloyd A. Easterling, Cause #20-210(1), 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.

Barbara Moore Cameron
NOTARY PUBLIC

My Commission Expires:

July 31, 2023

BARBARA MOORE CAMERON
NOTARY PUBLIC
REGISTRATION # 364232
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2023

(Seal)

UNOFFICIAL

UNOFFICIAL

UNOFFICIAL

IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
SECOND JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE
OF LLOYD A. EASTERLING, DECEASED : CAUSE NO. 20-210(1)

COURTNEY D. EASTERLING and
CHRISTOPHER CATRON CO-ADMINISTRATORS

ORDER

THIS day this cause came to be heard on the Motion to Sell Real Property in the above captioned case, and after reviewing the documentary evidence, the Court finds as follows:

I.

That the Court has jurisdiction in this matter and that all heirs-at-law of Lloyd A. Easterling are properly before the Court by Consent and Joinder.

II.

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The Court finds that Lloyd A. Easterling departed this life on February 10, 2020, and at the time of his death, was an adult, and had a fixed place of residence and domiciled in Harrison County, Mississippi.

II.

The Court finds that Letters of Administration were issued to Courtney D. Easterling, on March 20, 2020 and Letters of Co-Administration were issued to Christopher Catron on July 16, 2020. The Court further finds that the period for Creditor Claims has expired and there are no creditor claims filed against the Estate.

III.

The Court finds that the Petitioner received an offer on the real property located on Evans Road, Gulfport, Mississippi which was outlined in Exhibit "A" to the Motion to Sell Real Property.

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IV.

The Court has reviewed the offer received on the real property and finds that it is in the best interest of the Estate and Petitioners to accept the offer in the amount of $175,000.00 received from Robert C. Easterling, and that upon the completion of the sale, the monies shall be deposited into the Estate account of Lloyd A. Easterling until further Order. It is therefore,

ORDERED AND ADJUDGED that Petitioners, Courtney D. Easterling and Christopher Catron, as Co-Administrators of the Estate of Lloyd A. Easterling, are authorized to sell the real property located on Evans Road, Gulfport, Mississippi being further described as Tax Parcel # 0909I-02-010.000, subject to the conditions of the Contract of the Sale and Purchase of real estate attached to the Petitioner's Motion and further, that the Petitioners are authorized to execute a Co-Administrators' Warranty Deed to Robert C. Easterling, to do all other functions necessary to consummate the sale, and that upon sale of the monies deposited into the Estate account of Lloyd A. Easterling until further Order.

UNOFFICIAL

SO ORDERED AND ADJUDGED this the 8 day of February, 2021.

CHANCELLOR

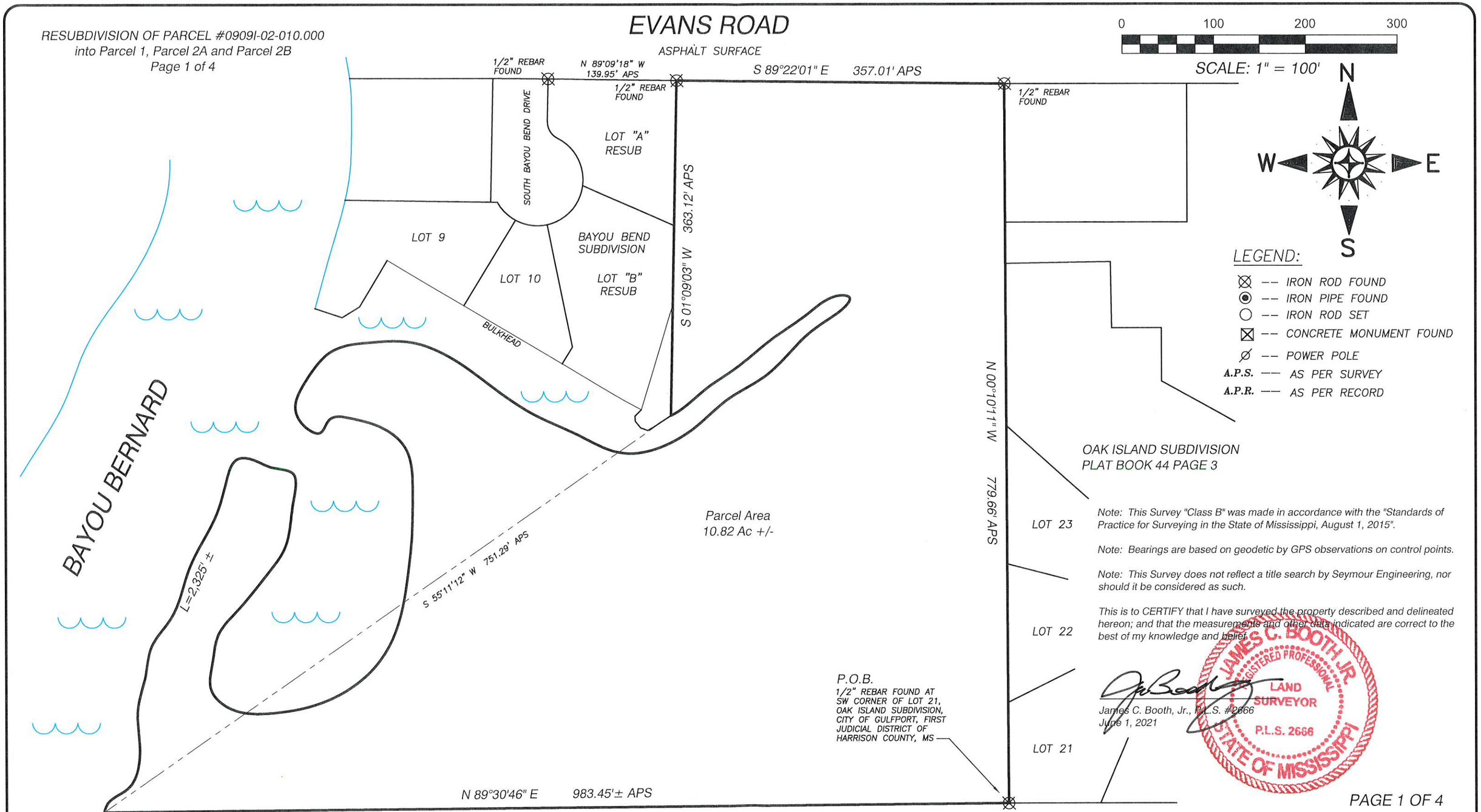
SUBMITTED:

/s/ TIMOTHY L. MURR
TIMOTHY L. MURR, MSB #3682
Perry, Murr, Teel & Koenenn
Post Office Box 7158
Gulfport, MS 39506

2cc mailed

UNOFFICIAL

RESUBDIVISION OF PARCEL #0909I-02-010.000
into Parcel 1, Parcel 2A and Parcel 2B
Page 1 of 4



Note: This Survey "Class B" was made in accordance with the "Standards of Practice for Surveying in the State of Mississippi, August 1, 2015".

Note: Bearings are based on geodetic by GPS observations on control points.

Note: This Survey does not reflect a title search by Seymour Engineering, nor should it be considered as such.

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.

James C. Booth, Jr., P.L.S. #2666
June 1, 2021

PAGE 1 OF 4

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE (EL 15) OF THE F.I.R.M. PANEL NO. 28047C0266G, EFFECTIVE DATE 06-16-2009.

CLOSURE = 1:15,000

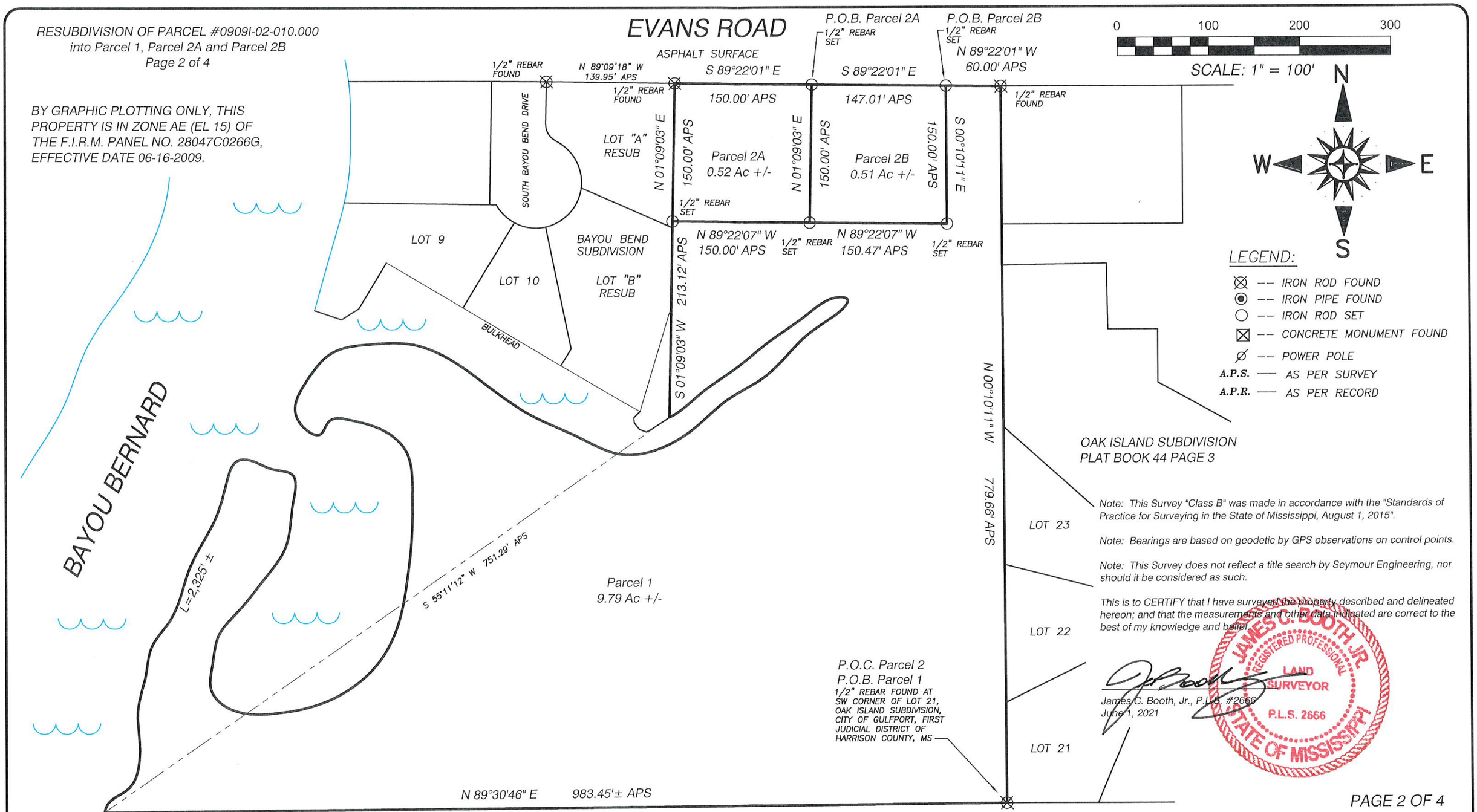
POTABLE WATER AND SANITARY SEWER PROVIDED TO SITE BY THE CITY OF GULFPORT

PREPARED BY:
SEYMOUR ENGINEERING
925 TOMMY MUNRO DRIVE, SUITE G
BILOXI, MISSISSIPPI 39532
PHONE: (228) 385-2350
FAX: (228) 385-2353

SE
S21-10-072

RESUBDIVISION OF PARCEL #0909I-02-010.000
into Parcel 1, Parcel 2A and Parcel 2B
Page 2 of 4

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE (EL 15) OF THE F.I.R.M. PANEL NO. 28047C0266G, EFFECTIVE DATE 06-16-2009.



Note: This Survey "Class B" was made in accordance with the "Standards of Practice for Surveying in the State of Mississippi, August 1, 2015".

Note: Bearings are based on geodetic by GPS observations on control points.

Note: This Survey does not reflect a title search by Seymour Engineering, nor should it be considered as such.

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.

James C. Booth, Jr., P.L.S. #2666
June 1, 2021

JAMES C. BOOTH JR. REGISTERED PROFESSIONAL LAND SURVEYOR P.L.S. 2666 STATE OF MISSISSIPPI

CLOSURE = 1:15,000

POTABLE WATER AND SANITARY SEWER PROVIDED TO SITE BY THE CITY OF GULFPORT

SURVEY REFERENCES:
1) RESUBDIVISION PLAT OF LOTS 11,12 AND 13, BAYOU BEND S/D
2) PLAT OF OAK ISLAND S/D, PLAT BOOK 44 AT PAGE 3
3) DEED INSTRUMENT 2010-006347-D-J1
4) SURVEY BY CASSADY & ASSOC. JOB# 16581-03 DATED 03-25-2003.
5) DEED BOOK 1047 AT PAGE 284

PREPARED BY:
SEYMOUR ENGINEERING
925 TOMMY MUNRO DRIVE, SUITE G
BILOXI, MISSISSIPPI 39532
PHONE: (228) 385-2350
FAX: (228) 385-2353

SE
S21-10-072

In accordance with Section 9–48 of the Code of Ordinances (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission have reviewed and approved this Final Plat for the Resubdivision of Parcel 0909I–02–010.000 into "Parcel 1", "Parcel 2A" and "Parcel 2B". The subject property is generally described as being located south of Evans Road. The ad valorem tax parcel number of the subject property is 0909I–02–010.000 (Deed Book 1047 at Page 288).

The Case File Number is 2107PC113

LEGAL DESCRIPTION: PARCEL 0909I-02-010.000 (PRIOR TO RECONFIGURATION)

Survey of a parcel of land situated and being located in the SE 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4 of Section 24, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at a 1/2" rebar found at the southwest corner of Lot 21, Oak Island Subdivision; thence N 00°10'11" W 779.66 feet along the west line of said Oak Island Subdivision to a 1/2" rebar found on the south right-of-way of Evans Road; thence N 89°22'01" W 357.01 feet along said south right-of-way of Evans Road to a 1/2" rebar found on the east line of Lot A, resubdivision of Lots 11, 12 and 13, Bayou Bend Subdivision; thence S 01°09'03" W 363.12 feet along the east line of said resubdivision to a point; thence 2,325 feet along the mean high water line to a point being S 55°11'12" W 751.29 feet to a point on the east line of Bayou Bernard; thence N 89°30'46" E 983.45 feet to the Point of Beginning. Said parcel of land contains 10.82 acres, more or less.

SURVEY DESCRIPTION: Parcel "1" (CREATED BY RECONFIGURATION)

Survey of a parcel of land situated and being located in the SE 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4 of Section 24, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at a 1/2" rebar found at the southwest corner of Lot 21, Oak Island Subdivision; thence N 00°10'11" W 779.66 feet along the west line of said Oak Island Subdivision to a 1/2" rebar found on the south right-of-way of Evans Road; thence N 89°22'01" W 60.00 feet along said south right-of-way of Evans Road to a 1/2" rebar set; thence S 00°10'11" E 150.00 feet to a 1/2" rebar set; thence N 89°22'07" W 300.47 feet to a 1/2" rebar set on the east line of Lot A, resubdivision of Lots 11, 12 and 13, Bayou Bend Subdivision; thence S 01°09'03" W 213.12 feet along the east line of said resubdivision to a point; thence 2,325 feet along the mean high water line to a point being S 55°11'12" W 751.29 feet to a point on the east line of Bayou Bernard; thence N 89°30'46" E 983.45 feet to the Point of Beginning. Said parcel of land contains 9.79 acres, more or less.

SURVEY DESCRIPTION: Parcel "2A" (CREATED BY RECONFIGURATION)

Survey of a parcel of land situated and being located in the SE 1/4 of the NE 1/4 of Section 24, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2" rebar found at the southwest corner of Lot 21, Oak Island Subdivision; thence N 00°10'11" W 779.66 feet along the west line of said Oak Island Subdivision to a 1/2" rebar found on the south right-of-way of Evans Road; thence N 89°22'01" W 60.00 feet along said south right-of-way of Evans Road to a 1/2" rebar set; thence continue N 89°22'01" W 147.01 feet to a 1/2" rebar set and being the Point of Beginning; thence S 01°09'03" W 150.00 feet to a 1/2" rebar set; thence N 89°22'07" W 150.00 feet to a 1/2" rebar set on the east line of Lot A, resubdivision of Lot 11, 12 and 13, Bayou Bend Subdivision; thence N 01°09'03" E 150.00 feet to a 1/2" rebar found on the south right-of-way of Evans Road; thence S 89°22'01" E 150.00 feet to the Point of Beginning. Said parcel of land contains 0.52 acre, more or less.

SURVEY DESCRIPTION: Parcel "2B" (CREATED BY RECONFIGURATION)

Survey of a parcel of land situated and being located in the SE 1/4 of the NE 1/4 of Section 24, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2" rebar found at the southwest corner of Lot 21, Oak Island Subdivision; thence N 00°10'11" W 779.66 feet along the west line of said Oak Island Subdivision to a 1/2" rebar found on the south right-of-way of Evans Road; thence N 89°22'01" W 60.00 feet along said south right-of-way of Evans Road to a 1/2" rebar set and being the Point of Beginning; thence S 00°10'11" E 150.00 feet to a 1/2" rebar set; thence N 89°22'07" W 150.47 feet to a 1/2" rebar set; thence N 01°09'03" E 150.00 feet to a 1/2" rebar set on the south right-of-way of Evans Road; thence S 89°22'01" E 147.01 feet to the Point of Beginning. Said parcel of land contains 0.51 acre, more or less.

PREPARED BY:
SEYMOUR ENGINEERING
925 TOMMY MUNRO DRIVE, SUITE G
BILOXI, MISSISSIPPI 39532
PHONE: (228) 385–2350
FAX: (228) 385–2353
SE
S21-10-072

The applicant hereby covenants and agrees to indemnify and hold harmless the City of Gulfport, its agents, servants, and or employees against any 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 herein described:

Ratified and Approved by:

Robert C Easterling — ROBERT C. EASTERLING

Signature of Owner or Owner's Agent — Print Name

This 1st day of June 2021.

ACKNOWLEDGE

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

Matilda Welch

NOTARY PUBLIC — My Commission Expires

STATE OF MISSISSIPPI MATILDA ANN WELCH ID NO. 93115 Commission Expires 10/09/2021 NOTARY PUBLIC HARRISON COUNTY

(AFFIX 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 Resubdivision Plat and Certificate of Resubdivision, having been submitted and approved by the Mayor, this _____ day of _____ , 2021.

Billy Hewes
The City of Gulfport's Mayor

PREPARED BY:

SEYMOUR ENGINEERING
925 TOMMY MUNRO DRIVE, SUITE G
BILOXI, MISSISSIPPI 39532
PHONE: (228) 385-2350
FAX: (228) 385-2353

SE
S19-10-085

RE: Resubdivision 2107PC113 by owner Robert C. Easterling, tax parcel 0909I-02-010.000, Divide into three parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

To Applicants and Adjacent Property Owners:

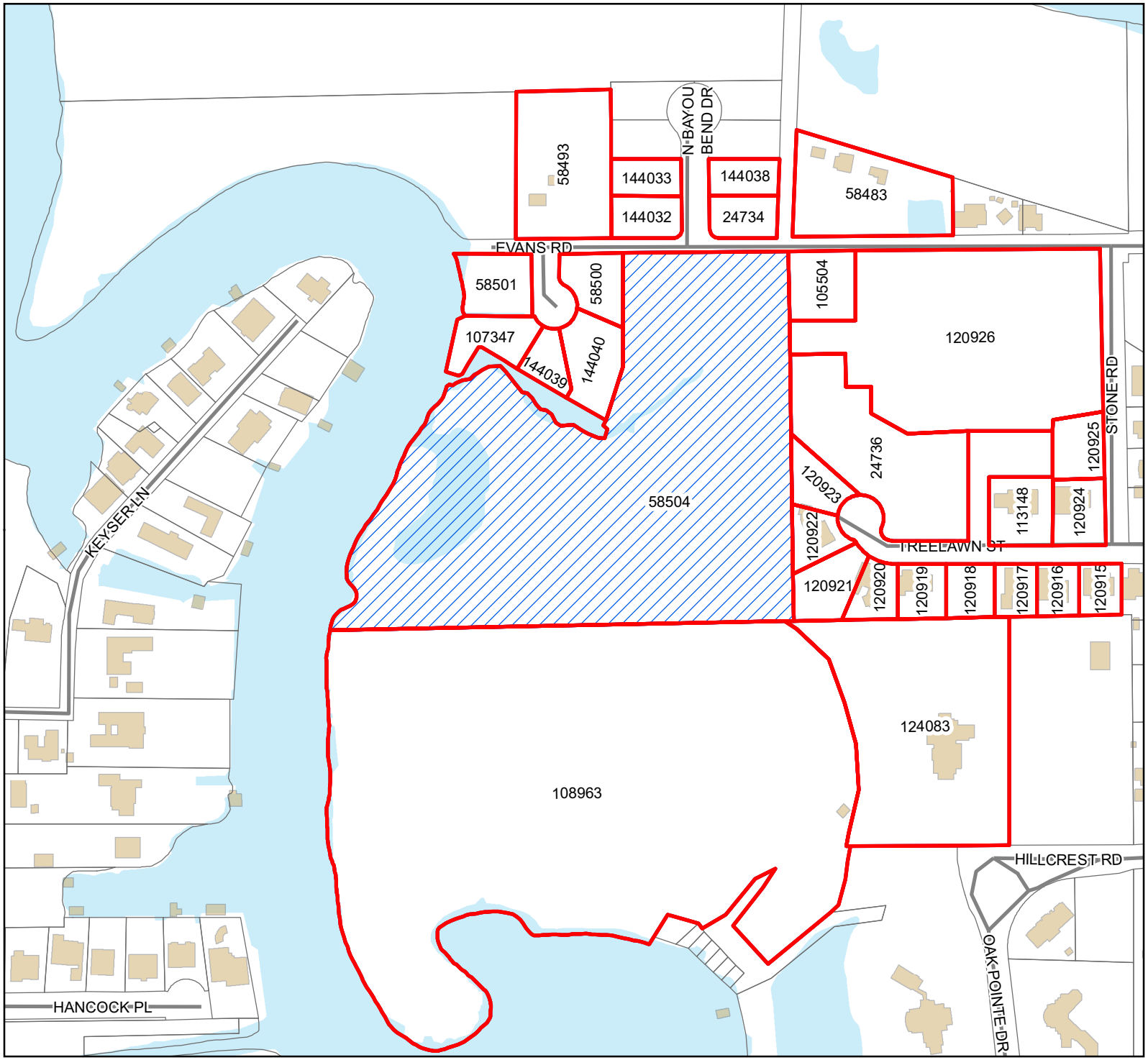
The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, July 22, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit http://www.gulfport-ms.gov/agendas.shtml then click the City of Gulfport Planning Commission for **Thursday, July 22, 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 (113)	Name	Address	City	State	ZIP
Y	58504	0909I-02-010.000	ROBERT C. EASTERLING	10 KEYSER LANE	GULFPORT	MS	39507
N			**Adjacent Property Owners**				
Y	113148	0909I-02-011.004	PALAZZO STEVEN M	11530 TREELAWN RD	GULFPORT	MS	39503
Y	144040	0909I-02-009.003	ALLISON WILLIAM REED JR & KAREN E	4832 KENDALL AVE	GULFPORT	MS	39507
Y	58483	0909I-02-003.000	ROBERTS YOLANDA C	9536 EVANS RD	GULFPORT	MS	39503
Y	58493	0909I-02-005.000	CASSATT MARY P ETAL	12202 TIFFANY LANE	BILOXI	MS	39532
Y	105504	0909I-02-011.001	YELVERTON TRACY G	9347 EVANS RD	GULFPORT	MS	39503
Y	58504	0909I-02-010.000	EASTERLING LLOYD A JR	P O BOX 178	GULFPORT	MS	39501
Y	58501	0909I-02-008.000	CASSATT MARY PATRICIA ETAL	12202 TIFFANY LANE	BILOXI	MS	39532
Y	107347	0909I-02-009.001	PEMBERTON GARLON A	P O BOX 2965	GULFPORT	MS	39502
Y	120918	0909I-02-011.009	RICHARDSON MARCELLA M & RANDALL R	11535 TREELAWN ST	GULFPOR	MS	39506
Y	120919	0909I-02-011.010	RATCLIFFE ANDREW M III & ANGELA J	11539 TREELAWN ST	GULFPORT	MS	39503
Y	120920	0909I-02-011.011	HAYNES DENISE L	11543 TREELAWN DR	GULFPORT	MS	39503
Y	120921	0909I-02-011.012	STONE NANCY R	1320 E BEACH BLVD	GULFPORT	MS	39501
Y	120924	0909I-02-011.015	GRIGGS RICHARD W & DIANE GARRI	11526 TREELAWN ST	GULFPORT	MS	39503
Y	120916	0909I-02-011.007	HESTER SETH R & MARGARET P	11375 GREENWICH COVE	GULFPORT	MS	39503
Y	120923	0909I-02-011.014	THIRD COAST DEVELOPMENT LLC	24 BAYOU VIEW DR	GULFPORT	MS	39503
Y	120917	0909I-02-011.008	MURPHY PAUL S & HEATHER E	11531 TREELAWN ST	GULFPORT	MS	39503
Y	120926	0909I-02-011.017	AUDUBON POINTE VENTURE LLC	P O BOX 130	GULFPORT	MS	39502
Y	120925	0909I-02-011.016	LEE KELLY A	3205 RYAN STREET	LAKE CHARLES	LA	70601
Y	120915	0909I-02-011.006	CLAY JARED HAMILTON & LAURA E	11523 TREELAWN ST	GULFPORT	MS	39503
Y	120922	0909I-02-011.013	SMITH MARVIN J & SONDRA DOVE	11551 TREELAWN STREET	GULFPORT	MS	39503
Y	24736	0909I-02-011.000	PALAZZO MURIEL MCCARTY	11530 TREELAWN ST	GULFPORT	MS	39503
Y	108963	0909I-02-011.002	OAK POINTE INC F/K/A SANCTUARY INC	723 HOWARD AVE	BILOXI	MS	39530
Y	124083	0909I-02-011.018	HEFFNER ROBERT J	11560 HILLCREST RD	GULFPORT	MS	39503
Y	144032	0909I-02-004.001	DOUGLAS MARTHA ALLISON	9555 N BAYOU BEND DR	GULFPORT	MS	39503
Y	144033	0909I-02-004.002	MILLS ROBERT JAMES & MEGAN HUGHES	9561 N BAYOU BEND DR	GULFPORT	MS	39503
Y	144038	0909I-02-004.007	MCCABE LAND MANAGEMENT LLC	10767 E TAYLOR ROAD	GULFPORT	MS	39503
Y	58500	0909I-02-009.000	DEDEAUX WARREN H & JESSICA REA	4809 JEFFERSON AVE	GULFPORT	MS	39507
Y	144039	0909I-02-009.002	APPEL EDGAR C & JULIE	9585 S BAYOU DEND DR	GULFPORT	MS	39503
Y	24734	0909I-02-004.000	WATSON BRYAN L & LAUREN H	929 LINDH RD	GULFPORT	MS	39507

2107PC113

Resubdivision



Legend

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

0 40 80 120

Yards

1 inch = 300 feet

N
W E
S

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MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

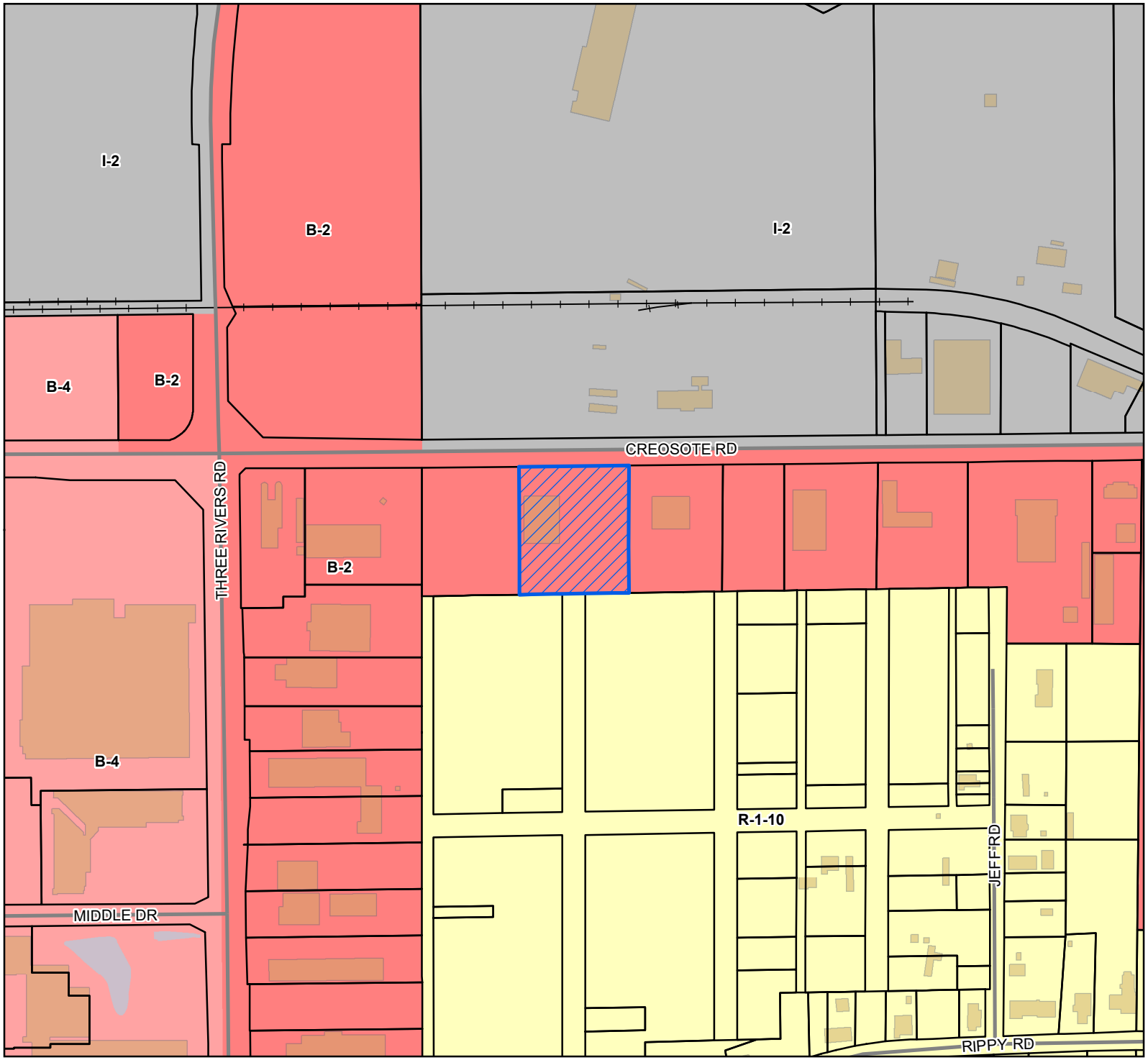
Date of Hearing: July 22, 2021

Re: <u>Special Exception 2107SE114:</u>

Special Exception 2107SE114, by owner Lil' Tot's Day care and Creative Learning Center, LLC, tax parcel 0809J-01-042.001, Requests day care use, 14491 Creosote Rd, Zoned B-2 (General business), Ward 3

2107SE114

Special Exception



Site
Street
Railroad
Parcels
Buildings
Water Features

Zoning

B-2 - General Business District
B-4 - Highway Business District
I-2 - Heavy Industry District
R-1-10 - Single Family Residence (Low Density)

Site Information

0809J-01-042.001
Zoning: B-2 (General business)
Size: 1.5 acres
Flood: 0.2%

0 40 80 120
Yards

1 inch = 300 feet

N W E S

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Revision date 11/2/2020

+75.00

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

APPLICATION FOR SPECIAL EXCEPTION

For Staff Use Only

Case File #: 2107SE114

Date Received: 6/2/21

Receipt #:

Received By: MW

Zoning: B-2

Ward: 3 Flood: 0.2%

Size: 1.5 acres

Property Information

TAX PARCEL # 0809J-01-042.001

(If necessary, use separate sheet of paper)

Address of Property Involved: 14491 Creosote Rd.

Lot(s) 237 X 279 239x278, Block(s) _____, Subdivision Gulfport

General Location: The building is located on Creosote Rd near Three Rivers Rd.

GENERAL DESCRIPTION OF REQUEST:

Requesting special Exception for a childcare center.

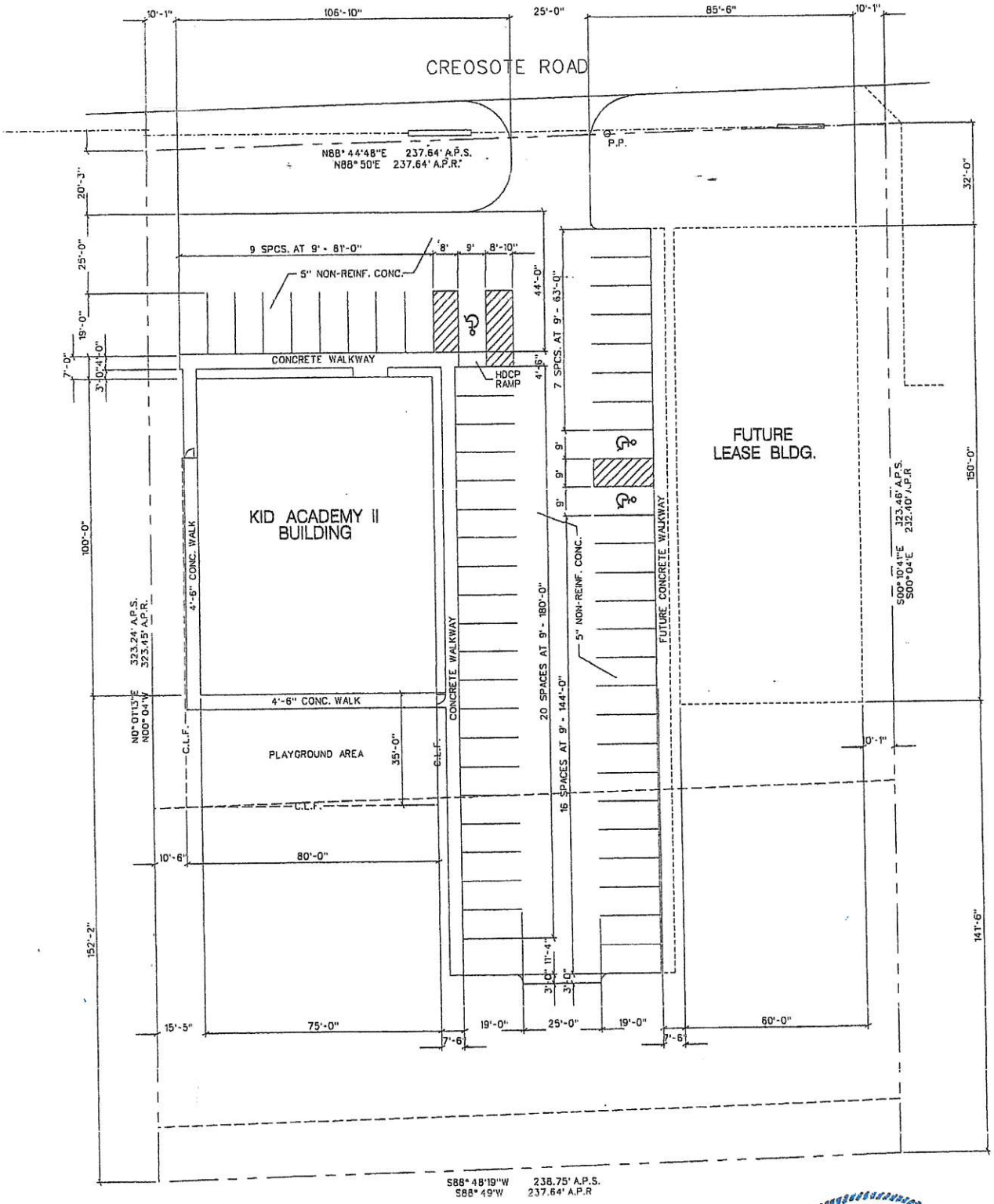
OWNERSHIP AND CERTIFICATION:

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 (A.C 4/23/21)
Lil Tot's Day Care and Creative Learning Center, LLC Printed Name Of Owner	Printed Name Of Agent
16860 Ty Ridge Rd. Mailing Address	Mailing Address
Gulfport MS. 39503 City State Zip code	City State Zip code
(228) 234-4840 Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
bosslady4406@yahoo.com Email	Email
Adrian S. Crosby **Signature Of Owner**	**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 H. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.



SITE PLAN/SURVEY

ROBERT JOSEPH KNESAL
REGISTERED PROFESSIONAL
ENGINEER
AND
P.E. 8038
L.S. 2209
LAND SURVEYOR
STATE OF MISSISSIPPI

4/30/21

DEVIATION IS TO VERIFY ALL EXISTING FIELD CONDITIONS AND DIMENSIONS AS THEY MAY AFFECT THE WORK OF THIS CONTRACT. ALL DEVIATIONS TO BE CLEARED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT PRIOR APPROVAL OF THE ARCHITECT SHALL BE ASSUMED AT THE CONTRACTOR'S RISK. ALL DEVIATIONS MUST BE CLEARLY DELINEATED ON AS BUILT DRAWINGS.

ROBERT J. KNESAL P.E.
engineer
107 BAYOU CIRCLE 228-896-8924
CIVIL STRUCTURAL 228-897-2209

TOM HENRY
design
MECHANICAL ELECTRICAL PLUMBING 228-896-8924 FAX 228-896-7236

Sheet Title: SITE PLAN

Project: A PROPOSED DEVELOPMENT FOR KID ACADEMY II
CREOSOTE ROAD - GULFPORT, MS.

Date	Revision	Subject
04-04-04		

Date	04-04-04
Drawn	T.H.
Checked	R.J.K
Job No.	
File No.	BK-DC-LIGN

Sheet C1 of 1

1449[illegible] Creosote Rd, Gulfport, MS 39[illegible]03

List Number: 368530
Apx H/C SqFt: 7,526

List or Lease Price: $695,000

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Adrian Crosby on Monday, February 08, 2021 5:20 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Lil' Tots Daycare & Creative Learning Center

DBA Lil Tots Academy

Lil' Tots Academy is a 20 plus year childcare business created by myself, Adrian Crosby.

It was conceptualized in the hopes of bringing fair, affordable, safe quality service to children between the ages 6weeks through 12 years. Lil Tots Academy is meant to bring about togetherness and meet the needs of the community, as well as being lucrative for parents and caregivers.

Moving forward in 2021 Lil Tots Academy is looking to house 150 students with 20 caregivers. Caregivers who provide an array of teaching. Our vision is to continue to build a most standard childcare center, where parents can unreservedly leave their children in our hands and be totally satisfied.

Lil Tots Academy

Ingress and Egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

The owner grants to parents, employees, customers and guest the right to the ingress and egress to the premises and all portions of the property and the building of which the premises are a part, with no interruptions. Parents and guest shall have full and unimpaired access to the premises during the business hours Monday – Friday 6:30am to 6:00pm.

The fire department has complete accessibility. Safety measures are in place and there are no safety hazards permitting ingress and egress.

Off street parking and loading areas where required, with particular attention to those items listed in the above bullet statement and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.

This property does allow for loading and unloading goods. This area is a separate corridor from which the customers and guest use to enter and exit the premises. This designated area is located on the east side of the building.

Refuse and service areas, with particular reference to the two items in the above.

Lil Tots Academy will be using an eight yard commercial FEL tilt dumpster for trash service; provided by Waste Management. The dumpster is covered and will be kept toward the back of the building. Waste Management will service the dumpster weekly.

Lil Tots Academy

Utilities, with reference to the location, availability, and compatibility.

This property currently has existing utility connections.

Lil Tots Academy

Screening and buffering with reference to type, dimensions and character.

This property currently has an existing fence surrounding the back playground area. The fence will be kept clean and maintained.

Lil Tots Academy

Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.

The signage that will be located on the front part of the property does not cast off any glare or propose a problem with traffic. This sign will be noticed by those passing too and fro. This particular sign harmonizes with the signs in the area because they're all similar.

Lil Tots Academy

Required yards and other open space.

The existing building will not be receiving footprint adjustments.

General compatibility with adjacent properties and other property in the district.

All the businesses in the area generate a hub bub of communication which is compatible to Lil Tots Academy for its staff and working parents.

Lil Tots Academy

Over view of why the special exception will be in harmony with the general purpose and intent of the Zoning Ordinance.

The benefits of our childcare facility and its purpose is to provide affordable childcare service with convenience to all families. Our goal is to impact our students' lives educationally, emotionally and socially so they are provided with a strong foundation.

We look forward to working as a cohesive unit in helping each child reach goals that are set for them throughout their time at Lil Tots Academy. We strive not only to provide a challenging academic program but a secure, personal environment of care to each individual student. We hope that we can exceed all our families' expectations.

We want to provide easy access to our facility, to be accessible to our parents and guest, to make it as convenient as possible to visit our center. Location is important especially to local businesses and schools directly in our area.

Lil Tots Academy is dedicated to creating a safe and nurturing environment where learning meets caring with each child. We want our facility to be the forefront of this movement.

Lil Tots Academy

Transportation and access

Location allows for all vehicles especially larger vehicles to easily exit the roadway onto the parking lot.

Lil Tots Academy

Water supply and waste disposal

There is a water supply system and waste disposal currently in existence.

Fire, Police protection and other public facilities.

There is access to law enforcement and the fire department but no increased need. Current fire and alarm system will be monitored, inspected, and maintained by All Safe Technologies.

Lil Tots Academy

Not causing undue traffic congestion or creating a traffic hazard, and as being in harmony with the orderly and appropriate development of the district in which the use is located.

Easy access and maneuverability do not impede or cause congestion to access the building, creating a spacious harmonious work environment.

Prepared By & Return To:
Hugh D. Keating, Esq. MSB#3536
2909 13th Street - Suite 601
Gulfport, MS 39501
Ph 228-868-1111
#1561.0126

Index In: NW1/4 of NW1/4 of S22-T7S-R11W.

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION 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 as Grantor:

Palm South, LLC
a Mississippi limited liability company
P. O. Box 3927
Gulfport, MS 39505
Ph: 228-432-5757

does hereby sell, convey and warrant unto the following Grantee:

Lil' Tot's Day Care and Creative Learning Center, LLC
a Mississippi limited liability company
14491 Creosote Road
Gulfport, MS 39503
Ph: 228-264-4840

the following described real property situated in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

See Exhibit "A" Attached Hereto

This conveyance is subject to any and all recorded rights-of-way, restrictions, reservations, covenants and easements.

Taxes on the subject property are pro-rated as of the date of this instrument and are assumed by the Grantee for the remainder of the year 2021.

The above described property is no part the homestead of the Grantor.

Witness our signatures, this the 21st day of May, 2021.

PALM SOUTH, LLC
a Mississippi limited liability company

By: _____
Daniel D. Nellsarling, Managing Member

By: _____
Robert J. Knesal, Co-Managing Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid County and State, on this 21st day of May, 2021, within my jurisdiction, the within named Robert J. Knesal, who acknowledged that he is **Managing Member of Palm South, LLC, a Mississippi limited liability company** and that for and on behalf of said corporation, and as its act and deed, executed the above and foregoing instrument on the day and in the year therein mentioned after having been duly authorized so to do by said corporation.

STATE OF MISSISSIPPI
JANET N. FOWLER
ID NO. 4970
Commission Expires
09/20/2023
NOTARY PUBLIC
HARRISON COUNTY

_____
NOTARY PUBLIC

My commission expires:
9/20/2023

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid County and State, on this 21ST day of May, 2021, within my jurisdiction, the within named Daniel D. Hensarling, who acknowledged that he is **Co-Managing Member of Palm South, LLC, a Mississippi limited liability company** and that for and on behalf of said corporation, and as its act and deed, executed the above and foregoing instrument on the day and in the year therein mentioned after having been duly authorized so to do by said corporation.

NOTARY PUBLIC

My commission expires:
9/20/2023

STATE OF MISSISSIPPI
JANET N. FOWLER
ID NO. 4970
Commission Expires
09/20/2023
NOTARY PUBLIC
HARRISON COUNTY

EXHIBIT "A"

A parcel of land located in the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4) of Section 22, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, more particularly described as follows: Commencing at the Northwest corner of said Section 22, run thence South 00 degrees 04 minutes East a distance of 6.9 feet to the South margin of Creosote Road, run thence North 88 degrees 44 minutes 48 seconds East along said South margin a distance of 212.60 feet to the POINT OF BEGINNING; thence continue North 88 degrees 44 minutes 48 Seconds East along said South margin a distance of 237.64 feet, run thence South 00 degrees 10 minutes 41 seconds East a distance of 323.46 feet, run thence South 88 degrees 48 minutes 19 seconds West a distance of 238.75 feet, run thence North 00 degrees 01 minutes 13 seconds West a distance of 323.24 feet to the POINT OF BEGINNING.

RE: Special Exception 2107SE114, by owner Lil' Tot's Day care and Creative Learning Center, LLC, tax parcel 0809J-01-042.001, Requests day care use, 14491 Creosote Rd, Zoned B-2 (General business), Ward 3

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, July 15, 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 Zoning Board for **Thursday, July 15, 2021.** A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			ADRIAN CROSBY (OWNER)	16860 TY RIDGE RD	GULFPORT	MS	39503
			Adjacent Property Owners				
	58402	0809J-01-042.000	DISTRIBUTORS INVESTMENT COMPANY	60 S FRONT ST STE 201	MEMPHIS	TN	38103
	87554	0809J-01-078.000	GULFPORT PALACE LLC	P O BOX 190429	DALLAS	TX	75219
	87533	0809J-01-072.000	GULFPORT PALACE LLC	P O BOX 1900429	DALLAS	TX	75219
	137714	0809G-02-003.001	H & D HOLDINGS LLC	PO BOX 2759	GULFPORT	MS	39505
	103369	0809J-01-042.002	MITCHELL FAMILY LLC	P O BOX 6815	GULFPORT	MS	39506
	103368	0809J-01-042.001	PALM SOUTH INC	12498 COUNTY FARM RD	GULFPORT	MS	39503

2107SE114

Special Exception

Site
Adjacent Properties
Street
Railroad
Buildings

0 30 60 90
Yards

1 inch = 200 feet

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RE: Special Exception 2107SE114, by owner Lil' Tot's Day care and Creative Learning Center, LLC, tax parcel 0809J-01-042.001, Requests day care use, 14491 Creosote Rd, Zoned B-2 (General business), 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, July 22, 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, July 22, 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

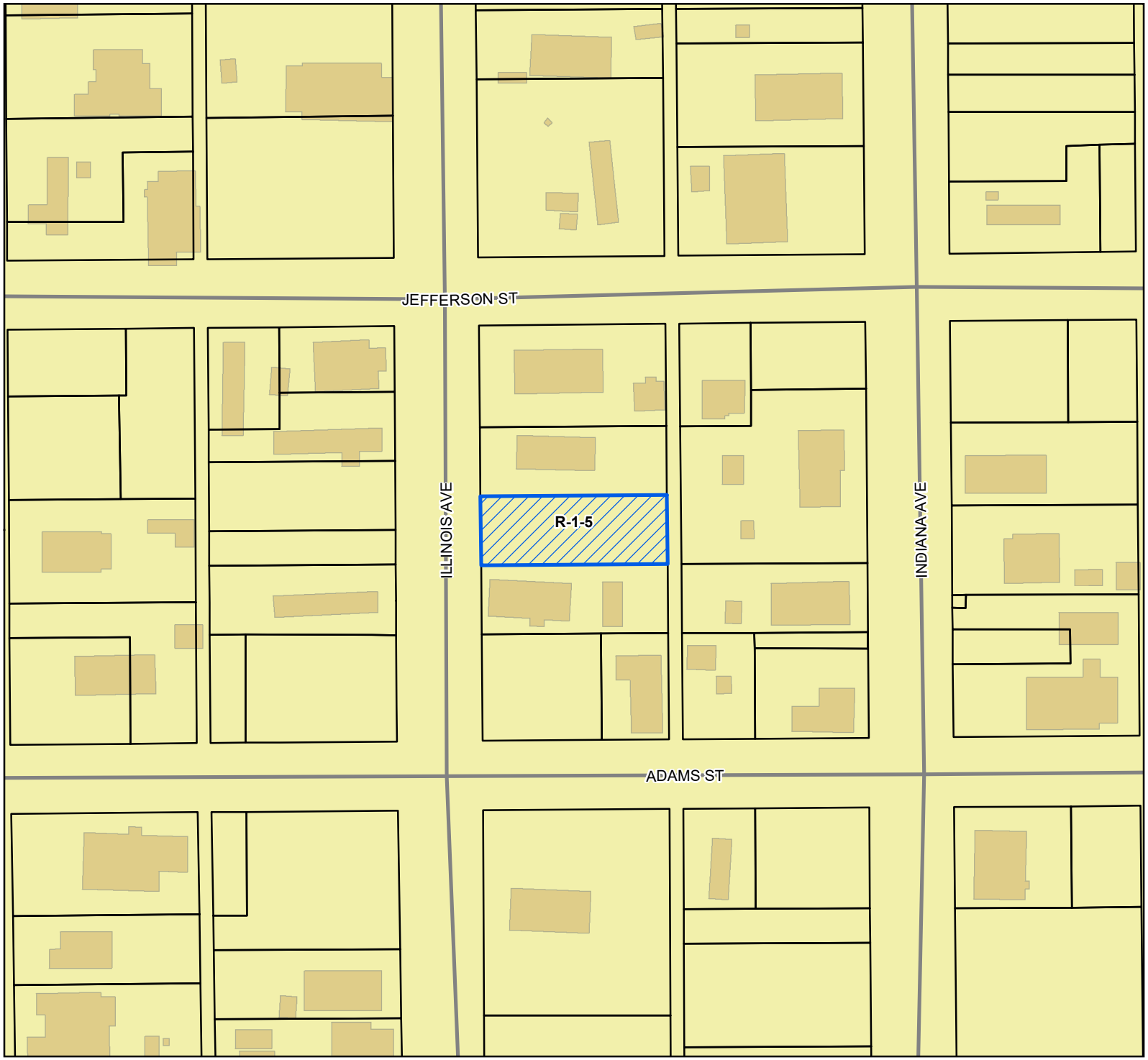
Date of Hearing: July 22, 2021

Re: <u>Planning Commission Approval 2105PC088:</u>
<u>(Postponed from the May 27, 2021 Agenda)</u>

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

2105PC088

Planning Commission Approval



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

0 10 20 30
Yards

1 inch = 100 feet

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Revision date 11/2/2020

$175.00

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

APPLICATION FOR PLANNING COMMISSION APPROVAL

For Staff Use Only

Case Number: 2105PC.088

Date Received: 4/7/2021

Receipt Number:

Received By: SMM

Zoning: R-1-5

Ward: 3 Flood: X

Size: 6,748

(If necessary, use separate sheet of paper)

Property Information

TAX PARCEL # 0810E-03-071.002

Address of Property Involved: Illinois Ave

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

General Location:

GENERAL DESCRIPTION OF REQUEST: Mobile Home 14x80

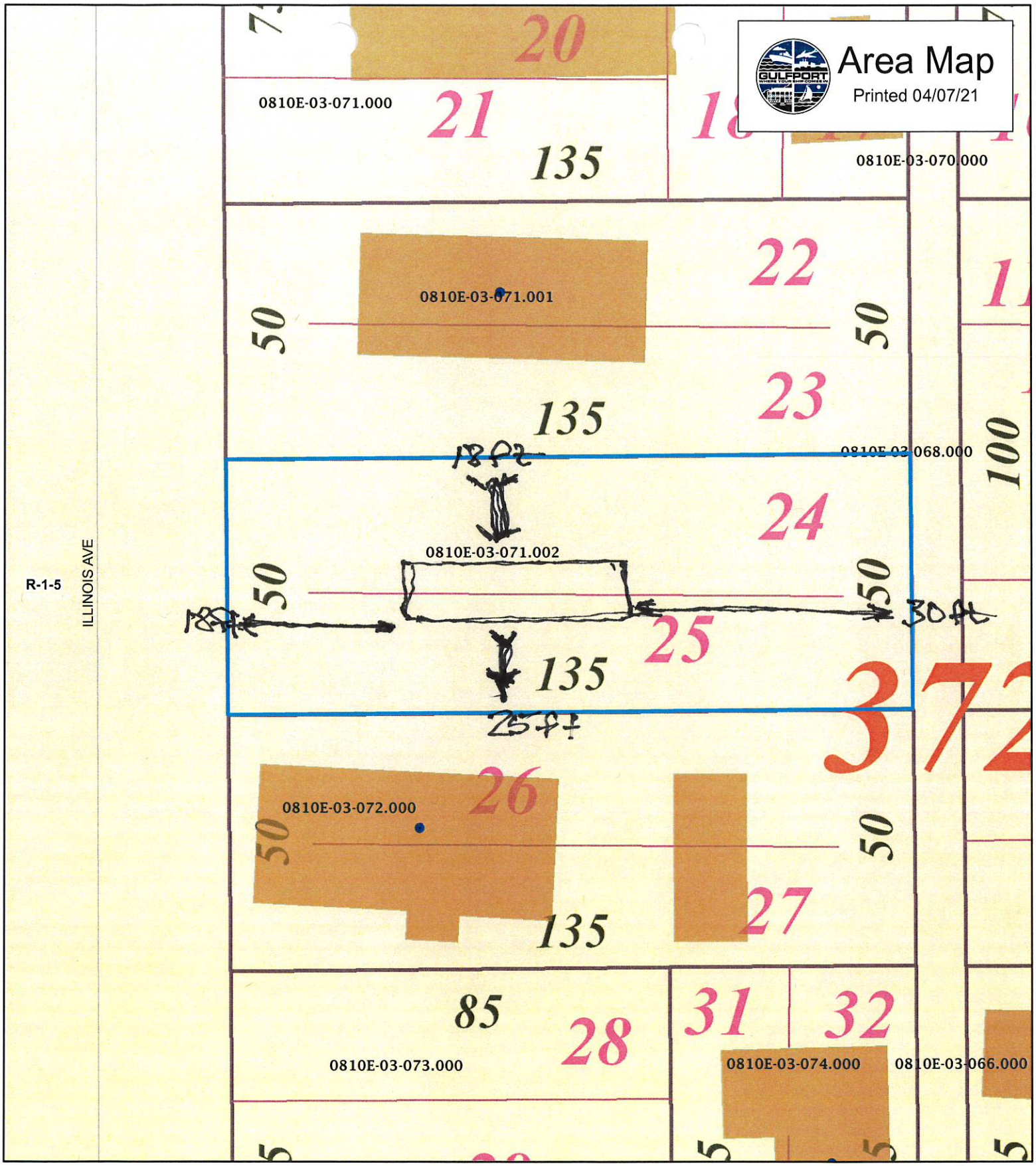
OWNERSHIP AND CERTIFICATION:

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	Printed Name of Agent
10530 Three Rivers Rd #136	
Mailing Address	Mailing Address
Gulfport MS. 39503	
City State Zip code	City State Zip code
228-806 0775	
Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
228-832-9027	
Email	Email
Robert Mingo	
Signature of Owner	**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.



Addresspoints

Parcels

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1 inch = 25 feet

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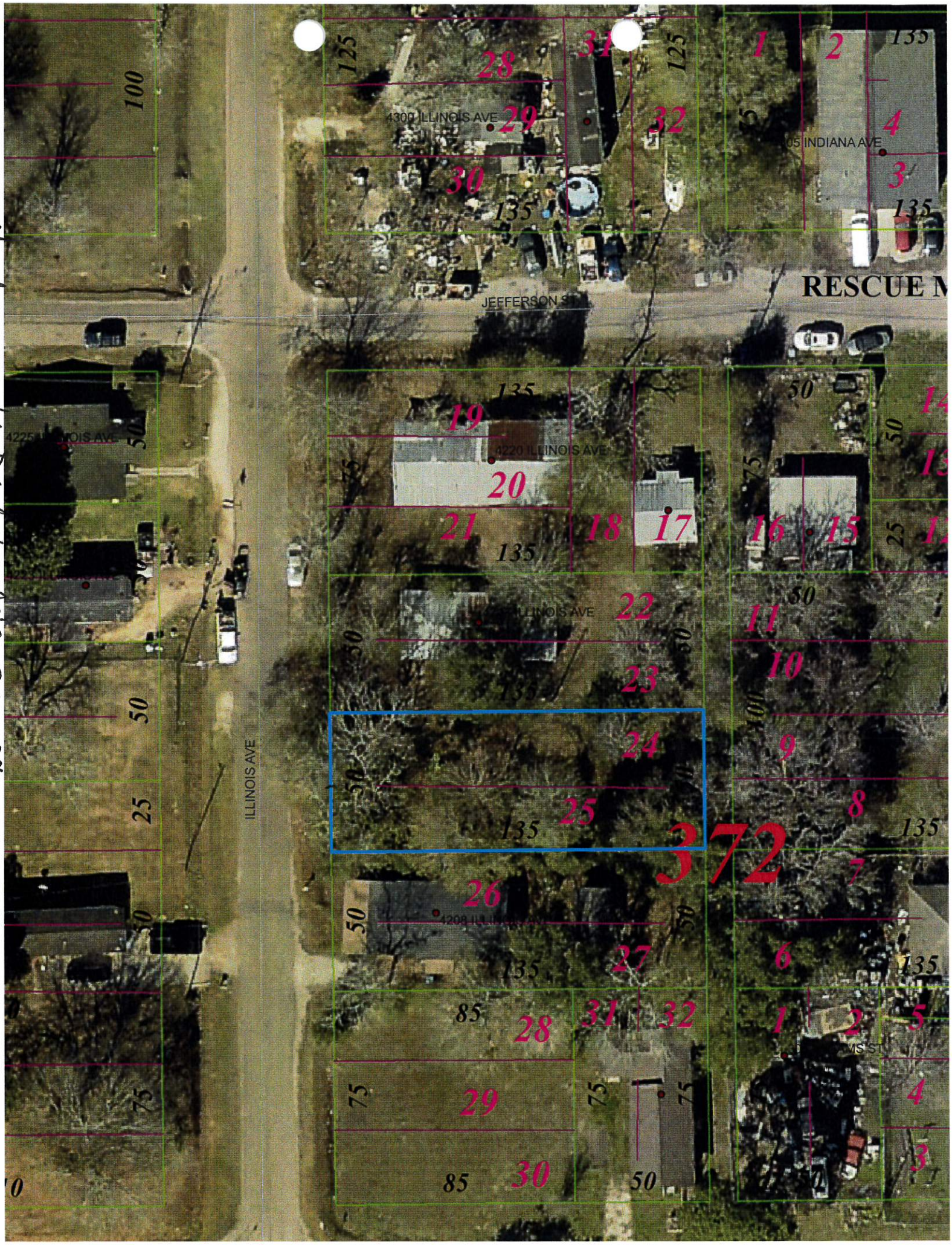


* Need Lumpy Pond to Lots 28 + 29

Transportion 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 insurrund 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 BK 1019 PG 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.

X 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.

Joseph [illegible]
NOTARY PUBLIC

MY COMMISSION EXPIRES

GRANTOR

Houston Mingo
4218 Illinois Avenue
Gulfport, MS 39501

BOOK 1049 PAGE 188

GRANTEES

Robert Mingo
4218 Illinois Avenue
Gulfport, MS 39501

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	
Total Fees	4.00

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

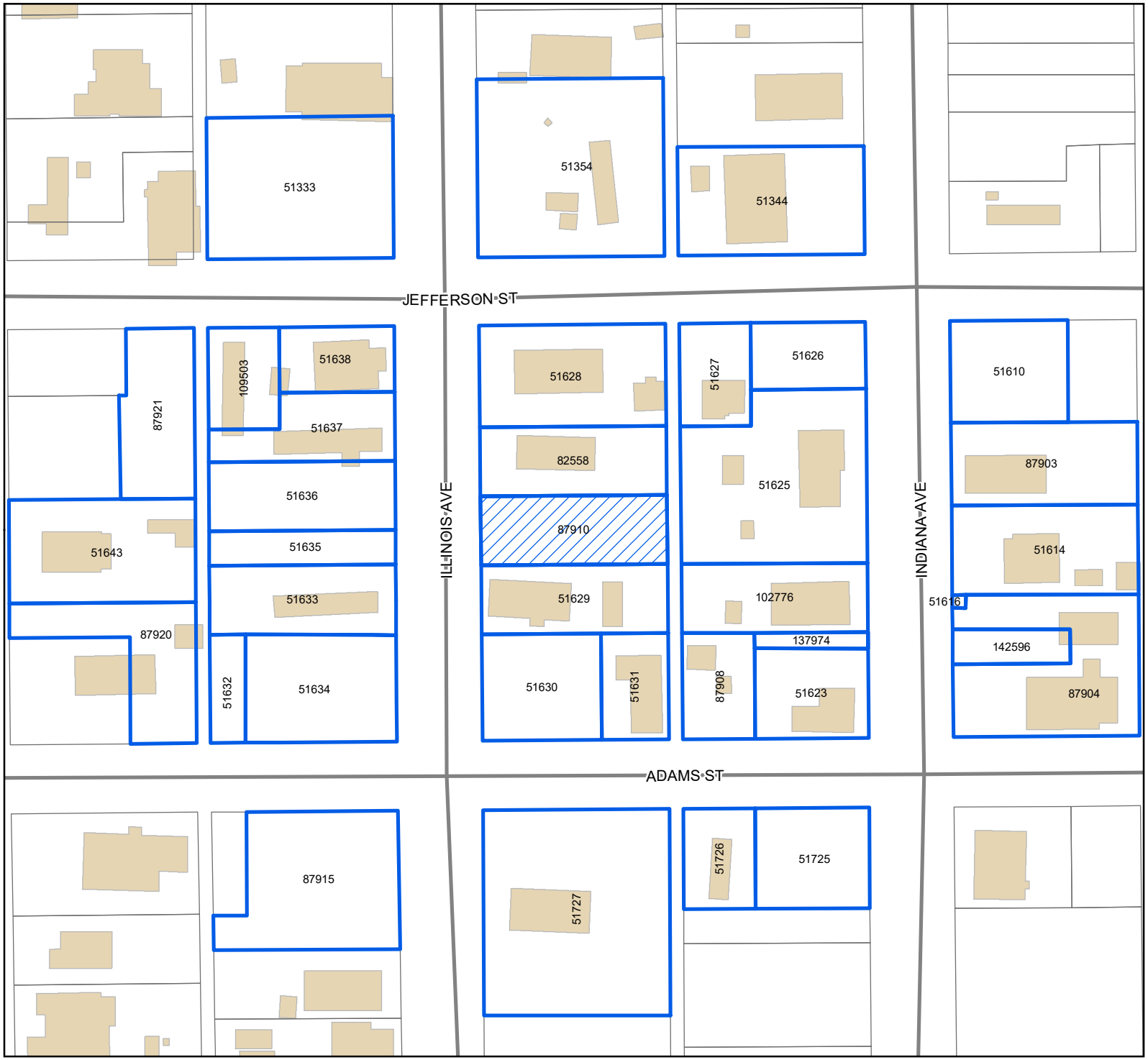
I hereby certify that this instrument was received and filed for record at 4 o'clock and 30 minutes P. M. on 14th day of Aug, A.D. 19 86 and recorded Aug. 20, 1986 in Records of Deeds Book 1041 Pages 187-188.

G. N. Creel, Chancery Clerk

By Kathy Summers D.C.

2105PC088

Planning Commission Approval



Legend

- Site
- Adjacent Properties
- Street
- Buildings

0 10 20 30
Yards

1 inch = 100 feet

N
W E
S

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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 DENECCEE 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

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

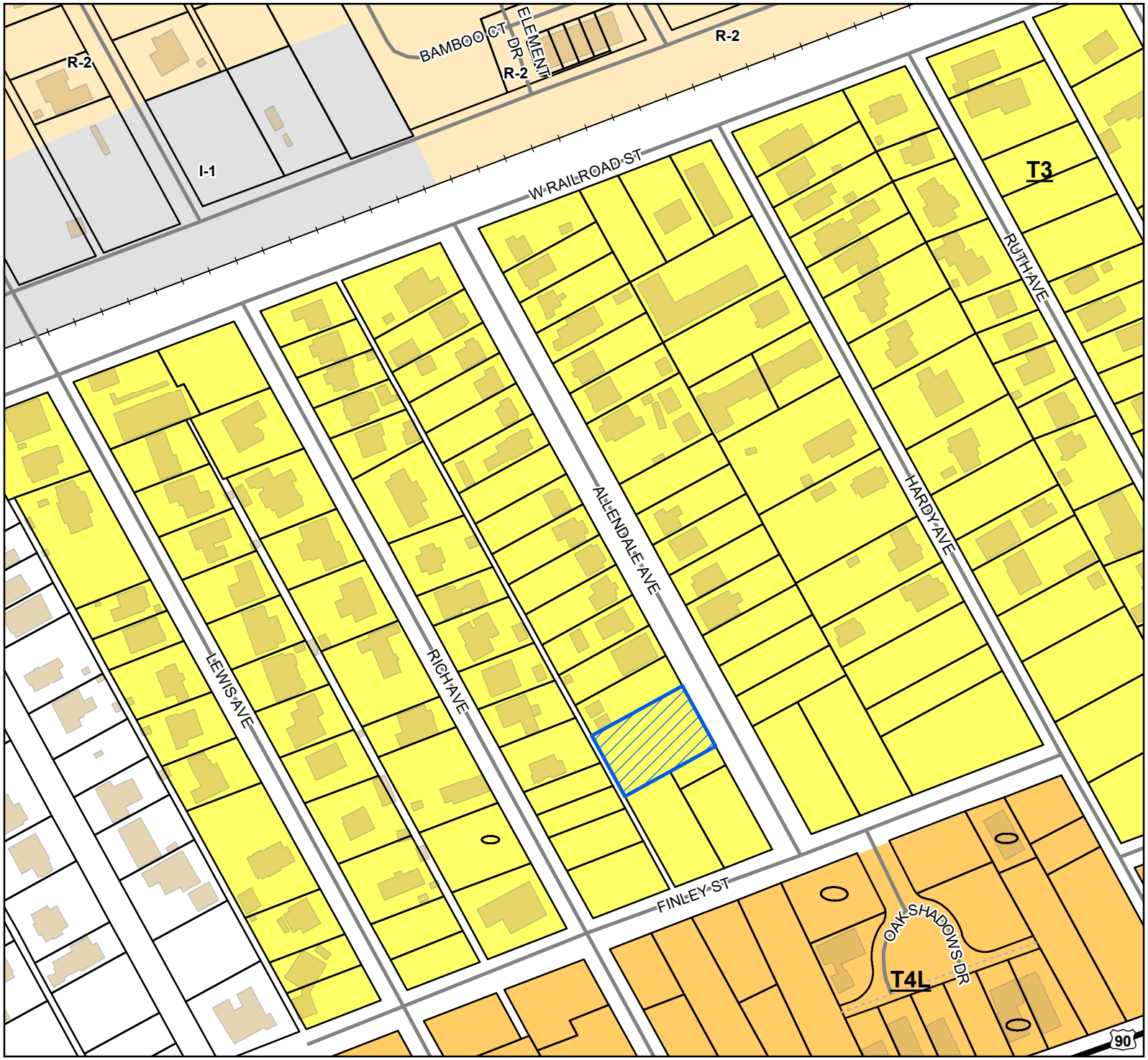
Date of Hearing: July 22, 2021

Re: <u>Resubdivision 2106PC091:</u>
<u>Tabled from June 24, 2021 meeting</u>

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

2106PC091

Resubdivision



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%

0 30 60 90
Yards

1 inch = 200 feet

N W E S

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

For Staff Use Only

Case Number: 2106PC091
Date Received: 23 Apr 2021
Receipt Number:
Received By:
Zoning: T3
Ward: 2 Flood: 0.2%
Size: 15,000 sf

TAX PARCEL # 071IN-04-043.000

(If necessary, use separate sheet of paper)

Address of Property Involved: 601 Allendale Ave, Gulfport Ms 39501

Lot(s) 3 and 4, Block(s) 1, Subdivision Allendale Addition

General Location: 601 Allendale Ave - Gulfport Ms 39501

GENERAL DESCRIPTION OF REQUEST:
To separate combined lots back to the originally designed Allendale 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. LLC	
Printed Name of Owner: Brenda Robertson	Printed Name of Agent
PO Box 1495	Mailing Address
Mailing Address	
Long Beach Ms 39560	City State Zip code
City State Zip code	
601-209-5614	Home Phone Work/Cell Phone
Home Phone Work/Cell Phone	
hiddentreasures058@gmail.com	Email
Email	
Brenda Robertson	
Signature of Owner	**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 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.
PRINT NAME

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 — 04-23-2021

Signature - Sole owner — *Date*

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 23rd day of April, 20 21

9-24-24

Notary Public — *Commission Expiration*

STATE OF MISSISSIPPI
SHEENA ROBINSON GILL
ID NO. 239597
Commission Expires
09/24/2024
NOTARY PUBLIC
HARRISON COUNTY

(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

STATE OF MISSISSIPPI
SHEENA ROBINSON-GILL
ID NO. 239597
Commission Expires
09/24/2024
NOTARY PUBLIC
HARRISON COUNTY

4/23/21

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

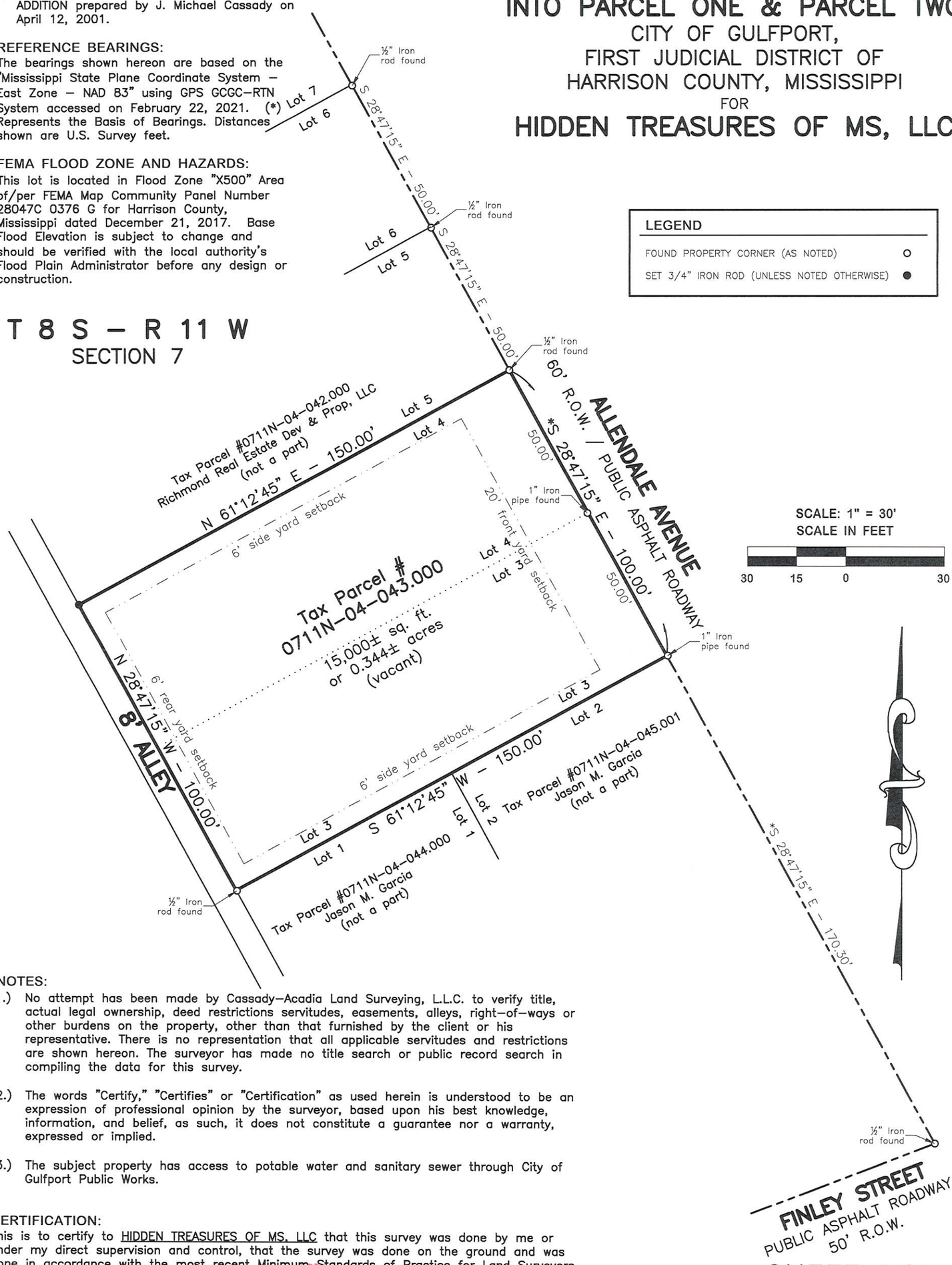
REFERENCE MAPS:
A) Official subdivision plat of ALLENDALE ADDITION as recorded in Plat Book 12 at Page 37.
B) Survey of Lot 1, Block 1, ALLENDALE ADDITION prepared by J. Michael Cassady on June 16, 2015.
C) Survey of Lot 2, Block 1, ALLENDALE ADDITION prepared by J. Michael Cassady on April 12, 2001.

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.

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

T 8 S – R 11 W
SECTION 7



SCALE: 1" = 30'
SCALE IN FEET
30 15 0 30

NOTES:
1.) No attempt has been made by Cassady–Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right–of–ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

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.

4/22/21
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.

SHEET 1 OF 4

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

FIELD WORK COMPLETED ON: April 22, 2021

CALS FILE: 21–02–155a.dwg FIELD BOOK: n/a, PG. n/a

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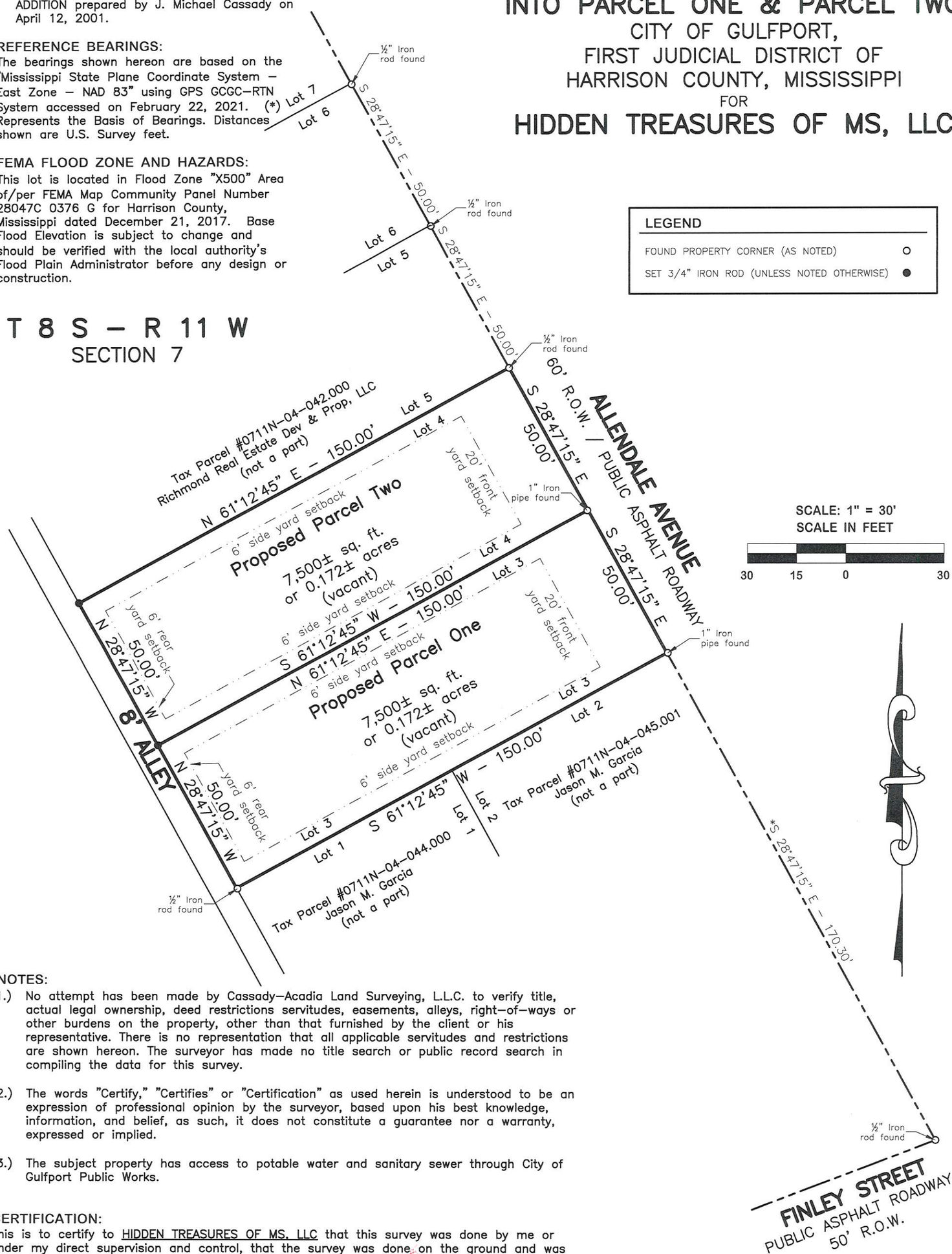
LEGEND

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

T 8 S – R 11 W
SECTION 7



SCALE: 1" = 30'
SCALE IN FEET
30 15 0 30

NOTES:

1.) No attempt has been made by Cassady-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

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.

4/22/21

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.

MICHAEL PAUL BLANCHARD PROFESSIONAL LAND SURVEYOR STATE OF MISSISSIPPI

SHEET 2 OF 4

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

FIELD WORK COMPLETED ON: April 22, 2021

CALS FILE: 21-02-155a.dwg FIELD BOOK: n/a, PG. n/a

CERTIFICATE OF RESUBDIVISION

In accordance with Section 9–48 of the Code of Ordinance (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission Chairman and Gulfport City Council have reviewed and approved this Final Plat for the Resubdivision of "PARCEL 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 _____.

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

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

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

LEGAL DESCRIPTION OF PARCEL ONE: AS PER SURVEY

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

LEGAL DESCRIPTION OF PARCEL TWO: AS PER SURVEY

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

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

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FIELD WORK COMPLETED ON: April 22, 2021

CALS FILE: 21–02–155a.dwg FIELD BOOK: n/a, PG. n/a

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 aforenamed 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 J. Walmsley
NOTARY PUBLIC

My Commission Expires: 3-23-2022

STATE OF MISSISSIPPI
DEBBIE WALMSLEY
NOTARY PUBLIC
ID No. 108389
MY COMMISSION EXPIRES
MARCH 23, 2022
HARRISON COUNTY

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:

CLERK OF COUNCIL
Brittany Rodgers

ADOPT:

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

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

SHEET 4 OF 4

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FIELD WORK COMPLETED ON: April 22, 2021

CALS FILE: 21-02-155a.dwg FIELD BOOK: n/a, PG. n/a

SCANNED

REVIEWED

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:

_____

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 86082
EVELYN DEE JONES
Commission Expires
Sept. 11, 2023
HARRISON COUNTY

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

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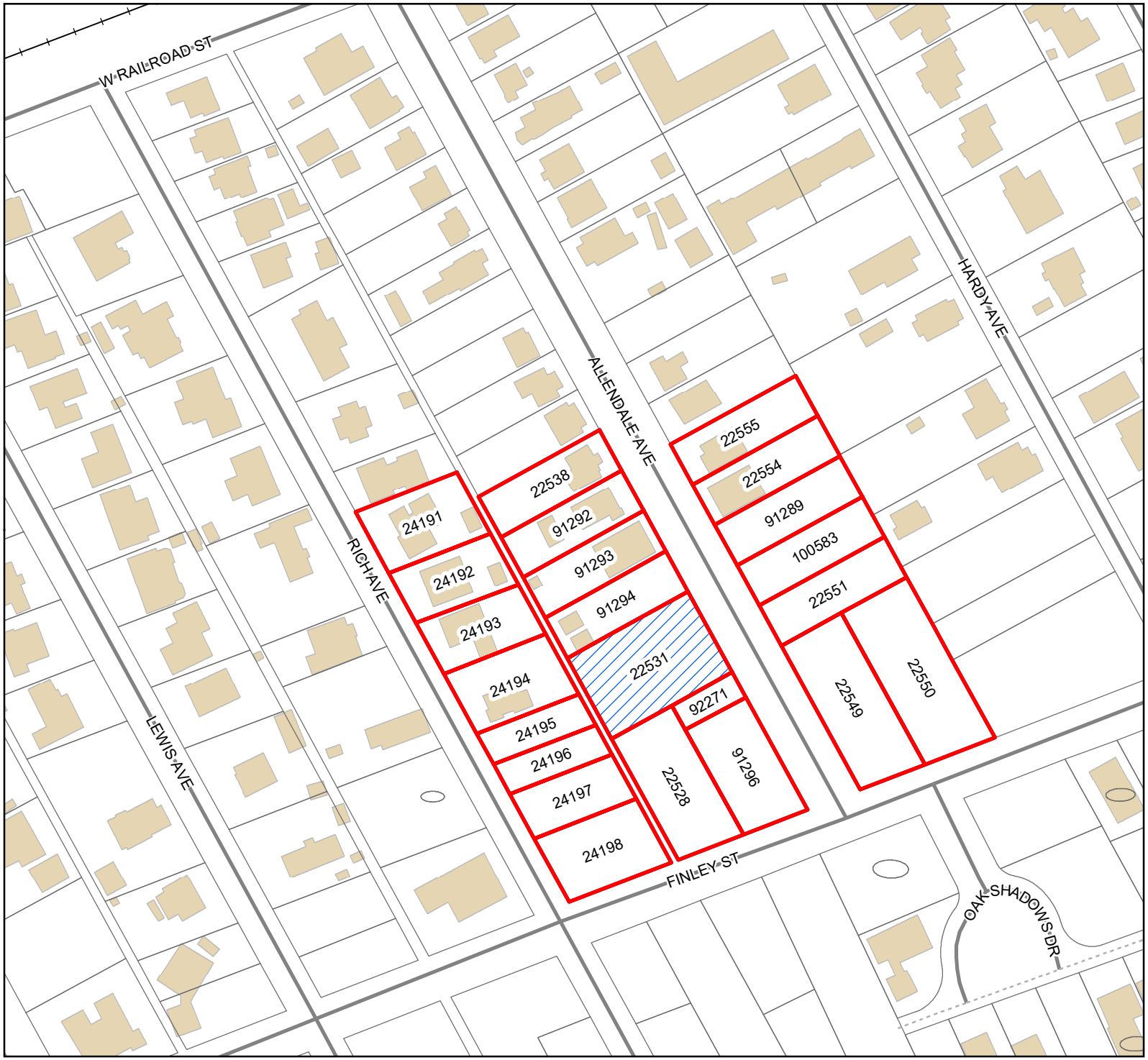
Resubdivision



Legend

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

0 25 50 75
Yards

1 inch = 150 feet

N
W E
S

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.