# AGENDA

## GULFPORT CITY PLANNING COMMISSION MEETING

## CITY HALL COUNCIL CHAMBERS

## THURSDAY, JULY 28, 2022 AT 4:30 PM

**A. Prayer**

**B. Pledge of Allegiance**

**C. Call to Order**

**D. Determination of a Quorum**

**E. Confirmation of Agenda**

**F. Adoption of Minutes**

**F1. Planning Commission Meeting - June 23, 2022**

**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. **Planning Commission Approval 2207PC122:**

Planning Commission Approval 2207PC122, by owner Jelicia Mallory, tax parcel 0808F-01-001.083, Request for home occupation office use, 12212 Emily Cv, Zoned R-1-10 (Single-family), Ward 7

**2. Resubdivision 2207PC127:**

Resubdivision 2207PC127, by owners Toleado Harper and Grant Curtis, tax parcel 0911D-03-041.000, Divide into two new parcels, 2208 Gulf Ave, Zoned R-2 (Single-family), Ward 3

**3. Resubdivision 2207PC129:**

Resubdivision 2207PC129, by owner T&D Homes, LLC, tax parcel 0810D-03-010.000, Divide into two new parcels, Zoned R-1-5 (Single-family), Ward 3

**4. Zoning Map Amendment 2207PC130:**

Zoning Map Amendment 2207PC130, by agent Linda Shaddix, tax parcels 0711K-04-037.002, 0711K-04-020.000, 0711K-04-037.003, &0711K-04-037.004, Requests to rezone from R-1-7.5 (Single-family) to R-2 (Single-family), 1423 JoEllen Cir, Ward 1

**5. Planning Commission Approval 2207PC131:**

Planning Commission Approval 2207PC131, by owner Misty & Calvin Stevenson, tax parcel 0808D-03-069.000, Request home occupation for a medical care use, 15377 Pinewood Ct, Zoned R-1-10 (Single-family), Ward 7

**6. Zoning Map Amendment 2207PC132:**

Zoning Map Amendment 2207PC132, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.000, and 0908E-01-001.001, Requests to rezone from R-1-10 & R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Ward 6

**7. General Plan 2207PC133:**

General Plan 2207PC133, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908D-01-015.000, 0908E-01-001.000, 0908C-01-001.000, Approval of General Plan for 42-lot and 7-outparcel subdivision (Forest Ridge Phase 2), Zoned R-1-15 (Single-family), R-1-7.5 (Single-family) & T4+ (General Urban Zone "Plus"), Ward 6

**8. Zoning Map Amendment 2207PC135:**

Zoning Map Amendment 2207PC135, by owner Qi Lu, tax parcel 0908M-01-001.000, Request to rezone from R-1-10 (Single-family) to B-2 (General Business), 13283 Dedeaux Rd, Ward 5

## G4. Other Business

**1. Zoning Map Amendment 2204PC077:**

Zoning Map Amendment 2204PC077, by owner Gulf Coast Shipyard Realty, LLC, tax parcel 0909F-01-001.002, Request to rezone from I-2 (Heavy industry) to I-3 (Planned industrial park), 13085 Seaway Rd, Ward 5

## H. Adjournment

**MINUTES**

**GULFPORT CITY PLANNING COMMISSION**

**Thursday, June 23, 2022, 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 4:30 **pm.**

**D. Determination of a Quorum**: A roll call was performed and a quorum was determined.

**BOARD MEMBERS PRESENT:**
WM. PRINCE JONES
TIM DAIGLE JR.
DOUG HANCOCK
KEITH WILLIAMS
CHARLIE HEWES
BRANDON ELLIOTT
HAROLD SPANN
BJ SELLERS
VIRGINIA ADOLPH

**BOARD MEMBERS ABSENT:**
JOHN ANTHONY
GARLON PEMBERTON

**STAFF MEMBERS PRESENT:**
GREG HOLMES
CORY LONG
MATILDA WELCH
SU-LIN FEATHERSTON
DEREK DUCKWORTH
LESLIE ERVIN
CHRISTINA HIGHSMITH

**COURT REPORTER:**
NORMA SOROE

**E. Confirmation of Agenda:**

**F. Adoption of Minutes:**

A **motion by Mr. Daigle** to approve Minutes of the **May 26, 2022,** 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. <u>Routine Agenda</u>**

**1. <u>Resubdivision 2206PC103:</u>**

Resubdivision 2206PC103, by owner Garlon Pemberton, tax parcels 1009L-03-010.000 & 1009L-03-009.000, Divide into six new parcels, TreeLawn St, Zoned R-1-7.5 (Single-family), Ward 4

**Speaking for the Petition: Garlon Pemberton**

**Speaking against the Petition: Gifford Ormes, Tim Holleman, Jonathan Dyal, Marcella Richardson, and John Olsen**

**Motion: Mr. Hewes – to approve the request.**

**Second: Mr. Spann**

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

**Action: Motion carries 7-1**

**2. <u>Zoning Map Amendment 2206PC107:</u>**

Zoning Map Amendment 2206PC107, by owner GIN Investments, tax parcel 0711I-02-111.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 801 36th Ave, Ward 2

**Speaking for the Petition: Felipe Mantoy**

**Speaking against the Petition: None**

**Motion: Mrs. Adolph – to approve the request.**

**Second: Mr. Jones**

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

**Action: Motion carries unanimously**

**3. <u>Zoning Map Amendment 2206PC108:</u>**

Zoning Map Amendment 2206PC108, by owner IG Development, LLC, tax parcels 1010E-01-012.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1204 W Pine St, Ward 4

**Speaking for the Petition: Garlon Pemberton, Rip Daniels**

**Speaking against the Petition: None**

**Motion: Mrs. Adolph – to approve the request. Approval is contingent with approval of adjacent properties being approved.**

**Second: Mr. Sellers**

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

**Action: Motion carries unanimously**

**4. <u>Zoning Map Amendment 2206PC109:</u>**

Zoning Map Amendment 2206PC109, by agent Garlon Pemberton, tax parcel 1010E-01-010.006, Request to rezone from T3 (Sub-Urban zone) to T4+ (General Urban Zone "Plus"), 1226 W Pine St, Ward 4

**Speaking for the Petition: Garlon Pemberton**

**Speaking against the Petition: None**

**Motion: Mr. Elliott – to approve the request. Approval is contingent with adjacent properties being approved.**

**Second: Mr. Hancock**

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

**Action: Motion carries unanimously**

**5. <u>Zoning Map Amendment 2206PC117:</u>**

Zoning Map Amendment 2206PC117, by owner WJZD, tax parcels 1010E-01-010.003 & 1010E-01-010.004, Requests to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Magnolia St, Ward 4

**Speaking for the Petition: Rip Daniels**

**Speaking against the Petition: None**

**Motion: Mr. Daigle – to approve the request.**

**Second: Mrs. Adolph**

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

**Action: Motion carries unanimously**

**6. <u>Zoning Map Amendment 2206PC118:</u>**

Zoning Map Amendment 2206PC118, by agent Garlon Pemberton, tax parcel 1010E-01-010.005, Requests to rezone from T3 (Sub Urban zone) to T4+ (General Urban Zone "Plus"), Pine St, Ward 4

**Speaking for the Petition: Garlon Pemberton**

**Speaking against the Petition: None**

**Motion: Mr. Elliott – to approve the request.**

**Second: Mr. Sellers**

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

**Action: Motion carries unanimously**

**7. <u>Planning Commission Approval 2206PC111:</u>**

Planning Commission Approval 2206PC111, by owner Chandra Smith and Leonard McNair, tax parcel 0807I-01-001.027, Requests home occupation for mobile phlebotomy use, 14060 Winchester Ln, Zoned R-1-15 (Single-family), Ward 7

**Speaking for the Petition: Chandra Smith**

**Speaking against the Petition: None**

**Motion: Mr. Jones – to approve the request.**

**Second: Mrs. Adolph**

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

**Action: Motion carries unanimously**

**8. <u>Planning Commission Approval 2206PC112:</u>**

Planning Commission Approval 2206PC112, by owner Tina Harris, tax parcel 0808D-02-061.000, Requests home occupation for homemade crafts use, 15348 Parkwood Dr N, Zoned R-1-10 (Single-family), Ward 7

**Speaking for the Petition: Tina Harris**

**Speaking against the Petition: Stephen Howard**

**Motion: Mr. Hewes – to approve the request.**

**Second: Mr. Spann**

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

**Action: Motion carries unanimously**

**9. <u>Zoning Map Amendment 2206PC115:</u>**

Zoning Map Amendment 2206PC115, by agent Joyce Unsworth, tax parcel 0710O-02-038.000, Requests to rezone from B-1 (Neighborhood business) to R-B (Residence-business), 4628 28th St, Ward 1

**Speaking for the Petition: Joyce Unsworth**

**Speaking against the Petition: None**

**Motion: Mr. Daigle – to approve the request**

**Second: Mr. Spann**

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

**Action: Motion carries unanimously**

**10. <u>Zoning Map Amendment 2206PC119:</u>**

Zoning Map Amendment 2206PC119, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.001 & 0908C-01-001.001, Requests to rezone from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Music St, Ward 6

**Speaking for the Petition: Nick Gant**

**Speaking against the Petition: None**

**Motion: Mr. Span – to approve the request.**

**Second: Mr. Sellers**

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

**Action: Motion carries unanimously**

**11. <u>Text Amendment 2207PC128:</u>**

Text Amendment 2207PC128, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III. District Regulations (K) Chart of Permitted Uses (2) Schedule of uses – RETAIL AND WHOLESALE TRADE

**Speaking for the Petition: Greg Holmes**

**Speaking against the Petition: None**

**Motion: Mr. Hewes – to approve the request**

**Second: Mr. Elliott**

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

**Action: Motion carries 7-1**

**12. <u>Tabled from May 26, 2022 meeting –</u>**
**<u>Planning Commission Approval 2205PC083:</u>**

Planning Commission Approval 2205PC083, by owner Brenda P Taylor, tax parcel 0908I-01-007.040, Requests home occupation for mobile notary use, 12063 Jessica Cr, Zoned R-1-10 (Single-family), Ward 6

**Speaking for the Petition: Brenda Taylor**

**Speaking against the Petition: None**

**Motion: Mr. Jones – to approve the request.**

**Second: Mrs. Adolph**

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

**Action: Motion carries unanimously**

**13. <u>Tabled from May 26, 2022 meeting –</u>**
**<u>Planning Commission Approval 2205PC091</u>**

Planning Commission Approval 2205PC091, by agent Billy J Roberson, tax parcel 1010K-02-021.000, Requests home occupation for commercial decor office use, 2205 Taylor Blvd, Zoned R-1-7.5 (Single-family), Ward 2

**Speaking for the Petition: None**

**Speaking against the Petition: None**

**1st Motion: Mrs Adolph – table the request – withdrawn**

**2nd Motion: Mrs. Adolph – to deny the request for failure to appear.**

**Second: Mr. Daigle**

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

**Action: Motion carries unanimously**

**14. <u>Tabled from May 26, 2022 meeting –</u>**
**<u>Planning Commission Approval 2206PC101:</u>**

Planning Commission Approval 2206PC101, by owners Sherterica and James Evans, tax parcel 0908C-01-001.053, Requests home occupation for online jewelry business use, 12538 Westwood Pl, Zoned R-1-7.5 (Single-family), Ward 6

**Speaking for the Petition: Sherterica Evans**

**Speaking against the Petition: None**

**Motion: Mr. Spann**

**Second: Mr. Jones**

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

**Action: Motion carries unanimously**

**15. General Plan 2207PC126:**

General Plan 2207PC126, by agent ArborSites, LLC, tax parcel 1010P-03-038.000, Approval of General Plan for a 177-lot and 9-outparcel subdivision (The Great Southern Subdivision), 2000 Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

**Speaking for the Petition: Dennis Stieffel, Don Parker, Virgil Gillespie**

**Speaking against the Petition: Michael Ryan, Tim Holleman, Shirley Godsey, Ken Kroupa, Richard Johnson, Ellis Hill, Benjamin Simms, Robert Pyle, Margaret "Meg" Weatherly, Jack Krongard, John Douglas, William Carrell, John Olsen, Clarence McDaniel, Roger Brokaw, Carolyn Miller, John Godsey, Beth Kroupa, Larry Horton, William Weatherly, Cheryl Lovelace, Patricia Wilson, Kristin Greger, Michael Schmalzel**
**(Other): Teresa "Renae" Giron, Adaeberto Giron**

**Motion: Mrs. Adolph – to postpone for 30 days**

**Second: Mr. Jones**

**Action: Motion fails for lack of vote**

**2nd Motion: Mr. Hewes – to approve with all departmental conditions met along with 60-foot right-of-way**

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

**Action: Motion carries 4-3**

**G4. Other Business**

**1. Zoning Map Amendment 2204PC073:**

Zoning Map Amendment 2204PC073, by agent Heinrich & Associates, tax parcel 0807E-01-001.000, Request to rezone from R-1-15 (Single-family) to I-2 (Heavy industry), 15361 S Swan Rd, Ward 7

**Speaking for the Petition: Austin Schnitzlein**

**Speaking against the Petition: None**

**Motion: Mr. Elliott**

**Second: Mr. Jones**

| | |
|---|---|
| KEITH WILLIAMS | – Chairman |
| HAROLD SPANN | – Yea |
| VIRGINIA ADOLPH | – Yea |
| CHARLIE HEWES | – Yea |
| BJ SELLERS | – Absent |
| WM. PRINCE JONES | – Yea |

DOUG HANCOCK – Yea
JOHN ANTHONY – Absent
BRANDON ELLIOTT – Yea
TIM DAIGLE JR – Recused
GARLON PEMBERTON – Absent

**Action: Motion carries unanimously**

## H. Adjournment

There being no further business, a Motion was made by **Mrs. Adolph** to adjourn, seconded by **Mr. Hewes** and carried unanimously. The meeting adjourned at **10:44 pm.**

_____ Date: _____
WILLIAM PRINCE JONES, Secretary

# MEMORANDUM

**To:** City of Gulfport Planning Commission

**From:** Greg Holmes, Planning Administrator
Urban Development Department

**Date of Hearing: July 28, 2022**

**Re: Public Declaration of Appeal Process of Chairman**

# MEMORANDUM

**To:** City of Gulfport Planning Commission

**From:** Greg Holmes, Planning Administrator
Urban Development Department

**Date of Hearing: July 28, 2022**

**Re: Anyone speaking today is asked to complete a "Speaker's Card".**

# MEMORANDUM

**To:** City of Gulfport Planning Commission

**From:** Greg Holmes, Planning Administrator
Urban Development Department

**Date of Hearing: July 28, 2022**

**Re: Routine Agenda**

# MEMORANDUM

**To:** City of Gulfport Planning Commission

**From:** Greg Holmes, Planning Administrator
Urban Development Department

**Date of Hearing: July 28, 2022**

**Re:** **Planning Commission Approval 2207PC122:**

Planning Commission Approval 2207PC122, by owner Jelicia Mallory, tax parcel 0808F-01-001.083, Request for home occupation office use, 12212 Emily Cv, Zoned R-1-10 (Single-family), Ward 7

# Technical Report

*PLANNING COMMISSION APPROVAL*

## *GENERAL INFORMATION*

Case File Number: 2207PC122

Hearing Date: July 28, 2022

Current Zoning/Use: R-1-10 / Single Family Home

Legal: Planning Commission Approval 2207PC122, by owner Jelicia Mallory, tax parcel 0808F-01-001.083, Request for home occupation office use, 12212 Emily Cv, Zoned R-1-10 (Single-family), Ward 7

## *TECHNICAL DETAILS*

The applicant requests to operate a home occupation home office use located at 12212 Emily Cove. As recognized by the applicant, the home office use will be used for administrative purposes to facilitate the sales of "CBD/Hemp based products" via vending machines throughout the City of Gulfport and other jurisdictions and online sales. Online sales will demand more parcel services to come to and from the residence, but will not create any more pedestrian traffic than the already present traffic count in the area; as no customers will be visiting the home.

Further, with no customer traffic, the applicant will operate their business Monday through Friday as sales and restocking of machines are needed, no set hours of operation were provided in the application.

## *EXECUTIVE SUMMARY*

The applicant will use their home occupation as a home-based office to administer and supply vending machine and online CBD/Hemp based product orders. There will be no customers coming to the home. Therefore, there will be no undue traffic congestion caused by the applicant. All orders being done outside of the home will be done and supplied on site; online orders will be supplied by parcel carrying services but will also not create anymore traffic congestion in the immediate area.

Any approval should consider these conditions:

1. No customers coming to the home.
2. Approval allows the applicant to operate a home office.
3. As a mixed-use residential occupancy, the home will need to be separated by a one-hour wall and 13R Sprinkler System.

## *DEPARTMENTAL CONDITIONS*

**Engineering:** No comments as of 07/20/2022.

**Public Works:** No conditions. Memo dated 07/20/2022.

**Traffic and Safety:** No comments as of 07/20/2022.

# Technical Report

*PLANNING COMMISSION APPROVAL*

| | |
|---|---|
| **Building Code Services:** | As a mixed-use residential occupancy, the home will need to be separated by a one-hour wall and 13R Sprinkler System. Memo dated 07/19/2022. |
| **GIS:** | No conditions. Memo dated 07/18/2022. |
| **Police Department:** | No comments as of 07/20/2022. |
| **Fire Department:** | No conditions. Memo dated 07/15/2022. |
| **City Arborist:** | No conditions. Memo dated 07/12/2022. |

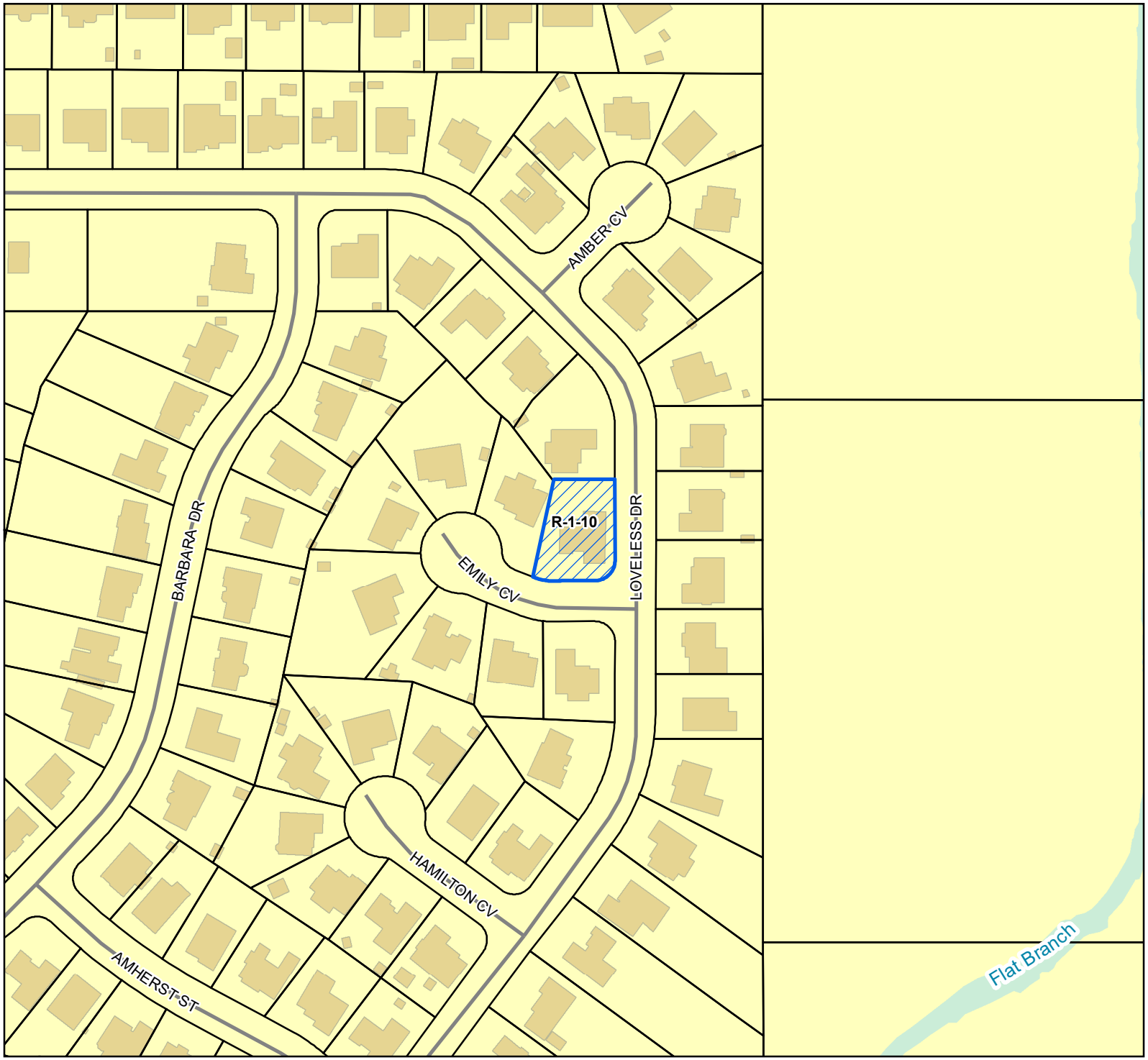
***DIRECTOR APPROVAL***

This report has been reviewed and approved by:

Greg Pietrangelo
Director of Urban Development Department

# 2207PC122

# Planning Commission Approval




Site
Street
Parcels
Buildings
Water Features

**Zoning**

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

**Site Information**

0808F-01-001.083
Zoning: R-1-10
Size: 10,916 sqft.
Flood: X

0 25 50 75
Yards

1 inch = 170 feet

N
W E
S

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Revision date 11/2/2020

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

For Staff Use Only

Case Number: 2207PC122
Date Received: 5/9/22
Receipt Number:
Received By:
Zoning: R-1-10
Ward: 7 Flood: X
Size: 10,916 sqft.

# APPLICATION FOR PLANNING COMMISSION APPROVAL FOR A HOME OCCUPATION

**Property Information**

TAX PARCEL # 0808F-01-001.043

(If necessary, use separate sheet of paper)

Address of Property Involved: 12212 Emily Cove

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

General Location:

**GENERAL DESCRIPTION OF REQUEST:**

I would like to use my house as my home office. No customers will be visiting.

**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 |
|---|---|
| Jelicia Mallory | |
| Printed Name of Owner | Printed Name of Agent |
| 12212 Emily Cove | |
| Mailing Address | Mailing Address |
| Gulfport MS 39503 | |
| City State Zip code | City State Zip code |
| (251) 680-8683 | |
| Home Phone Work/Cell Phone | Home Phone Work/Cell Phone |
| jmallory@malloryvendingllc.com | |
| Email | Email |
| **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.**

## CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Jelicia Mallory

Address: 12212 Emily Cove

Phone: (Home) (251) 680-8683 (Work/Cell) (228) 456-3205

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: Mallory Vending Services, LLC

Nature of business: Vending Machine Sales and Online Sales of CBD/Hemp based products

Please fill in all the appropriate blanks:

Hours of operation: 8:00 a.m. until 5:00 p.m. M-F

Earlier than 8:00 a.m. N/A

Give hours: _____

Later than 5:00 p.m.: N/A

Give hours: _____

Method of conducting business:

Telephone: ✓

Mail order: ✓

Personal computer: ✓

Appointment: N/A

Traffic generation:

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

If so, specify the number and frequency of deliveries: Biweekly - Monthly

Describe size of vehicle making deliveries: Regular USPS, UPS, FedEx trucks

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

No appointments or visits will be allowed

Specify number and frequency of visits by clients and customers: 0 / N/A

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? Online or phone

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

Local stores on consignment: _____

Arts and crafts or flea markets: Flea markets, Farmers markets etc. in the future

Trade shows: _____

Other: Vending Machines at other locations

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: Jolicia Mallory

Signature: [signature]

Date: 5/4/22

MALLORY VENDING

**Mallory Vending Services, LLC**
***Home Office Site Plan & Business Overview***

I, Jelicia Mallory, am the owner of the property at 12212 Emily Cove, Gulfport, MS 39503, and I would like to use my house as a home office for my business. No customers will be permitted to visit the home for any business reasons, so there should not be any increase in traffic. Since my business will be confined to my home and property lines, it shouldn't cause any inconvenience to any of my neighbors.

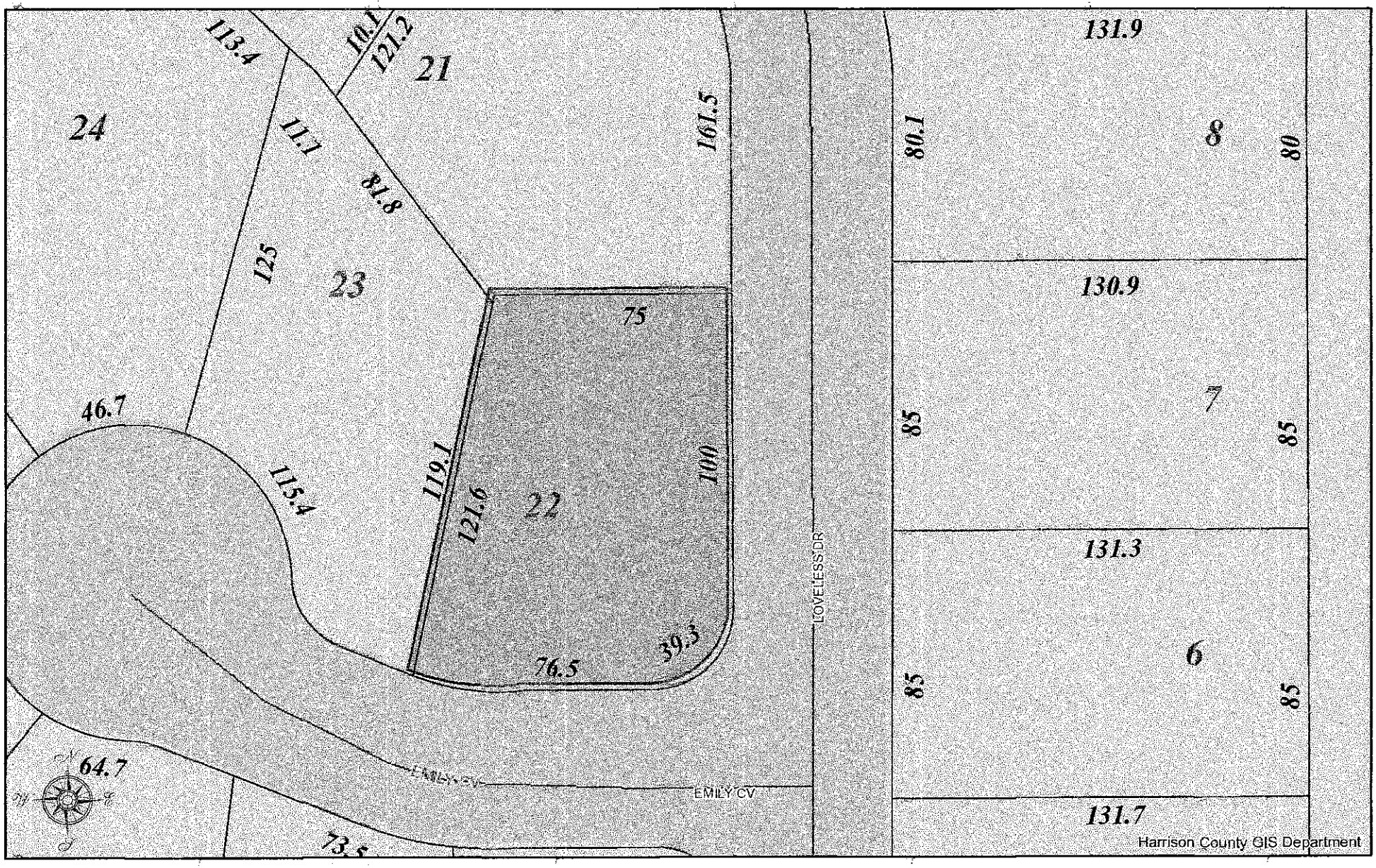
Water supply and waste disposal should not see any changes or require any additional services or support. I will not require any fire and police protection above or beyond what is currently provided for my personal property and safety.

Mallory Vending Services, LLC, doing business as Magnolia Herbals, will operate vending machines stocked with hemp-derived products. All products will meet the requirements of the 2018 Farm Bill by having no more than 0.3% THC, and sales will be restricted by age. Product inventory will be stored at my home, and this will be used to stock vending machines and sell online. These product deliveries to the house will be made by standard shipping/delivery companies such as: USPS, UPS, FedEx, etc. This should not cause any additional traffic or congestion.

Vending Machines will be placed in various locations that are open to the general public. To prevent minors from making purchases from our machines, each machine will be equipped with ID verification technology provided by Intellicheck (NASDAQ: IDN) www.intellicheck.com. Customers will be prompted to scan their ID and must pass Intellicheck's ID verification process before they are able to complete their purchase.

Intellicheck, Inc., delivers on-demand digital identity validation solutions for KYC, fraud, and age verification needs. Last year, Intellicheck validated over 100 million identities both digital and physical for top financial services, fintech companies, e-commerce, retail commerce, law enforcement and government agencies across North America.

# My Map

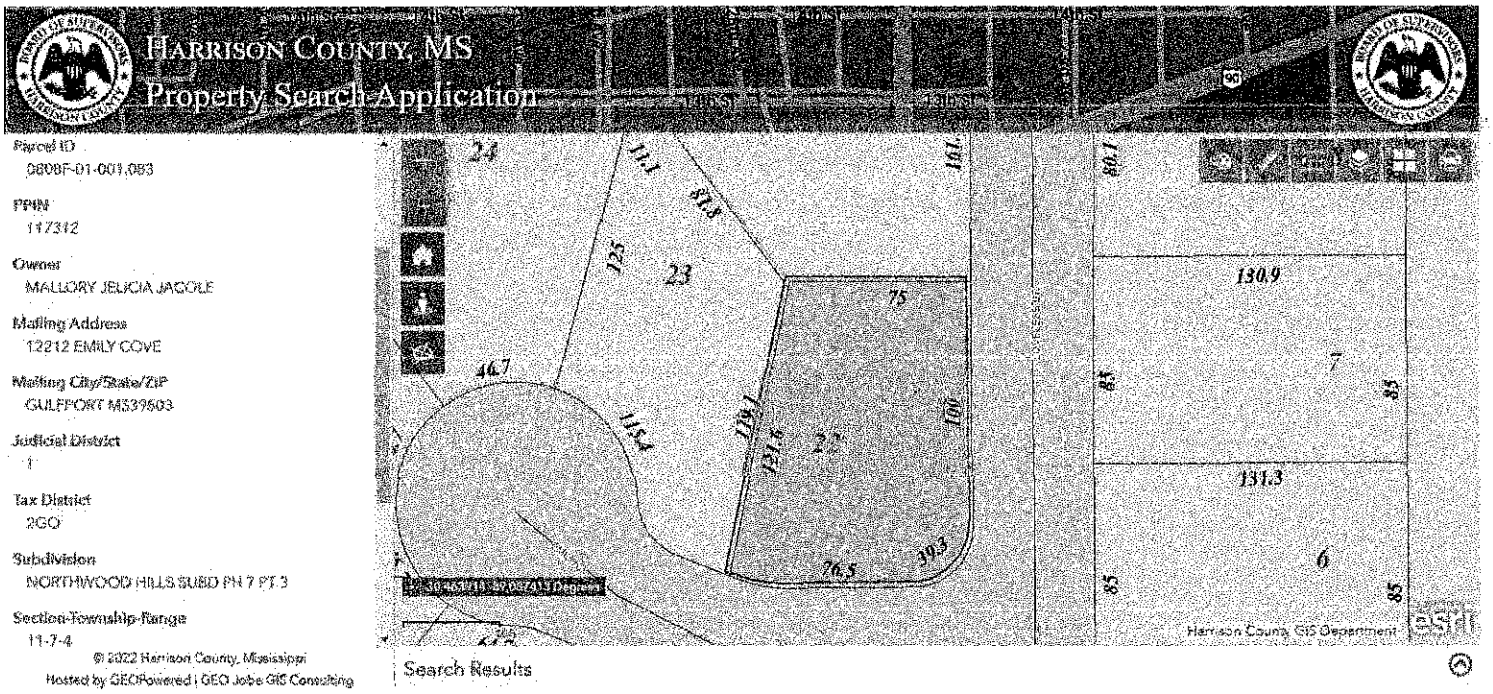


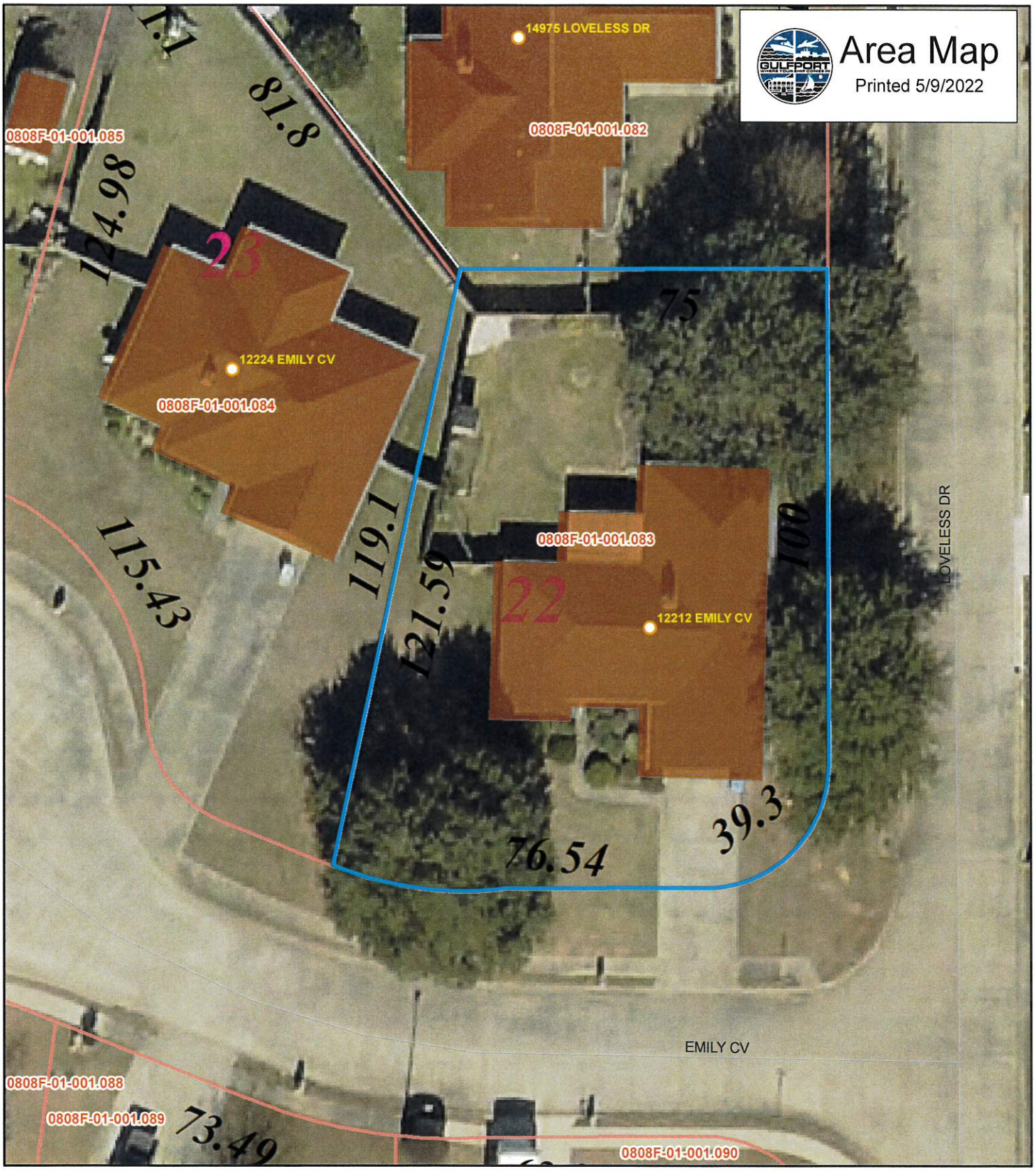

## HARRISON COUNTY, MISSISSIPPI

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

MAP DATE: May 4, 2022

0 50 100
Feet


HARRISON COUNTY, MS
Property Search Application
Parcel ID
0808F-01-001.053
PPIN
117312
Owner
MALLORY JELICIA JACOLE
Mailing Address
12212 EMILY COVE
Mailing City/State/ZIP
GULFPORT MS39503
Judicial District
1
Tax District
2GO
Subdivision
NORTHWOOD HILLS SUBD PH 7 PT 3
Section-Township-Range
11-7-4
© 2022 Harrison County, Mississippi
Hosted by GEOPowered | GEO Jobe GIS Consulting
Harrison County GIS Department
Search Results

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**Prepared by:**
**Melissa Nunley Reso**
**Attorney at Law, MS Bar No. 101506**
**2436 Pass Road, STE B**
**Biloxi, Mississippi 39531**
**228-207-0484**

**Return to:**
**Team Title, LLC**
**2436 Pass Road, Suite B**
**Biloxi, Mississippi 39531**
**228-207-0484**

**FILE NUMBER- 19-303-MS**

**Indexing Instructions: EXEMPT**

**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 which are hereby acknowledged, We,

**Howard L. Pitfield IV and Barbara R. Pitfield, husband and wife. (Grantors)**
**137 Iroquis Drive, Abita Springs, LA 70420**
**228-224-7715**

do hereby sell, convey, bargain and warrant to:

**Jelicia Jacole Mallory, a single woman (Grantee)**
**12212 Emily Cove, Gulfport, MS 39503**
**251-680-8683**

the following described real property situated and located in the County of Harrison, State of Mississippi, more particularly and certainly described as follows, to-wit:

**Lot Twenty-Two (22), Northwood Hills Subdivision, Phase (7), Part Three (3), 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 42 at Page 29 thereof.**

The conveyance herein is subject to all easements, roadways, servitudes, restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances ad leases of record or obvious on reasonable inspection of the subject property.

The parties agree that the Ad Valorem taxes for 2019 tax year are being prorated as of this date and are assumed by the Grantees herein.

**GRANTORS:**

Howard L. Pitfield IV

**Howard L. Pitfield IV**

Barbara R. Pitfield

**Barbara R. Pitfield**

**STATE OF MISSISSIPPI**
**COUNTY OF HARRISON**

Personally appeared before me, the undersigned authority in and for the said County and State, on this 23rd day of January, 2019, within my jurisdiction, the within named **Howard L. Pitfield IV and Barbara R. Pitfield** acknowledged that they executed the above foregoing instrument on the day and year herein indicated.

**Notary Public**

My Commission expires: 10/23/20

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 86571 MELISSA NUNLEY RESO My Commission Expires Oct. 23, 2020 HANCOCK COUNTY

**TAX NOTICES:** Grantee is responsible for the property taxes. Tax Notices should be sent to, **Jelicia Jacole Mallory, 12212 Emily Cove, Gulfport, MS 39503**

PERMITS/INSP PAYMENT  RECPT#: 11274673
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 05/09/22  TIME: 09:51
CLERK: mcunningh  DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD  PLANNING AND ZO  75.00

AMOUNT PAID:  75.00

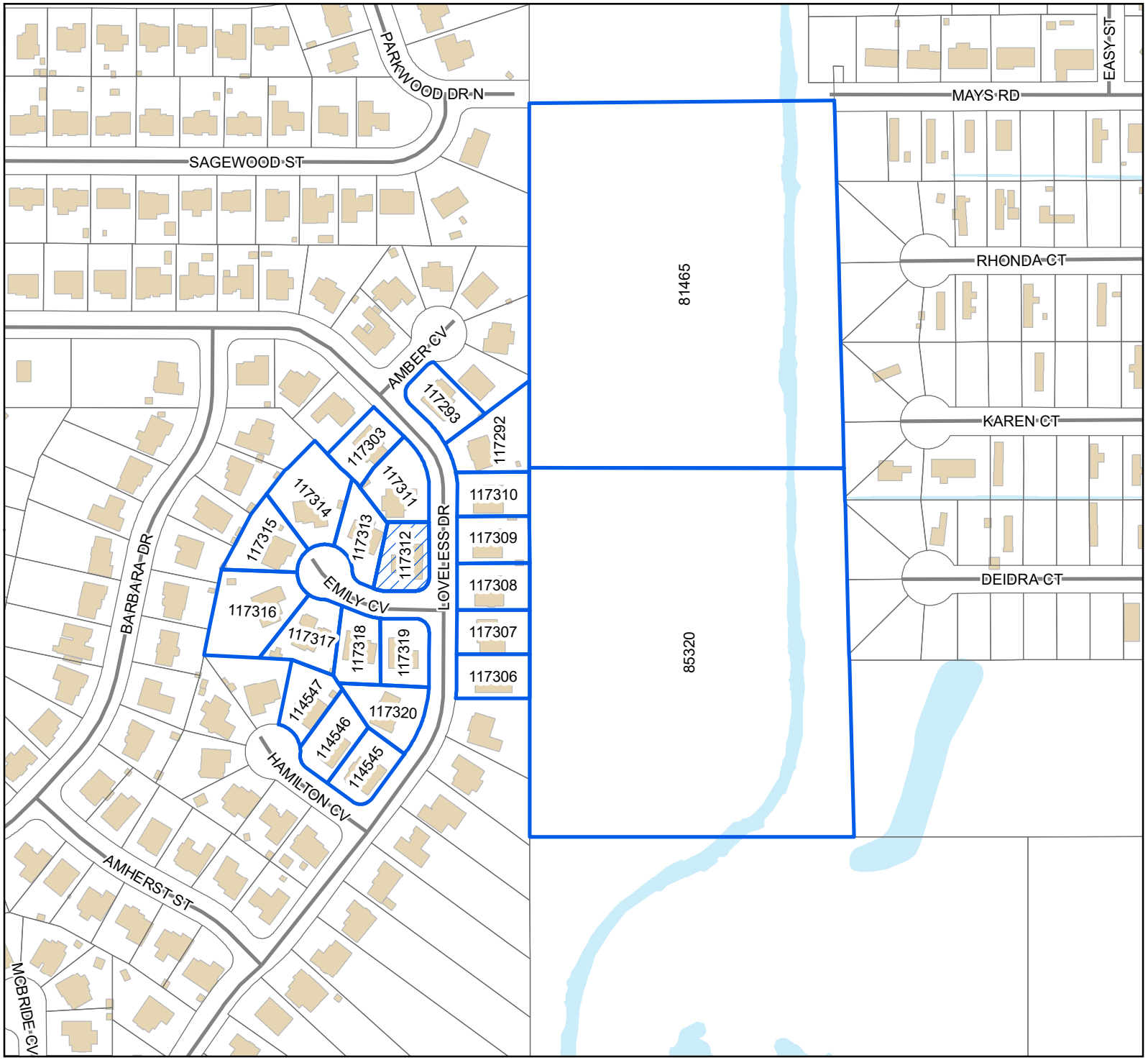
PAID BY:
PAYMENT METH: CHECK
102
REFERENCE:

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

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 117312 | 0808F-01-001.083 | MALLORY JELICIA JACOLE | 12212 EMILY COVE | GULFPORT | MS | 39503 |
| N | | | **Adjacent Property Owners** | | | | |
| | 114545 | 0808F-01-001.059 | ALBRECHT MICHAEL A | 12208 HAMILTON COVE | GULFPORT | MS | 39503 |
| | 81465 | 0808B-03-002.000 | BEL AIRE INC | P O BOX 2897 | GULFPORT | MS | 39505 |
| N | 85320 | 0808G-01-020.000 | BEL AIRE INC | P O BOX 2897 | GULFPORT | MS | 39505 |
| | 117315 | 0808F-01-001.086 | BRAZIER DAVID W | 12232 EMILY COVE | GULFPORT | MS | 39503 |
| | 117310 | 0808F-01-001.081 | BUCK ISAAC & NEILLY | 14974 LOVELESS DRIVE | GULFPORT | MS | 39503 |
| | 117303 | 0808C-01-015.043 | COMPTON JARED K & JESSICA R | 15011 LOVELESS DR | GULFPORT | MS | 39503 |
| | 117313 | 0808F-01-001.084 | DAVIS JOHN P | 12224 EMILY COVE | GULFPORT | MS | 39503 |
| | 117320 | 0808F-01-001.091 | HECKER DEENA | 14937 LOVELESS DR | GULFPORT | MS | 39503 |
| | 117306 | 0808F-01-001.077 | KELL SHEILA ANN | 14944 LOVELESS DR | GULFPORT | MS | 39503 |
| | 114547 | 0808F-01-001.061 | KENSLER PANDALA M | 12222 HAMILTON CV | GULFPORT | MS | 39503 |
| | 117311 | 0808F-01-001.082 | KRUSE TREY H | 14975 LOVELESS DR | GULFPORT | MS | 39503 |
| | 117318 | 0808F-01-001.089 | LICKLITER PATRICIA | 12219 EMILY COVE | GULFPORT | MS | 39503 |
| | 117317 | 0808F-01-001.088 | RAY KRISTI L | 12223 EMILY COVE | GULFPORT | MS | 39503 |
| | 114546 | 0808F-01-001.060 | SCHELP JOSEPH A & CHRISTINA | 12216 HAMILTON CV | GULFPORT | MS | 39503 |
| | 117292 | 0808C-01-015.032 | SCOTT BRENDA M & CHARLES JR | 15002 LOVELESS DRIVE | GULFPORT | MS | 39503 |
| | 117308 | 0808F-01-001.079 | SHOEMAKER MATTHEW AVERY JR | 14958 LOVELESS DR | GULFPORT | MS | 39503 |
| | 117316 | 0808F-01-001.087 | SMITH CHARLES V | 12231 EMILY COVE | GULFPORT | MS | 39503 |
| | 117319 | 0808F-01-001.090 | SMITH SCOTT ALAN | 12211 EMILY COVE | GULFPORT | MS | 39503 |
| | 117307 | 0808F-01-001.078 | SOOTIN LEON F | 14950 LOVELESS DR | GULFPORT | MS | 39503 |
| | 117309 | 0808F-01-001.080 | WALKER LESTER L & CHERYL F | 14966 LOVELESS DRIVE | GULFPORT | MS | 39503 |
| | 117293 | 0808C-01-015.033 | WHEATLEY CHARLES MICHAEL & MIRIAM L | 12215 AMBER COVE | GULFPORT | MS | 39503 |
| | 117314 | 0808F-01-001.085 | WINDHAM SHARON C | 12230 EMILY COVE | GULFPORT | MS | 39503 |

# 2207PC122

# Planning Commission Approval




**Legend**

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

0 40 80 120

Yards

1 inch = 250 feet

N

W E

S

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**RE: Planning Commission Approval 2207PC122, by owner Jelicia Mallory, tax parcel 0808F-01-001.083, Request for home occupation office use, 12212 Emily 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 28, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit http://www.gulfport-ms.gov/agendas/ then click the City of Gulfport Planning Commission for **Thursday, July 28, 2022.** 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.

## 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:**
**IPL0080719**
**Order Status:**
Submitted
**Classification:**
Legals & Public Notices
**Package:**
BLX - Legal Ads
**Final Cost:**
45.00
**Payment Type:**
Account Billed
**User ID:**
IPL0018837

### ACCOUNT INFORMATION

HARRISON CO DEVELOPMENT IP
12281 INTRAPLEX PKWY
GULFPORT, MS 39503
228-896-5020
mmcgraw@mscoast.org
HARRISON CO DEVELOPMENT

### TRANSACTION REPORT

**Date**
July 8, 2022 12:11:51 PM EDT
**Amount:**
45.00

### SCHEDULE FOR AD NUMBER IPL00807190

July 13, 2022
SunHerald (Biloxi)

### PREVIEW FOR AD NUMBER IPL00807190

**LEGAL NOTICE**
**PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, July 28, 2022 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.

Planning Commission Approval 2207PC122, by owner Jelicia Mallory, tax parcel 0808F-01-001.083, Request for home occupation office use, 12212 Emily Cv, Zoned R-1-10 (Single-family), Ward 7

Resubdivision 2207PC127, by owners Toleado Harper and Grant Curtis, tax parcel 0911D-03-041.000, Divide into two new parcels, 2208 Gulf Ave, Zoned R-2 (Single-family), Ward 3

Resubdivision 2207PC129, by owner T&D Homes, LLC, tax parcel 0810D-03-010.000, Divide into two new parcels, Zoned R-1-5 (Single-family), Ward 3

Zoning Map Amendment 2207PC130, by agent Linda Shaddix, tax parcels 0711K-04-037.002, 0711K-04-020.000, 0711K-04-037.003, &0711K-

04-037.004, Requests to rezone from R-1-7.5 (Single-family) to R-2 (Single-family), 1423 JoEllen Cir, Ward 1
Planning Commission Approval 2207PC131, by owner Misty & Calvin Stevenson, tax parcel 0808D-03-069.000, Request home occupation for a medical care use, 15377 Pinewood Ct, Zoned R-1-10 (Single-family), Ward 7
Zoning Map Amendment 2207PC132, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.000, and 0908E-01-001.001, Requests to rezone from R-1-10 & R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Ward 6
General Plan 2207PC133, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908D-01-015.000, 0908E-01-001.000, 0908C-01-001.000, Approval of General Plan for 42-lot and 7-outparcel subdivision (Forest Ridge Phase 2), Zoned R-1-15 (Single-family), R-1-7.5 (Single-family) & T4+ (General Urban Zone "Plus"), Ward 6
Zoning Map Amendment 2207PC135, by owner Qi Lu, tax parcel 0908M-01-001.000, Request to rezone from R-1-10 (Single-family) to B-2 (General Business), 13283 Dedeaux Rd, Ward 5
This the 7th day of July 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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

# MEMORANDUM

**To:** City of Gulfport Planning Commission

**From:** Greg Holmes, Planning Administrator
Urban Development Department

**Date of Hearing: July 28, 2022**

**Re:** **Resubdivision 2207PC127:**

Resubdivision 2207PC127, by owners Toleado Harper and Grant Curtis, tax parcel 0911D-03-041.000, Divide into two new parcels, 2208 Gulf Ave, Zoned R-2 (Single-family), Ward 3

# Technical Report

*Resubdivision*

## *GENERAL INFORMATION*

Case File Number: 2207PC127

Hearing Date: July 28, 2022

Current Zoning/Use: R-2 / Vacant

Legal: Resubdivision 2207PC127, by owners Toleado Harper and Grant Curtis, tax parcel 0911D-03-041.000, Divide into two new parcels, 2208 Gulf Ave, Zoned R-2 (Single-family), Ward 3

## *TECHNICAL DETAILS*

The applicant request to divide one parcel into two new parcels containing 20,005.36 square feet, located at 2208 Gulf Avenue, zoned R-2 (Single-family district). The requirements of an R-2 zoning district requires a lot width of 60-feet and a minimum square footage of 7,500 square feet for each newly created lot.

In review of the resubdivision summited by the applicant, Parcel A shall contain 10,002.68 square feet and Parcel B to contain 10,002.68 square feet. In addition, both lots will have a lot width of 80-feet and has direct access to a dedicated public street in which exceed the City of Gulfport Zoning Ordinance requirements. Further, the applicant have summited a notarized affidavit stating that there are no restrictive covenant that would prohibit the division of this particular parcel. Property is serviced by City of Gulfport water and sewer at this time.

The Gulfport Subdivision Regulations require that:

1. Each new parcel created is in compliance with appropriate zoning ordinances, building codes, and restrictive covenants, if any;
2. Each new parcel created shall have direct access to a dedicated public street for at least 35 feet; and
3. Each new parcel created shall have available capacity for water and sewer

The proposed parcels are located adjacent to existing city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant states there are no protective or restrictive covenants, which would prevent the resubdivision of the parcels.

## *EXECUTIVE SUMMARY*

The applicant meet the City of Gulfport's general zoning requirements for approval of this particular resubdivision.

Any approval should consider these conditions:

1. Must comply with all rules and regulations.
2. Protected Live Oaks are to be preserved and protected per ordinance code Chapter 8, article 1.

3. All construction shall comply with the International Residential Codes.

***DEPARTMENTAL CONDITIONS***

| | |
|---|---|
| **Engineering:** | No conditions. Memo dated 7/20/22. |
| **Public Works:** | Provide separate water and sewer services. Memo dated 7/19/22. |
| **Traffic and Safety:** | No comments as of 7/20/22. |
| **Building Code Services:** | All construction shall comply with the International Residential Codes. Memo dated 7/19/22. |
| **GIS:** | No conditions. Memo dated 7/19/22. |
| **Police Department:** | No comments as of 7/20/22. |
| **Fire Department:** | No conditions. Memo dated 7/15/22. |
| **City Arborist:** | Protected Live Oaks are to be preserved and protected per ordinance code Chapter 8, article 1. Memo dated 7/12/2022. |

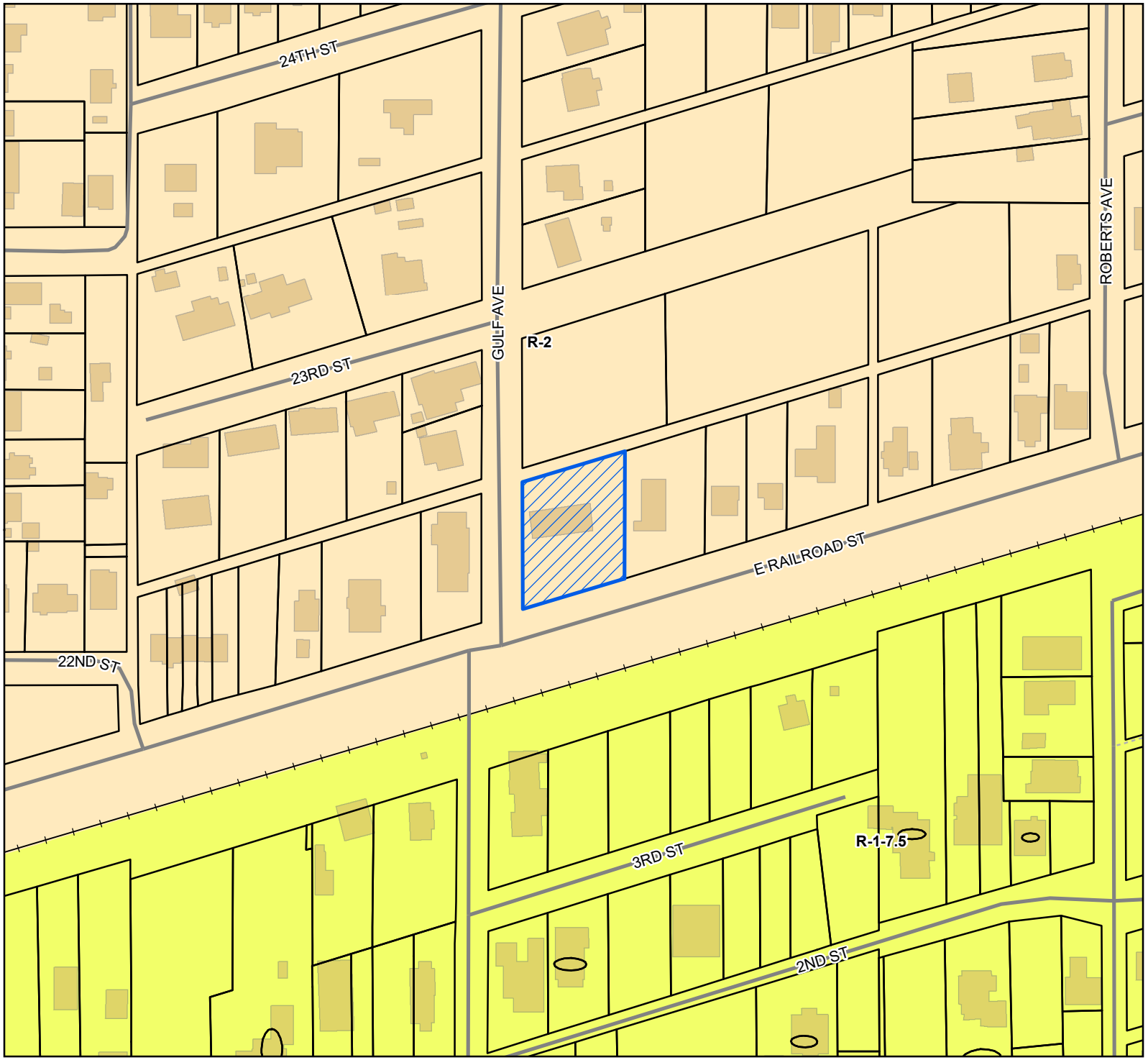
***DIRECTOR APPROVAL***

This report has been reviewed and approved by:

Greg Pietrangelo
Director of Urban Development Department

# 2207PC127

# Resubdivision




Site
Street
Alley
Railroad
Parcels
Buildings

**Zoning**

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

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

**Site Information**

0911D-03-041.000
Zoning: R-2 (Single-Family Residence)
Size: 19,793 Sqft.
Flood: A

0 25 50 75
Yards

1 inch = 170 feet

N
W E
S

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Revision date 11/2/2020

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

For Staff Use Only

Case Number: 2207PC127
Date Received: 5/17/2022
Receipt Number:
Received By: LE
Zoning: R-2
Ward: 3 Flood: A
Size: 19,793 sqft.

# APPLICATION FOR RESUBDIVISION

**Property Information**

TAX PARCEL # 0411D-03-041.000

(If necessary, use separate sheet of paper)

Address of Property Involved: 2208 Gulf Ave. Gpt. MS. 39501

Lot(s) 18-22, Block(s) 8, Subdivision

General Location:

**GENERAL DESCRIPTION OF REQUEST:**

Subdivde property I want to divide one property into two

**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

Toleado Harper / Grant Arts
Printed Name of Owner

10224 Canal rd.
Mailing Address

Gpt. MS. 39503
City State Zip code

228-213-7649
Home Phone Work/Cell Phone

Email Toleado Harper

**Signature of Owner**

AGENT

Printed Name of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

**Signature of Agent**

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

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

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) Grant Curtis

ADDRESS (STREET, CITY, STATE, ZIP CODE) 12299 Bethany Blvd Gulfport MS 39503

PHONE # (H) 228 547-5918 (W) _____

TAX PARCEL NUMBER(S) OWNED 0911D-03-041.000

SIGNATURE: [signature]

NAME OF OWNER (PRINT) _____

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) _____

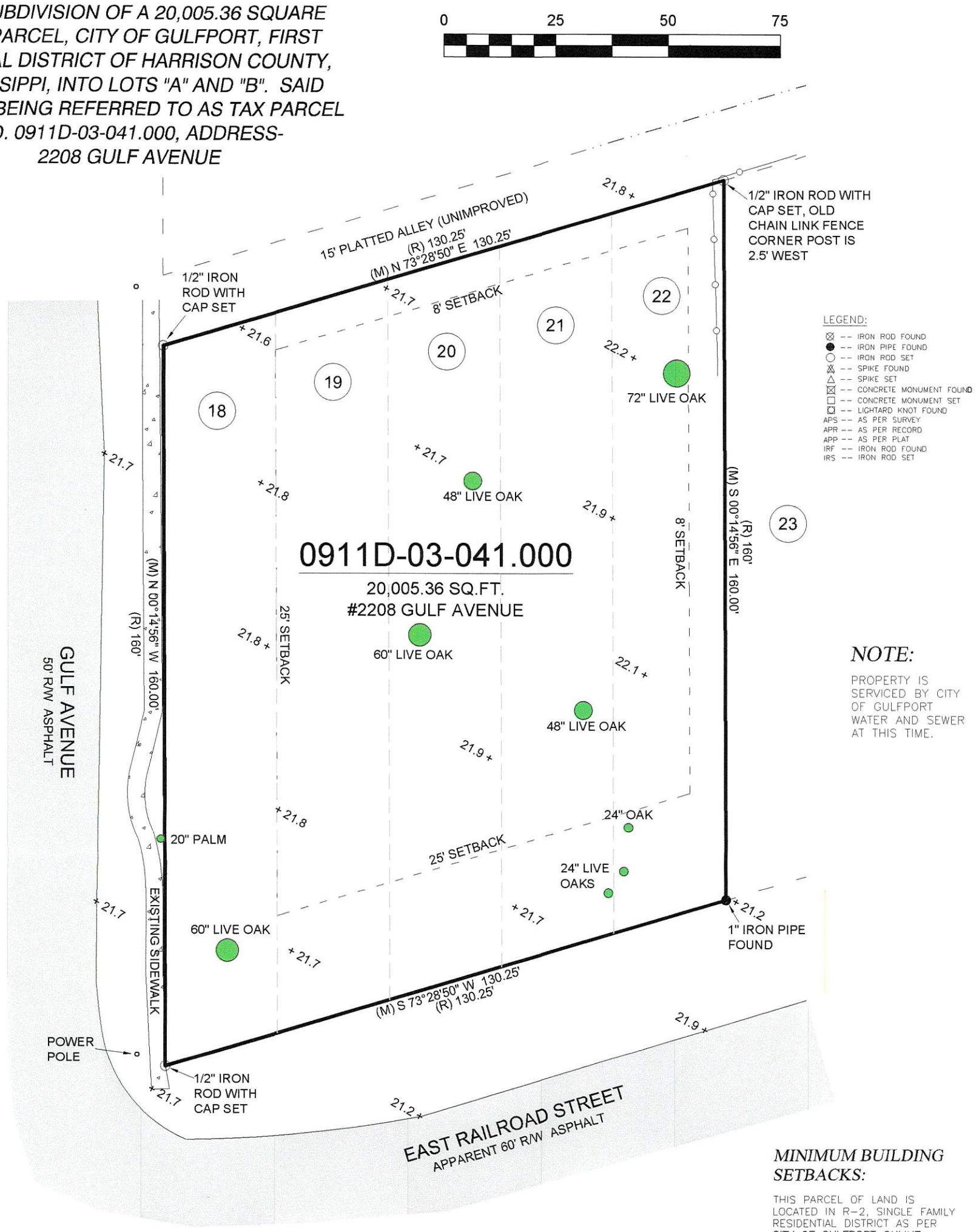
TAX PARCEL NUMBER(S) OWNED _____

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:** _____

*A RESUBDIVISION OF A 20,005.36 SQUARE FEET PARCEL, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO LOTS "A" AND "B". SAID PARCEL BEING REFERRED TO AS TAX PARCEL NO. 0911D-03-041.000, ADDRESS- 2208 GULF AVENUE*




*NOTE:*

PROPERTY IS SERVICED BY CITY OF GULFPORT WATER AND SEWER AT THIS TIME.

*MINIMUM BUILDING SETBACKS:*

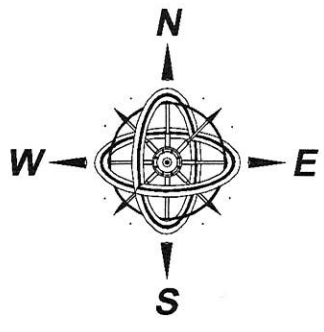
THIS PARCEL OF LAND IS LOCATED IN R-2, SINGLE FAMILY RESIDENTIAL DISTRICT AS PER CITY OF GULFPORT ONLINE ATLAS. REFER TO CITY OF GULFPORT MUNICODE FOR SETBACKS AND OTHER CRITERIA.

*FLOOD ZONE NOTE:*

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "A" ACCORDING TO MAP NUMBER 28047C0264G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

NOTES:

1.) FIELD SURVEY PEFORMED WITH A TOPCON HIPER VR GPS RECIEVER.
2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301, MS E).
3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.




*REFERENCE: GRID NORTH BY GPS OBSERVATION (DATUM=NAD 83)*

REFERENCE MATERIALS:

1.) GULFPORT ONLINE ATLAS
2.) RECORDED PLAT OF GRASSLAWN ADDITION
3.) HARRISON COUNTY TAX MAPS
4.) INSTRUMENT NO. 2022-5076-D-J1

CLIENT: TOLEADO HARPER AND GRANT EVERETT CURTIS
DATE OF FIELD SURVEY: 4/15/2022
DRAWN BY: CAC
JOB NUMBER: 22116.dwg

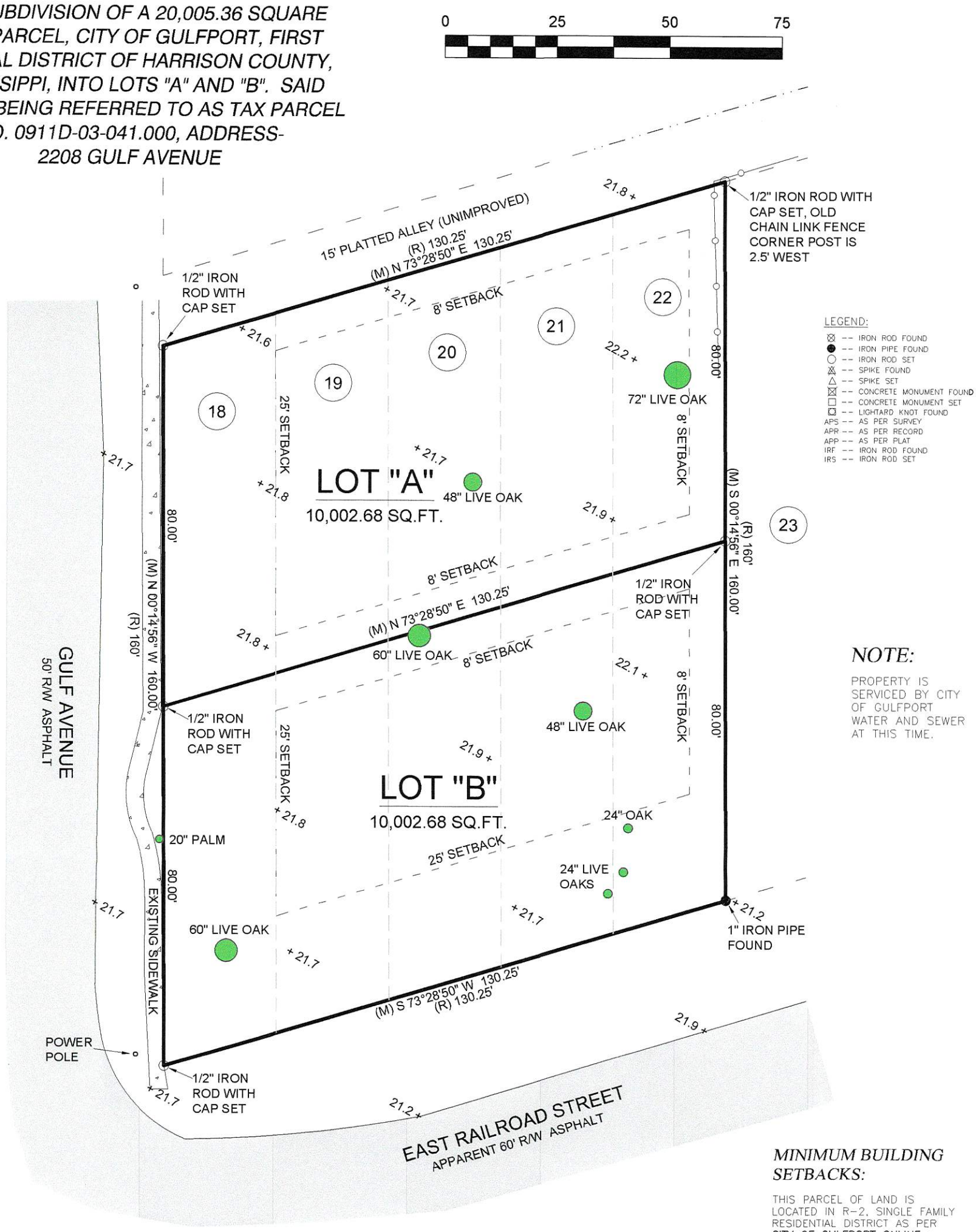
*GPS OBSERVATION NOTE*

DATE OF FIELD WORK: 4/15/2022
TOPCON HIPER VR RECIEVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

*PREPARED BY:*


*CLIFFORD A. CROSBY, PLS*
*716 LIVE OAK DRIVE*
*BILOXI, MS 39532 PHONE: 228-234-1649*

*A RESUBDIVISION OF A 20,005.36 SQUARE FEET PARCEL, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO LOTS "A" AND "B". SAID PARCEL BEING REFERRED TO AS TAX PARCEL NO. 0911D-03-041.000, ADDRESS- 2208 GULF AVENUE*




## *NOTE:*

PROPERTY IS SERVICED BY CITY OF GULFPORT WATER AND SEWER AT THIS TIME.

## *MINIMUM BUILDING SETBACKS:*

THIS PARCEL OF LAND IS LOCATED IN R-2, SINGLE FAMILY RESIDENTIAL DISTRICT AS PER CITY OF GULFPORT ONLINE ATLAS. REFER TO CITY OF GULFPORT MUNICODE FOR SETBACKS AND OTHER CRITERIA.

## *FLOOD ZONE NOTE:*

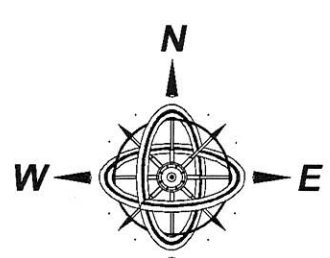
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "A" ACCORDING TO MAP NUMBER 28047C0264G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

NOTES:

1.) FIELD SURVEY PEFORMED WITH A TOPCON HIPER VR GPS RECIEVER.
2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

REFERENCE MATERIALS:

1.) GULFPORT ONLINE ATLAS
2.) RECORDED PLAT OF GRASSLAWN ADDITION
3.) HARRISON COUNTY TAX MAPS
4.) INSTRUMENT NO. 2022-5076-0-J1




*REFERENCE: GRID NORTH BY GPS OBSERVATION (DATUM=NAD 83)*

CLIENT: TOLEADO HARPER AND GRANT EVERETT CURTIS
DATE OF FIELD SURVEY: 4/15/2022
DRAWN BY: CAC
JOB NUMBER: 22116.dwg

*PREPARED BY:*

*CLIFFORD A. CROSBY, PLS*
*716 LIVE OAK DRIVE*
*BILOXI, MS 39532 PHONE: 228-234-1649*

*GPS OBSERVATION NOTE*

DATE OF FIELD WORK: 4/15/2022
TOPCON HIPER VR RECIEVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

*A RESUBDIVISION OF A 20,005.36 SQUARE FEET PARCEL, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO LOTS "A" AND "B". SAID PARCEL BEING REFERRED TO AS TAX PARCEL NO. 0911D-03-041.000, ADDRESS- 2208 GULF AVENUE*

## *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.) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.*

*2.) THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "A" ACCORDING TO MAP NUMBER 28047C0264G DATED JUNE 16, 2009.*

*3.) BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO.*

*4.) THIS SURVEY MEETS MISSISSIPPI MINIMUM REQUIREMENTS FOR A CLASS "B" SURVEY.*

*5.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPIED.*

*6.) 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.*

*RECORD DESCRIPTION, 2022-5076-D-J1*

Lots 18, 19, 20, 21 and 22, Block 8, Grasslawn Addition, Harrison County, Mississippi, as per plat thereof recorded In Plat Book 2, at Page 114, in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

*LEGAL DESCRIPTIONS OF LOTS CREATED BY THIS SUBDIVISION:*

*LEGAL DESCRIPTION: LOT "A"*

The north one-half of Lots 18, 19, 20, 21 and 22, Block 8, Grasslawn Addition, City of Gulfport, First Judicial District of Harrison County, Mississippi, as per plat thereof recorded In Plat Book 2, at Page 114, in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

*LEGAL DESCRIPTION: LOT "B"*

The south one-half of Lots 18, 19, 20, 21 and 22, Block 8, Grasslawn Addition, City of Gulfport, First Judicial District of Harrison County, Mississippi, as per plat thereof recorded In Plat Book 2, at Page 114, in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

## OWNER'S DEDICATION

THIS IS TO CERTIFY THAT TOLEADO HARPER IS ONE OF THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT, DECLARE THIS TO BE A CORRECT PLAT.

WITNESS MY SIGNATURE ON THIS 25 DAY OF April, 2022.

Toleado Harper
*TOLEADO HARPER*

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:*

Toleado Harper
*TOLEADO HARPER*

*THIS 26 DAY OF April, 2022.*

## ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED, AUTHORIZED IN AND FOR THE STATE OF MISSISSIPPI, COUNTY OF HARRISON COUNTY, PERSONALLY APPEARED THE AFORENAMED TOLEADO HARPER, WHO ACKNOWLEDGED THAT HE ACCEPTED THIS PLAT AND EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION FOR THE PURPOSE THEREIN SET FORTH.

Michelle Sabulao Conner
*NOTARY PUBLIC*

STATE OF MISSISSIPPI MICHELLE SABULAO CONNER NOTARY PUBLIC ID No. 98609 My Comm. Expires Dec. 14, 2024 HARRISON COUNTY

*MY COMMISSION EXPIRES:* 12/14/2024

CLIENT: TOLEADO HARPER AND GRANT EVERETT CURTIS
DATE OF FIELD SURVEY: 4/15/2022
DRAWN BY: CAC
JOB NUMBER: 22116.dwg

*PREPARED BY:*

CLIFFORD A. CROSBY, PLS
*716 LIVE OAK DRIVE*
*BILOXI, MS 39532 PHONE: 228-234-1649*

## 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 TAX PARCEL # 0911D-03-041.000, LOCATED IN GRASSLAWN ADDITION TO GULFPORT, MS. THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING LOCATED ON NORTH SIDE OF EAST RAILROAD STREET AND ON THE EAST SIDE OF GULF AVENUE. THE AD VALOREM TAX PARCEL NUMBERS OF THE SUBJECT PROPERTY IS

*0911D-03-041.000*. *THE CASE FILE NUMBER IS* _____.

## OWNER'S DEDICATION

THIS IS TO CERTIFY THAT GRANT EVERETTE CURTIS IS ONE OF THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT, DECLARE THIS TO BE A CORRECT PLAT.

WITNESS MY SIGNATURE ON THIS 25 DAY OF April, 2022.

*GRANT EVERETTE CURTIS*

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:*

*GRANT EVERETTE CURTIS*

*THIS* 25 *DAY OF* April, *2022.*

## ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED, AUTHORIZED IN AND FOR THE STATE OF MISSISSIPPI, COUNTY OF HARRISON COUNTY, PERSONALLY APPEARED THE AFORENAMED GRANT EVERETTE CURTIS WHO ACKNOWLEDGED THAT HE ACCEPTED THIS PLAT AND EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION FOR THE PURPOSE THEREIN SET FORTH.

*NOTARY PUBLIC*

*MY COMMISSION EXPIRES:* 12/14/24

STATE OF MISSISSIPPI
MICHELLE SABULAO-CONNER
NOTARY PUBLIC
ID No. 98609
My Comm. Expires
Dec. 14, 2024
HARRISON COUNTY

*A RESUBDIVISION OF A 20,005.36 SQUARE FEET PARCEL, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO LOTS "A" AND "B". SAID PARCEL BEING REFERRED TO AS TAX PARCEL NO. 0911D-03-041.000, ADDRESS- 2208 GULF AVENUE*

## SURVEYOR'S CERTIFICATE

I, CLIFFORD A. CROSBY, 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, AND THAT ALL MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS LOCATED AND THAT ALL DIMENSIONAL AND OTHER DATA SHOWN ARE CORRECT. I ALSO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI".

*WITNESS MY SIGNATURE AND SEAL THIS* 22ND *DAY OF* APRIL, *2022.*

*CLIFFORD A. CROSBY, MS PLS 2539*

CLIFFORD A. CROSBY
REGISTERED PROFESSIONAL
LAND
SURVEYOR
PLS 2539
STATE OF MISSISSIPPI

## CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

*SUBMITTED TO AND APPROVED BY THE CITY OF GULFPORT PLANNING COMMISSION ON THE _____ DAY OF _____, 2022.*

*BY:* _____
*KEITH WILLIAMS*
*THE CITY OF GULFPORT'S PLANNING COMMISSION CHAIRMAN*

*BY:* _____
*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 _____, 2022.

*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 _____, 2022.

*BILLY HEWES*
*THE CITY OF GULFPORT'S MAYOR*

CLIENT: TOLEADO HARPER AND GRANT EVERETT CURTIS
DATE OF FIELD SURVEY: 4/15/2022
DRAWN BY: CAC
JOB NUMBER: 22116.dwg

*PREPARED BY:*

CLIFFORD A. CROSBY, PLS
*716 LIVE OAK DRIVE*
*BILOXI, MS 39532 PHONE: 228-234-1649*

## IMPORTANT NOTICE

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Planning Commission will not consider a request until all information is submitted and accurate.

2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.

3. Please see page 10 of this application to determine the deadline dates for filing your application.

## SUBMISSION REQUIREMENTS

A. **Page one of this application, completed and signed.**

B. **Proof of ownership** (Copy of deed or affidavit)

C. If applicable, notarized proof of **authority to act as agent** for owner (Board Resolution, etc.)

D. The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified.**

E. An **affidavit** stating there are no restrictive or protective covenants prohibiting the resubdivision of the property.

F. **One signed and notarized resubdivision certificate 11" by 17".**

See attached Instructions for Resubdivision Surveys along with a Sample Resubdivision Survey and Certificate

G. **Cash or check** payable to the City of Gulfport in the amount of **$175.00 plus $5.00 for each newly created lot/parcel.**

**General Criteria required for Resubdivision of Property:**

1. Every lot created shall contain a suitable building site meeting the minimum square footage required by the Zoning Ordinance.

2. Each new lot created shall be in compliance with appropriate zoning ordinances, building codes and restrictive covenants, if any.

3. The proposed subdivision shall not deny any lot direct access to a dedicated public street and shall abut upon a dedicated street for at least 35 feet.

4. Lots for residential use shall be at least 60 feet wide at the building setback line. (50 feet wide at the building setback line in an R-1-5 zoning district.)

5. Minimum lot size based on availability of water and sewer:
   a. 7,500 square feet for lots served by municipal water and sewer system or an approved private system.
   b. 15,000 square feet for lots served by municipal or approved private water system but not served by municipal or approved private sewerage system.
   c. 30,000 square feet for lots with individual lot private water and sewerage system.
6. The maximum depth of any lot, exclusive of unusable land, shall be 3 ½ times the width of the lot at the building setback line.

(See attached Instructions for Resubdivision Surveys and sample of Certificate of Resubdivision and Survey.)

Gulfport MISSISSIPPI ONE COAST

## Covenant Affidavit

I, Grant Curtis, being owner or agent of the property 601 North Island View
PRINT NAME PRIMARY ADDRESS OR PARCEL
Long Beach MS 39560

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

Grant Curtis 5-17-2022

*Signature* *Date*

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 17 day of May, 20 22

Leslie Ervin

*Notary Public*

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 290631 LESLIE ERVIN Commission Expires April 19, 2025 HARRISON COUNTY

April 19, 2025

*Commission Expiration*

Gulfport MISSISSIPPI ONE COAST

## Covenant Affidavit

I, Toledo Harper, being owner or agent of the property 10224 Coral rd Gpt. Ms. 39503

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.

Toledo Harper 5/17/22

*Signature* *Date*

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 17 day of May, 20 22

Leslie Ervin

*Notary Public*

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 290631 LESLIE ERVIN Commission Expires April 19, 2025 HARRISON COUNTY

April 19, 2025

*Commission Expiration*

REVIEWED

SCANNED

J1 - GULFPORT DISTRICT
Instrument 2022-0005076-D-J1
Filed/Recorded 03/04/2022 10:56:01 AM
Total Fees 26.00
2 Pages Recorded

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

Grantor:
**David E. Gomez**
1214 Belew Street
Irving, TX 75061
(228) 731-5432

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

Grantees:
**Toleado Harper**
**Grant Everett Curtis**
2208 Gulf Avenue
Gulfport, MS 39501
(228) 213-7649

**File No. Z220967S**

**INDEXING INSTRUCTIONS:** **Lots 18-22, Blk 8, Grasslawn Addition, 1st JD, Harrison County, MS**

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

# WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **David E. Gomez,** do hereby sell, convey and warrant unto **Toleado Harper and Grant Everett Curtis**, as joint tenants full right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

> **Lots 18, 19, 20, 21 and 22, Block 8, Grasslawn Addition, Harrison County, Mississippi, as per plat thereof recorded in Plat Book 2, at Page 114, in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.**

This being the same property as that conveyed to David E. Gomez, by Special Warranty Deed recorded as Instrument No. 2015-8617-DJ1, Land Deed Records of Harrison County, Mississippi.

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

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

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

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

**This conveyance is not part of the Grantor(s) homestead.**

WITNESS MY SIGNATURE, on this the 25 day of February, 2022.

**David E. Gomez**

**ACKNOWLEDGMENT**

STATE OF MISSISSIPPI
COUNTY OF ~~HARRISON~~ Lamar KMT

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 25 day of February, 2022.

(AFFIX SEAL)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 292402 KATELYN M. JOHNSON Commission Expires Aug. 16, 2025 LAMAR COUNTY

Katelyn Johnson
NOTARY PUBLIC

My commission expires: _____

**DEED ACCEPTED BY:**

**Toleado Harper**

**Grant Everett Curtis**

PILGER TITLE CO.
Real Estate Closings

1406 Bienville Boulevard, Suite 101 | Ocean Springs, MS 39564 | 228-215-0011 | fax 228-215-0023

March 8, 2022

Toleado Harper
Grant Everett Curtis
2208 Gulf Ave.
Gulfport, MS 39501

Dear Sir or Madam:

Thank you for choosing PILGER TITLE CO. to handle your real estate closing needs. Enclosed, you will find the original, recorded Deed and Owner's Policy of Title Insurance in connection with the property you recently purchased. Please keep these documents in a very safe place because the originals are irreplaceable.

You should also be aware the property taxes will come due at the end of the year; the tax bill will still be in the seller's name and will be sent to the seller by the tax collector. If you have a mortgage and escrow account, your lender will pay these taxes. However, if your purchase does not include a mortgage, **you** should pay these taxes in late December or early January, whether you receive a tax bill or not.

The file regarding your property will be saved at our office so that we will be in a position to assist you in the event you sell or mortgage your property in the future. If such event does occur, just contact our office and we will promptly prepare your closing paperwork.

This should complete the documentation of your purchase. It has been a pleasure assisting you and if you have any questions, please do not hesitate to contact me.

Respectfully,

Suzanne Cox
Post-Closing Specialist

PERMITS/INSP PAYMENT  RECPT#: 11284891
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 05/17/22  TIME: 11:06
CLERK: mcunningh  DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD  PLANNING AND ZO  185.00

AMOUNT PAID:  185.00

PAID BY:
PAYMENT METH: CREDIT CARD

REFERENCE:

AMT TENDERED:  185.00
AMT APPLIED:  185.00
CHANGE:  .00

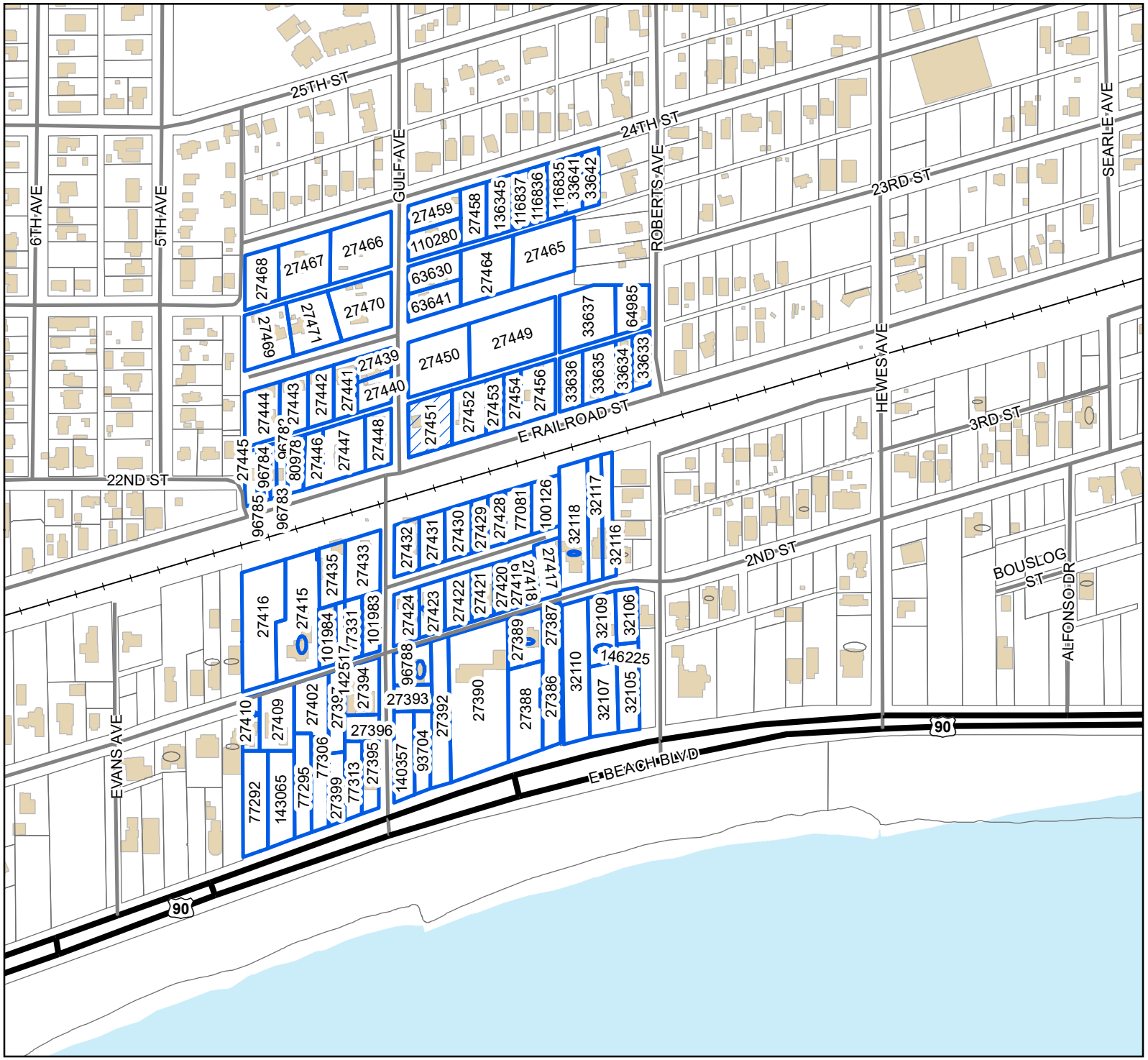
| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 27451 | 0911D-03-041.000 | TOLEADO HARPER | 10224 CANAL RD | GULFPORT | MS | 39503 |
| | 27451 | 0911D-03-041.000 | GRANT EVERETT CURTIS | 12299 BRITTANY BLVD | GULFPORT | MS | 39503 |
| | | | **Adjacent Property Owners** | | | | |
| | 27423 | 0911E-01-024.000 | ALBRECHT BLAIR A & DIANNE H | 750 2ND ST | GULFPORT | MS | 39501 |
| | 32110 | 0911E-01-042.000 | ANDERSON PRISCILLA ANNE | 139 OAKWOODS DRIVE | GULFPORT | MS | 39507 |
| | 64985 | 0911D-03-037.000 | APPLE GROVE INVESTMENTS INC | 45 3RD AVE SE | LEMARS | IA | 51031 |
| | 27465 | 0911D-03-021.000 | AUSMER LAVERNE VICTORIA PATTERSON | 2217 ROBERTS AVE | GULFPORT | MS | 39501 |
| | 33634 | 0911D-03-048.000 | AVERY CELESTE J ETAL | 1634 20TH ST | GULFPORT | MS | 39501 |
| | 96788 | 0911E-01-037.002 | BAKER ALLEN | 777 2ND ST | GULFPORT | MS | 39501 |
| | 27392 | 0911E-01-038.000 | BAKER WILLIAM ALLEN & JANET L | 777 2ND ST | GULFPORT | MS | 39501 |
| N | 93704 | 0911E-01-037.001 | BAKER WILLIAM ALLEN & JANET L | 777 2ND STREET | GULFPORT | MS | 39501 |
| | 101984 | 0911E-04-023.002 | BARRETT ASHTON S | P O BOX 6423 | GULFPORT | MS | 39506 |
| N | 142517 | 0911E-04-023.003 | BARRETT ASHTON S | PO BOX 6423 | GULFPORT | MS | 39506 |
| | 101983 | 0911E-04-023.001 | BARRETT ESTHER SCOTT | P O BOX 6423 | GULFPORT | MS | 39506 |
| | 27421 | 0911E-01-026.000 | BARRETT PETER H & FAY N | 730 2ND ST | GULFPORT | MS | 39501 |
| N | 27429 | 0911E-01-019.000 | BARRETT PETER H & FAY N | 730 2ND ST | GULFPORT | MS | 39501 |
| | 27435 | 0911E-04-018.000 | BARRETT W E JR ETAL | P O BOX 6423 | GULFPORT | MS | 39506 |
| N | 27433 | 0911E-04-017.000 | BARRETT W E JR ETAL | P O BOX 6423 | GULFPORT | MS | 39506 |
| | 77331 | 0911E-04-023.000 | BARRETT WILLIAM E SR -TRUST- | P O BOX 6423 | GULFPORT | MS | 39506 |
| | 32118 | 0911E-01-016.000 | BLACK DWANE A & JULIE | 716 2ND ST | GULFPORT | MS | 39501 |
| | 136345 | 0911D-03-016.001 | BLACKLINE CORPORATION | 1902 15TH ST SUITE 101 | GULFPORT | MS | 39501 |
| N | 27458 | 0911D-03-016.000 | BLACKLINE CORPORATION | 1902 15TH ST SUITE 101 | GULFPORT | MS | 39501 |
| | 32105 | 0911E-01-044.000 | BROADUS MELVIN R | 23472 MONTEBELLA RD | PASS CHRISTIAN | MS | 39571 |
| | 27395 | 0911E-03-033.000 | BRUNET HEIDI | 10 PEPPERVINE TRAIL | BALD HEAD | NC | 28461 |
| | 27439 | 0911D-04-033.000 | CARR BILLY L | 809 23RD ST | GULFPORT | MS | 39501 |
| | 27417 | 0911E-01-030.000 | CARTER MILLARD F III -TRUSTEE- | 11525 BRIARSTONE PL | GULFPORT | MS | 39503 |
| | 27431 | 0911E-01-021.000 | CHAPMAN ROSELYN JOYCE MURRAY | 1322 SECOND STREET | GULFPORT | MS | 39501 |
| | 77313 | 0911E-03-032.000 | CHRISTIAN PETER -L/E- & GAYLE ANN W | 115 BAYOU CIRCLE | GULFPORT | MS | 39507 |
| | 33642 | 0911D-03-013.000 | COPELAND DINAH | 717 24TH ST | GULFPORT | MS | 39501 |
| | 63641 | 0911D-03-019.000 | CYNTHIA FORE TRUST ETAL C/O WILLIAM L F | 2108 BOARDMAN BLVD | GULFPORT | MS | 39507 |
| | 27453 | 0911D-03-043.000 | D S LADNER HOLDINGS LLC | P O BOX 6546 | GULFPORT | MS | 39506 |
| | 27402 | 0911E-03-003.000 | DEAN HARLAN G III & MARGARET M | 311 EAST COLLEGE STREET | CLINTON | MS | 39056 |
| | 140357 | 0911E-01-037.003 | DICKSON MARY CAROLYN | 72 NORTH HIGHLANDS DR | POPLARVILLE | MS | 39470 |
| | 27459 | 0911D-03-017.000 | DUKE DENISE LEITHA | 2352 GULF AVENUE | GULFPORT | MS | 39501 |
| | 27416 | 0911E-04-026.000 | EDRINGTON BRIAN KIRK & LOUISE K | 888 2ND ST | GULFPORT | MS | 39501 |
| | 143065 | 0911E-03-005.001 | EDWARDS EMERY LOUIS | 1626 E PASS RD | GULFPORT | MS | 39507 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 27409 | 0911E-03-005.000 | EDWARDS JOHANNA | 821 2ND ST | GULFPORT | MS | 39501 |
| | 27415 | 0911E-04-025.000 | FORESMAN BRIAN H & KRIS ANN KELLY | 820 2ND STREET | GULFPORT | MS | 39501 |
| | 77295 | 0911E-03-030.000 | GANT CHARLES M | 14397 CREOSOTE RD | GULFPORT | MS | 39503 |
| | 27396 | 0911E-03-034.000 | GARGIULO ANDREW T ETAL | 229 STEEPLECHASE DR | ELVERSON | PA | 19520 |
| | 27394 | 0911E-03-001.000 | GARGIULO ANDREW THOMAS ETAL | 229 STEEPLEHCHASE DR | ELVERSON | PA | 19520 |
| | 77306 | 0911E-03-031.000 | GARGIULO PETER V & GLENDA G | 400 SILVER5 CANYON COURT | FT WORTH | TX | 76108 |
| | 27440 | 0911D-04-034.000 | GENTRY BARBARA | 105 28 1/2 ST | GULFPORT | MS | 39507 |
| | 116836 | 0911D-03-014.002 | GILLHESPY KEN & ELVA | 723 24TH ST | GULFPORT | MS | 39501 |
| | 116835 | 0911D-03-014.001 | GODSO RANDALL F | 1787 BLVD DE PROVINCE APT A | BATON ROUGE | LA | 70816 |
| | 32107 | 0911E-01-043.000 | GREEN TERRY W | P O BOX 1600 | GULFPORT | MS | 39502 |
| N | 27390 | 0911E-01-039.000 | GULFPORT CITY OF | 720 E BEACH BLVD | GULFPORT | MS | 39501 |
| | 77292 | 0911E-03-028.000 | HALUSKA JOHN E & JASON E | 793 HICKORY TREE COVE | COLLIERVILLE | TN | 38017 |
| | 33635 | 0911D-03-047.000 | IDLAND CHRISTOPHER RUDOLF | 38 CAMBRIDGE AVE | GULFPORT | MS | 39507 |
| | 27454 | 0911D-03-044.000 | J P SILVA PROPERTIES LLC | 2740 TIDE MARK COVE | BILOXI | MS | 39531 |
| | 116837 | 0911D-03-014.003 | JONES CASSANDRA L | 725 24TH ST | GULFPORT | MS | 39501 |
| | 27386 | 0911E-01-041.000 | KNIGHT IRMA ELIZABETH -TRUSTEE- | 1200 MEADOWBROOK UNIT 26 | JACKSON | MS | 39206 |
| | 27450 | 0911D-03-040.000 | KOTIKALAPUDI SIVARAMA K ETAL | 67 HIGHPOINTE DR | HATTIESBURG | MS | 39402 |
| | 27444 | 0911D-04-038.000 | LADNER ANNITA | 817 23RD ST | GULFPORT | MS | 39501 |
| | 27456 | 0911D-03-045.000 | LUC HOI V & TINH T -TRUSTEES- | 1823 N GARFIELD AVE | PASADENA | CA | 91104 |
| | 27387 | 0911E-01-034.000 | MATHISEN DONALD S & KAREN J | 1406 R J LANE | UNION | KY | 41091 |
| | 27446 | 0911D-04-040.001 | MATTIE FUND LLC | 190 INDEPENDENCE LANE #472 | MAITLAND | FL | 32751 |
| | 27441 | 0911D-04-035.000 | MCALPIN VELMA DORIS | 811 23RD ST | GULFPORT | MS | 39501 |
| | 27467 | 0911D-04-018.000 | MCCLURE MALVIN J & BEATRICE | 803 24TH ST | GULFPORT | MS | 39501 |
| | 32109 | 0911E-01-033.000 | MCDONNELL DOUGLAS M & JANE H | 711 2ND STREET | GULFPORT | MS | 39501 |
| N | 146225 | 0911E-01-033.001 | MCDONNELL DOUGLAS M & JANE H | 711 2ND STREET | GULFPORT | MS | 39501 |
| | 27388 | 0911E-01-040.000 | MCINTYRE EDMOND H III & DEBRA T | 3 SANCTUARY LANE | METAIRIE | LA | 70006 |
| | 27430 | 0911E-01-020.000 | MCLEOD ROBERT WESLEY | 2316 UNIVERSITY BLVD SUITE 201 | TUSCALOOSA | AL | 35401 |
| N | 27422 | 0911E-01-025.000 | MCLEOD ROBERT WESLEY | 2316 UNIVERSITY BLVD SUITE 201 | TUSCALOOSA | AL | 35401 |
| | 27393 | 0911E-01-037.000 | MILLER TERRY H & MARGARET ANN D | 2909 BOCAGE LAKE CT | BATON ROUGE | LA | 70809 |
| | 110280 | 0911D-03-017.001 | MORAN MOLLY M & DAKOTA B | 2344 GULF AVE | GULFPORT | MS | 39501 |
| | 27432 | 0911E-01-022.000 | MURRAY LINDA JOYCE | 1610 GULF AVE | GULFPORT | MS | 39501 |
| | 27442 | 0911D-04-036.000 | POPE ANNA JEAN | 813 23RD ST | GULFPORT | MS | 39501 |
| | 33633 | 0911D-03-049.000 | RAWLINGS COLLEEN | P O BOX 6633 | DIBERVILLE | MS | 39540 |
| | 27466 | 0911D-04-017.000 | RICE KATHERINE K | 2313 GULF AVE | GULFPORT | MS | 39501 |
| | 96782 | 0911D-04-039.004 | RIVER CARD PROPERTIES LLC | 76365 EUGENE WALLACE ROAD | COVINGTON | LA | 39503 |
| N | 96783 | 0911D-04-039.003 | RIVER CARD PROPERTIES LLC | 76365 EUGENE WALLACE ROAD | COVINGTON | LA | 70435 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| N | 27445 | 0911D-04-039.000 | RIVER CARD PROPERTIES LLC | 76365 EUGENE WALLACE ROAD | COVINGTON | LA | 70435 |
| N | 96785 | 0911D-04-039.001 | RIVER CARD PROPERTIES LLC | 76365 EUGENE WALLACE RD | COVINGTON | LA | 70435 |
| N | 96784 | 0911D-04-039.002 | RIVER CARD PROPERTIES LLC | 76365 EUGENE WALLACE ROAD | COVINGTON | LA | 70435 |
| | 33641 | 0911D-03-014.000 | SFH PROPERTIES LLC | 2201 34TH ST | GULFPORT | MS | 39503 |
| | 33636 | 0911D-03-046.000 | SHARP LINDA M | 716 E RAILROAD ST | GULFPORT | MS | 39501 |
| | 33637 | 0911D-03-038.000 | SHAW RICHARD DALE | 8716 DOOBIE CT | VANCLEAVE | MS | 39565 |
| | 27464 | 0911D-03-020.000 | SIGWORTH BARBARA | 12386 HIGHLAND DR | GULFPORT | MS | 39503 |
| | 27410 | 0911E-03-006.000 | SMARTT MICHAEL I & STEPHANIE T | 3710 RAWLINS ST STE 1350 | DALLAS | TX | 75219 |
| | 27449 | 0911D-03-039.000 | STATE OF MISS 6/8/2020 | P O BOX 136 | JACKSON | MS | 39205 |
| | 27470 | 0911D-04-032.000 | STEWART WILLIAM C | 2303 GULF AVE | GULFPORT | MS | 39501 |
| | 27469 | 0911D-04-030.000 | STEWART WILLIAM CAMPBELL | 816 23RD ST | GULFPORT | MS | 39501 |
| | 77081 | 0911E-01-017.000 | STOWELL SCOTT C | 2020 DAUPHINE ST | NEW ORLEANS | LA | 70116 |
| N | 100126 | 0911E-01-017.001 | STOWELL SCOTT C | 2020 DAUPHINE ST | NEW ORLEANS | LA | 70116 |
| N | 27428 | 0911E-01-018.000 | STOWELL SCOTT C | 2020 DAUPHINE ST | NEW ORLEANS | LA | 70116 |
| N | 27419 | 0911E-01-028.000 | STOWELL SCOTT C | 2020 DAUPHINE STREET | NEW ORLEANS | LA | 70116 |
| N | 27418 | 0911E-01-029.000 | STOWELL SCOTT C | 2020 DAUPHINE ST | NEW ORLEANS | LA | 70116 |
| N | 27420 | 0911E-01-027.000 | STOWELL SCOTT C | 2020 DAUPHINE ST | NEW ORLEANS | LA | 70116 |
| | 27448 | 0911D-04-042.000 | STRICKLER JAY D | 2335 COLONIAL CIRCLE | PENSACOLA | FL | 32514 |
| | 80978 | 0911D-04-040.000 | TATE ZORA C | 56 TERRY LANE | LUMBERTON | MS | 39455 |
| | 27443 | 0911D-04-037.000 | TAYLOR GREGORY | 815 23RD ST | GULFPORT | MS | 39501 |
| | 27468 | 0911D-04-019.000 | THOMAS GARY M | 827 24TH ST | GULFPORT | MS | 39501 |
| | 32117 | 0911E-01-015.000 | VALENTINE RANDALL & TRESSA DAWN | 712 2ND ST | GULFPORT | MS | 39501 |
| N | 32116 | 0911E-01-014.000 | VALENTINE RANDALL & TRESSA DAWN | 712 2ND ST | GULFPORT | MS | 39501 |
| | 27389 | 0911E-01-035.000 | WALSH JOHN R JR & SARAH E | 715 2ND ST | GULFPORT | MS | 39501 |
| | 27471 | 0911D-04-031.000 | WATERBURY CELIE F | 810 23RD ST | GULFPORT | MS | 39501 |
| | 27399 | 0911E-03-032.001 | WEATHERLY ANN PENN -EST- | 115 BAYOU CIRCLE | GULFPORT | MS | 39507 |
| | 27397 | 0911E-03-002.000 | WEATHERLY PATRICIA C | 7 BAYOU PLACE | GULFPORT | MS | 39503 |
| | 27452 | 0911D-03-042.000 | WELCH DONALD R | 744 E RAILROAD ST | GULFPORT | MS | 39501 |
| | 27424 | 0911E-01-023.000 | WETZEL GARNER JAMES | 756 2ND ST | GULFPORT | MS | 39501 |
| | 27447 | 0911D-04-041.000 | WHEELER MICHELLE | 810 E RAILROAD ST | GULFPORT | MS | 39501 |
| | 32106 | 0911E-01-032.000 | WILLIS DERRICK E & SHARA L | 128 GREENBRIAR DR | GRAYSON | KY | 41143 |
| | 63630 | 0911D-03-018.000 | WOXMAN THOMAS J | 2304 GULF AVE | GULFPORT | MS | 39501 |

# 2207PC127

# Resubdivision




## Legend

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

0 60 120 180

Yards

1 inch = 400 feet

N

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

**RE: Resubdivision 2207PC127, by owners Toleado Harper and Grant Curtis, tax parcel 0911D-03-041.000, Divide into two new parcels, 2208 Gulf Ave, Zoned R-2 (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, July 28, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit http://www.gulfport-ms.gov/agendas/ then click the City of Gulfport Planning Commission for **Thursday, July 28, 2022.** 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.

## 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:**
**IPL0080719**
**Order Status:**
Submitted
**Classification:**
Legals & Public Notices
**Package:**
BLX - Legal Ads
**Final Cost:**
45.00
**Payment Type:**
Account Billed
**User ID:**
IPL0018837

### ACCOUNT INFORMATION

HARRISON CO DEVELOPMENT IP
12281 INTRAPLEX PKWY
GULFPORT, MS 39503
228-896-5020
mmcgraw@mscoast.org
HARRISON CO DEVELOPMENT

### TRANSACTION REPORT

**Date**
July 8, 2022 12:11:51 PM EDT
**Amount:**
45.00

### SCHEDULE FOR AD NUMBER IPL00807190

July 13, 2022
SunHerald (Biloxi)

### PREVIEW FOR AD NUMBER IPL00807190

**LEGAL NOTICE**
**PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, July 28, 2022 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.

Planning Commission Approval 2207PC122, by owner Jelicia Mallory, tax parcel 0808F-01-001.083, Request for home occupation office use, 12212 Emily Cv, Zoned R-1-10 (Single-family), Ward 7

Resubdivision 2207PC127, by owners Toleado Harper and Grant Curtis, tax parcel 0911D-03-041.000, Divide into two new parcels, 2208 Gulf Ave, Zoned R-2 (Single-family), Ward 3

Resubdivision 2207PC129, by owner T&D Homes, LLC, tax parcel 0810D-03-010.000, Divide into two new parcels, Zoned R-1-5 (Single-family), Ward 3

Zoning Map Amendment 2207PC130, by agent Linda Shaddix, tax parcels 0711K-04-037.002, 0711K-04-020.000, 0711K-04-037.003, &0711K-

04-037.004, Requests to rezone from R-1-7.5 (Single-family) to R-2 (Single-family), 1423 JoEllen Cir, Ward 1
Planning Commission Approval 2207PC131, by owner Misty & Calvin Stevenson, tax parcel 0808D-03-069.000, Request home occupation for a medical care use, 15377 Pinewood Ct, Zoned R-1-10 (Single-family), Ward 7
Zoning Map Amendment 2207PC132, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.000, and 0908E-01-001.001, Requests to rezone from R-1-10 & R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Ward 6
General Plan 2207PC133, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908D-01-015.000, 0908E-01-001.000, 0908C-01-001.000, Approval of General Plan for 42-lot and 7-outparcel subdivision (Forest Ridge Phase 2), Zoned R-1-15 (Single-family), R-1-7.5 (Single-family) & T4+ (General Urban Zone "Plus"), Ward 6
Zoning Map Amendment 2207PC135, by owner Qi Lu, tax parcel 0908M-01-001.000, Request to rezone from R-1-10 (Single-family) to B-2 (General Business), 13283 Dedeaux Rd, Ward 5
This the 7th day of July 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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

# MEMORANDUM

**To:** City of Gulfport Planning Commission

**From:** Greg Holmes, Planning Administrator
Urban Development Department

**Date of Hearing: July 28, 2022**

**Re:** **Resubdivision 2207PC129:**

Resubdivision 2207PC129, by owner T&D Homes, LLC, tax parcel 0810D-03-010.000, Divide into two new parcels, Zoned R-1-5 (Single-family), Ward 3

# Technical Report

*Resubdivision*

## *GENERAL INFORMATION*

Case File Number: 2207PC129

Hearing Date: July 28, 2022

Current Zoning/Use: R-1-5 / Vacant

Legal: Resubdivision 2207PC129, by owner T&D Homes, LLC, tax parcel 0810D-03-010.000, Divide into two new parcels, Zoned R-1-5 (Single-family), Ward 3

## *TECHNICAL DETAILS*

The applicant requests to divide 1 parcel into 2 new parcels at the intersection of Polk Street and Ohio Avenue. Currently, the subject property contains 13,500 square feet. As proposed, the resulting lots will be equally divided into 6,750 square feet.

The Gulfport Subdivision Regulations require that:

1. Each new parcel created is in compliance with appropriate zoning ordinances, building codes, and restrictive covenants, if any;
2. Each new parcel created shall have direct access to a dedicated public street for at least 35 feet; and
3. Each new parcel created shall have available capacity for water and sewer

The proposed parcels are located adjacent to existing city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant states there are no protective or restrictive covenants which would prevent the resubdivision of the parcels.

## *EXECUTIVE SUMMARY*

The project exceeds the 5,000 square foot minimum that is required by ordinance. As presented, no other waivers would be needed by the proposed development, and should be accepted by the Planning Commission.

Any approval should consider these conditions:

1. Provide separate water and sewer service for each parcel
2. All construction shall comply with the International Residential Code

## *DEPARTMENTAL CONDITIONS*

**Engineering:** Conditions: provide separate water & sewer service for each parcel. Memo dated 7/20/22.

# Technical Report

*Resubdivision*

**Public Works:** Conditions: provide separate water & sewer services to each lot. Memo dated 7/15/22.

**Traffic and Safety:** No comments as of 7/21/22.

**Building Code Services:** Conditions: all construction shall comply with the International Residential Code. Memo dated 7/19/22.

**GIS:** No conditions. Memo dated 7/18/2022.

**Police Department:** No comments as of 7/21/22.

**Fire Department:** No conditions. Memo dated 7/15/2022.

**City Arborist:** No conditions. Memo dated 7/12/2022.

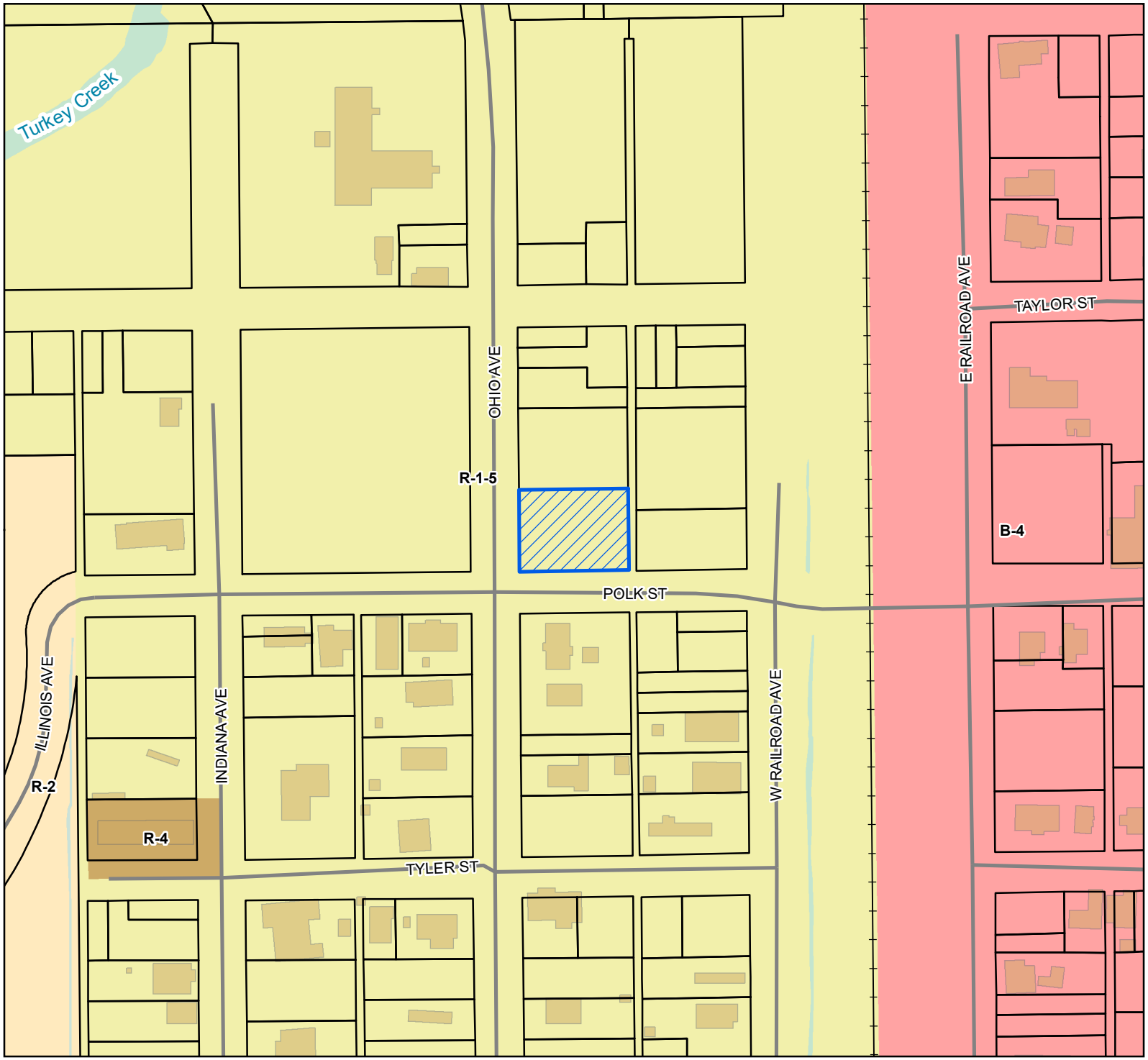
***DIRECTOR APPROVAL***

This report has been reviewed and approved by:

Greg Pietrangelo
Director of Urban Development Department

# 2207PC129

# Resubdivision




Site
Street
Railroad
Parcels
Buildings
Water Features

**Zoning**

B-4 - Highway Business District

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

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

R-4 - General Residence (High Density)

**Site Information**

0810D-03-010.000
Zoning: R-1-5 (Single-Family Residence)
Size: 13,537 Sqft.
Flood: X

0 25 50 75
Yards

1 inch = 170 feet

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

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

For Staff Use Only

Case Number: 2207PC129

Date Received: 5/24/22

Receipt Number:

Received By: LE.

Zoning: R-1-5

Ward: 3 Flood: X

Size: 13,537 Sq ft.

# APPLICATION FOR RESUBDIVISION

**Property Information**

TAX PARCEL # 0810D-03-010.000

(If necessary, use separate sheet of paper)

Address of Property Involved:

Lot(s) 27-32, Block(s) 96, Subdivision North Gulfport

General Location: City of Gulfport Ms

**GENERAL DESCRIPTION OF REQUEST:**

I would like to Subdivided the Parcel into two Parcel, Parcel A and Parcel B

**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: T & D Homes Thomas McNair Sr. | Printed Name of Agent: |
| Mailing Address: 16786 Ty Ridge Rd. | Mailing Address: |
| City: Gulfport State: Ms Zip code: 39503 | City: State: Zip code: |
| Home Phone: (228) 617-2158 Work/Cell Phone: | Home Phone: Work/Cell Phone: |
| Email: Thomasmcnair@bellsouth.net | Email: |
| Signature of Owner: Thomas McNair Sr. | 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.**

Gulfport MISSISSIPPI ONE COAST

## Covenant Affidavit

I, T+D Homes LLC, being owner or agent of the property 0810D-03-010.000

PRINT NAME

PRIMARY ADDRESS OR PARCEL

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

Thomas McNair Sr. 5-23-22

*Signature* *Date*

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 23rd day of May, 2022

Leslie Ervin

*Notary Public*

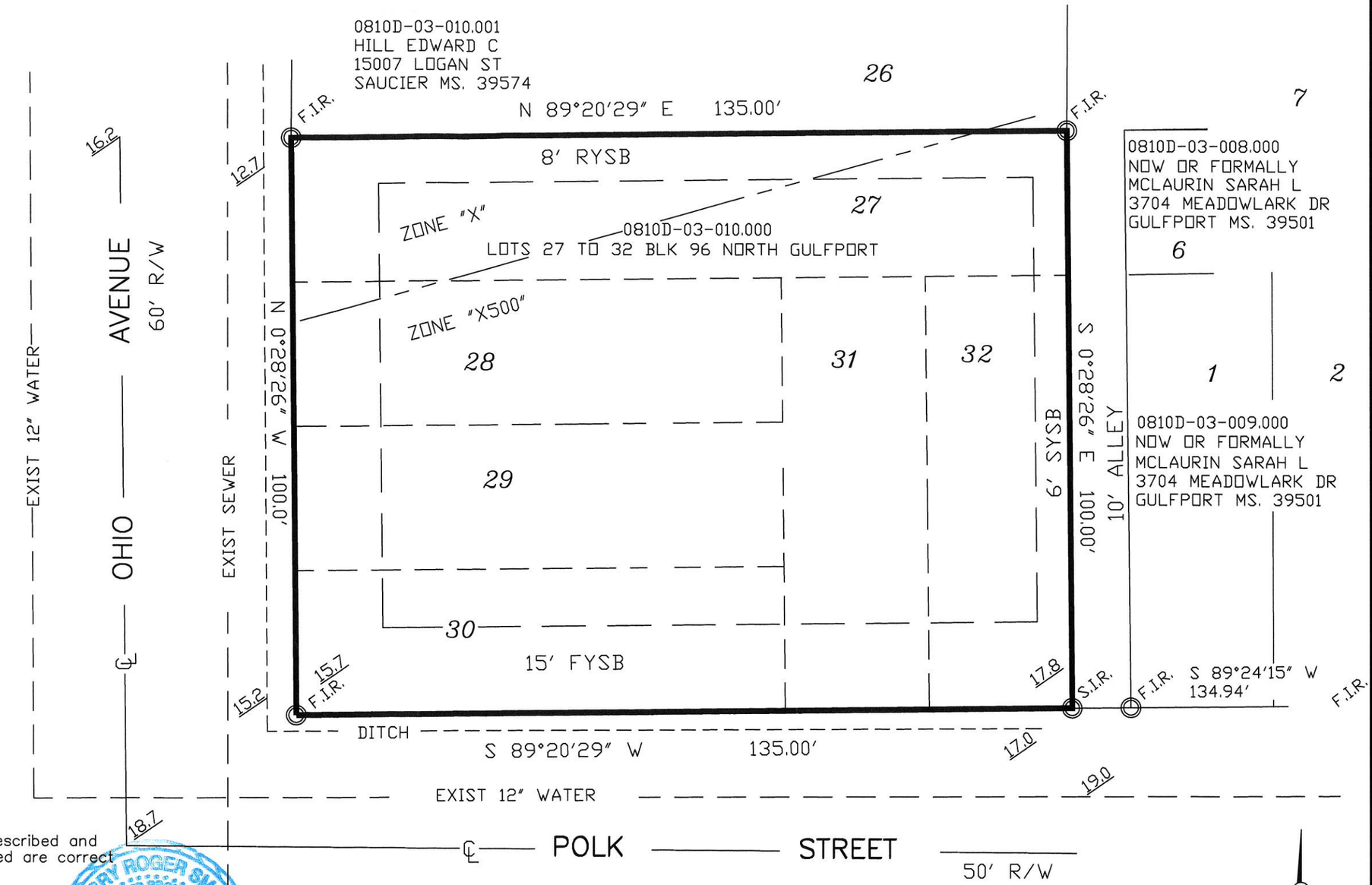
STATE OF MISSISSIPPI NOTARY PUBLIC ID # 290631 LESLIE ERVIN Commission Expires April 19, 2025 HARRISON COUNTY

April 19, 2025

*Commission Expiration*

# SURVEY OF:

TAX PARCEL #0810D-03-010.000
LOTS 27 TO 32 BLK 96 NORTH GULFPORT
CITY OF GULFPORT, HARRISON COUNTY, MS.




NOTES: This survey was performed without the benefit of a current title search. Property is subject to any/all Easements, Right-of-ways and/or Restrictions on record.

CERTIFICATION

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

LARRY ROGER SMITH REGISTERED PROFESSIONAL LAND SURVEYOR PLS-02695 STATE OF MISSISSIPPI

Larry R. Smith P.L.S. # 02695 Dated: 05/16/2022

This property is located in Zone(s) "X", as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Panel Number 28047C0261G, revised 06/16/2009

ZONE: R-1-5
MIN LOT SIZE: 5,000 SQ FT
FYSB = 15'
SYSB = 6'
RYSB = 8'

F.I.R. FOUND 1/2" IRON ROD
S.I.R. SET 1/2" IRON ROD
17.0 EXIST ELEVATION
W PROPOSED WATER SERVICE
S PROPOSED SEWER SERVICE

SCALE: 1"=20'
CLASS "B" SURVEY
Base Bearing by: GPS RTK (NAD 83)

LARRY SMITH LAND SURVEYING
105 N. KERN DRIVE GULFPORT MS. 39503 PHONE: (228) 832-9643

BOUNDARY, TOPOGRAPHIC CONSTRUCTION LAYOUT

## SURVEY OF:

TAX PARCEL #0810D-03-010.000
LOTS 27 TO 32 BLK 96 NORTH GULFPORT
CITY OF GULFPORT, HARRISON COUNTY, MS.

SPLIT INTO:

## PARCEL A

BEGINNING AT THE SOUTHWEST CORNER OF LOT 30, BLOCK 96, NORTH GULFPORT SUBDIVISION, CITY OF GULFPORT, HARISON COUNTY, MISSISSIPPI; THENCE N00°28'26"W ALONG THE WEST MARGIN OF SAID BLOCK 96, AND THE EAST MARGIN OF OHIO AVENUE A DISTANCE OF 100.0 FEET; THENCE N89°20'29"E A DISTANCE OF 67.50 FEET; THENCE S00°28'26"E A DISTANCE OF 100.0 FEET; THENCE S89°20'29"W A DISTANCE OF 67.50 FEET TO THE POINT OF BEGINNING.

## PARCEL B

COMMENCING AT THE SOUTHWEST CORNER OF LOT 30, BLOCK 96, NORTH GULFPORT SUBDIVISION, CITY OF GULFPORT, HARISON COUNTY, MISSISSIPPI; THENCE N89°20'29"E ALONG THE NORTH MARGIN OF POLK STREET A DISTANCE OF 67.50 FEET TO THE POINT OF BEGINNING; THENCE N00°28'26"W A DISTANCE OF 100.0 FEET; THENCE N89°20'29"E A DISTANCE OF 67.50 FEET; THENCE S00°28'26"E A DISTANCE OF 100.0 FEET; THENCE S89°20'29"W A DISTANCE OF 67.50 FEET TO THE POINT OF BEGINNING.

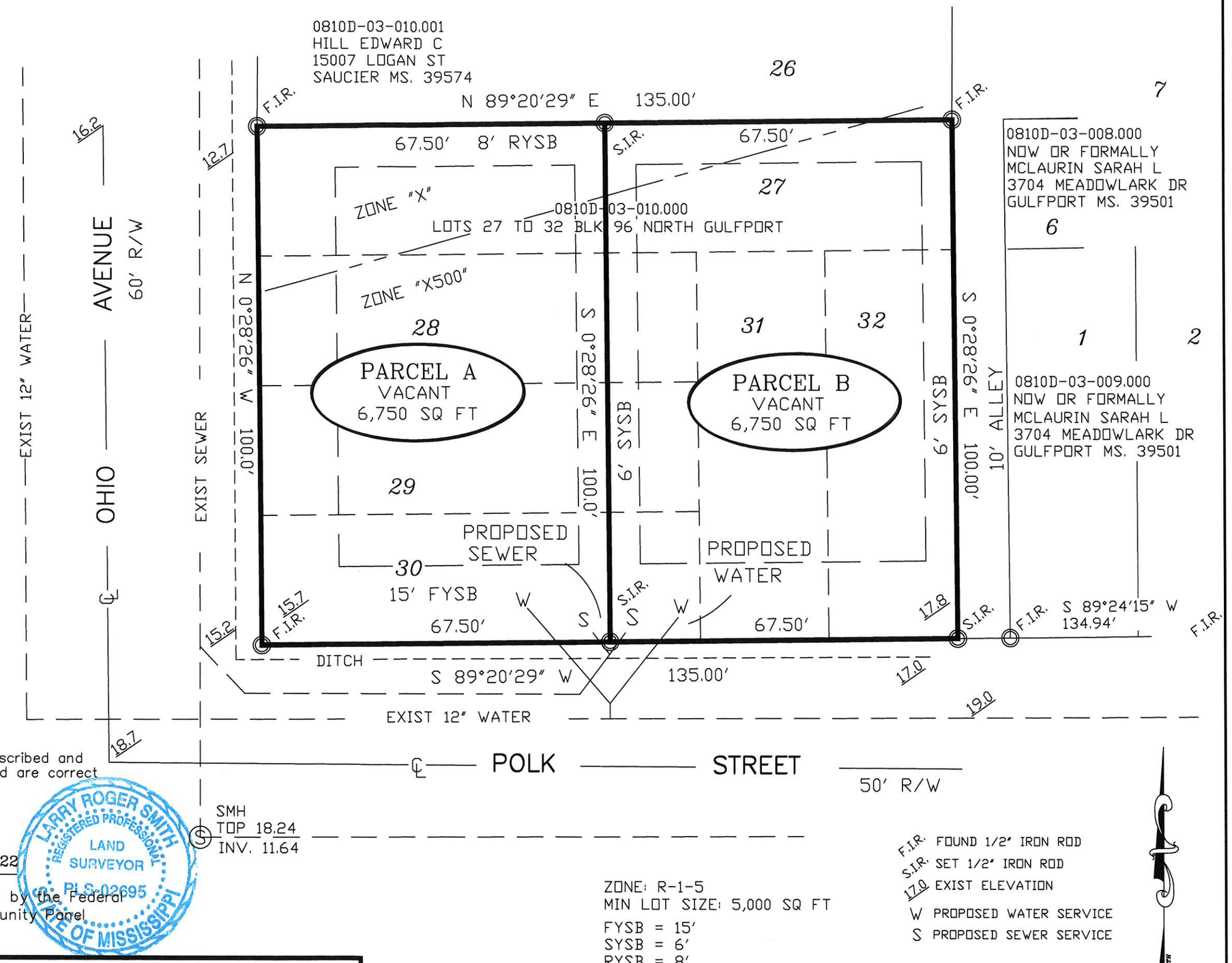
NOTES: This survey was performed without the benefit of a current title search. Property is subject to any/all Easements, Right-of-ways and/or Restrictions on record.

CERTIFICATION

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

Larry R. Smith P.L.S. # 02695 Dated: 05/16/2022

This property is located in Zone(s) "X", as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Panel Number 28047C0261G, revised 06/16/2009




F.I.R. FOUND 1/2" IRON ROD
S.I.R. SET 1/2" IRON ROD
17.0 EXIST ELEVATION
W PROPOSED WATER SERVICE
S PROPOSED SEWER SERVICE

ZONE: R-1-5
MIN LOT SIZE: 5,000 SQ FT
FYSB = 15'
SYSB = 6'
RYSB = 8'

SCALE: 1"=20'
CLASS 'B' SURVEY
Base Bearing by: GPS RTK (NAD 83)

LARRY ROGER SMITH REGISTERED PROFESSIONAL LAND SURVEYOR No. PLS-02695 STATE OF MISSISSIPPI

LARRY SMITH LAND SURVEYING
105 N. KERN DRIVE GULFPORT MS. 39503 PHONE: (228) 832-9643

BOUNDARY, TOPOGRAPHIC CONSTRUCTION LAYOUT

CERTIFICATE OF RESUBDIVISION

In accordance with Section 9-48 of the Codes 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 A Parcel of land, into (2) Parcels A & B. The Subject Property is generally described as being located at the Northeast corner of Polk Street and Ohio Avenue, On file and recorded in Instrument # 2014-0001617-D-J1, in the office of the Chancery Clerk. The ad velorem tax numbers of the subject property is 0810D-03-010.000, The Case File Number is _____

DESCRIPTION -
LOTS 27 TO 32 INC. BLK 96 NORTH GULFPORT SUBDIVISION
FIRST JUDICIAL DISTRICT,
CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI

DIVIDED INTO PARCELS "A" AND "B" (SEE SHEET 2 FOR LEGAL DESCRIPTION)

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

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

_____ KEITH WILLIAMS
Chairman
Gulfport City Planning Commission

_____ GREGORY HOLMES
Planning Division Administrator

OWNER:

The applicants 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 Commision, its agents and/or employees concerning the petition for resubdivision of the real property described:

Ratified and Approved by:

T&D HOMES LLC OWNER: Thomas McNair
THOMAS MCNAIR

This the 24th day of May, 2022

ACKNOWLEDGEMENT

Before me, the undersigned, authorized in and for the State of Mississippi, County of Harrison, Personally appeared the

aforenamed Thomas McNair who acknowledged that He/She accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 290631 LESLIE ERVIN Commission Expires April 19, 2025 HARRISON COUNTY

Leslie Ervin
NOTARY PUBLIC
My Commission Expires: April 19, 2025

CERTIFICATE OF APPROVAL BY THE COUNCIL

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

ATTEST: ADOPT:

_____ BRITTANY ROGERS
CLERK OF THE COUNCIL

_____ F.B. "RUSTY" WALKER IV
COUNCIL PRESIDENT

CERTIFICATE OF APPROVAL BY THE MAYOR

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

_____
BILLY HEWES
MAYOR (City of Gulfport)

THIS CERTIFICATE PREPARED BY: LARRY SMITH SHEET 3 OF 3

LS LARRY SMITH LAND SURVEYING
105 N. KERN DRIVE
GULFPORT MS. 39503 PHONE: (228) 832-9643

RESUBDIVISION OF PARCELS #07070-01-004.000
AND PARCEL # 07070-01-005.000
DIVIDED INTO TWO PARCELS "A" & "B"
SECTION 32 TOWNSHIP 6 SOUTH, RANGE 11 WEST
GULFPORT, HARRISON COUNTY, MS.

REVIEWED

SCANNED

J1 - GULFPORT DISTRICT
Instrument 2022-0008506-D-J1
Filed/Recorded 04/13/2022 11:31:01 AM
Total Fees 26.00
2 Pages Recorded

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

Grantor:
**New Birth Holy Ministries**
**a Mississippi Non Profit Corporation**
2101 Pass Rd
Gulfport, MS 39501
(228) 263-2256

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

Grantee:
**T & D Homes, LLC**
**a Mississippi limited liability company**
16786 Ty Ridge
Gulfport, MS 39503
(228) 617-2158

**File No. Z221206S**

**INDEXING INSTRUCTIONS:** **Lots 27 to 32 Inc., Blk. 96, North Gulfport S/D, 1st JD, Harrison County, MS**

STATE OF MISSISSIPPI
COUNTY OF HARRISON
1st JUDICIAL DISTRICT

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **New Birth Holy Ministries, a Mississippi Non Profit Corporation,** does hereby sell, convey and warrant unto **T & D Homes, LLC, a Mississippi limited liability company**, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

**Lots 27 to 32 Inc., Block 96, North Gulfport Subdivision, as per the official map or plat of record in the office of the Chancery Clerk in the First Judicial District, Harrison County, Mississippi.**

***No title exam was performed and no title examination was requested. The description used on this deed was provided by the Client. No search was made of public records to determine the accuracy of said description and said attorney, in preparing this deed, has relied, at the request of the Client, on the representation of the Grantor that the description provided is proper and accurate.***

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

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

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

The Grantee assumes all property taxes for the prior and current years.

WITNESS MY SIGNATURE, on this the 8 day of April, 2022.

**New Birth Holy Ministries**
**a Mississippi Non Profit Corporation**

Gayle M. Carter

**By: Gayle M. Carter, Incorporator**

## CORPORATE ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **Gayle M. Carter,** the duly appointed Incorporator of **New Birth Holy Ministries, a Mississippi Non Profit Corporation**, who acknowledged before me that she signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of the aforesaid company, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 8 day of April, 2022.

(AFFIX SEAL)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 293349 JULIE A. FOXWELL Commission Expires Oct. 19, 2025 JACKSON COUNTY

Julie A Foxwell
NOTARY PUBLIC

My commission expires:

**DEED ACCEPTED BY:**

Thomas C McNair Sr.

**T & D Homes, LLC**
**By: Thomas Curtis McNair, Managing Member**

PERMITS/INSP PAYMENT  RECPT#: 11301735
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 05/24/22  TIME: 11:32
CLERK: lbarefoot  DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD  PLANNING AND ZO  185.00

AMOUNT PAID:  185.00

PAID BY:  THOMAS MCNAIR
PAYMENT METH:  CHECK
1151
REFERENCE:

AMT TENDERED:  185.00
AMT APPLIED:  185.00
CHANGE:  .00

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 50078 | 0810D-03-010.000 | T&D HOMES LLC C/O THOMAS MCNAIR SR. | 16786 TY RIDGE RD | GULFPORT | MS | 39503 |
| N | | | **Adjacent Property Owners (2207PC 129)** | | | | |
| | 87525 | 0810D-02-063.000 | BALL MAE ETTA | 5008 INDIANA AVE | GULFPORT | MS | 39501 |
| | 50031 | 0810D-03-015.000 | BOBO PATRICIA M ETAL | 607 RACOVE DR | TUPELO | MS | 38801 |
| N | 50029 | 0810D-03-016.000 | BOBO PATRICIA M ETAL | 607 RACOVE DR | TUPELO | MS | 38801 |
| | 50077 | 0810D-03-011.000 | BOOSE ROGER SR | 14536 MADISON ST | GULFPORT | MS | 39501 |
| | 50261 | 0810D-02-032.000 | BUCKHALTER PAUL ETAL | 5001 OHIO AVE | GULFPORT | MS | 39501 |
| N | 50262 | 0810D-02-040.000 | BUCKHALTER PAUL ETAL | 5001 OHIO AVE | GULFPORT | MS | 39503 |
| | 50014 | 0810C-05-010.000 | CALDWELL JANET | 801 SHIRLEY DR | GULFPORT | MS | 39503 |
| | 106056 | 0810D-02-004.001 | COLEMAN DYWANA | 4569 RIDGEWOOD RD | MEMPHIS | TN | 38116 |
| N | 102772 | 0810D-02-005.003 | COLEMAN DYWANA | 4569 RIDGEWOOD RD | MEMPHIS | TN | 38116 |
| | 102770 | 0810D-02-005.001 | COLEMAN IRENE | 5003 W RAILROAD AVE | GULFPORT | MS | 39501 |
| | 87538 | 0810D-03-020.000 | CZM COMPANY LLC | 9129 PINCH SHOT DR | WINTER GARDEN | FL | 34787 |
| | 50015 | 0810C-05-011.000 | DAY LETICIA | 11334 FAIRFIELD LN | GULFPORT | MS | 39503 |
| | 87574 | 0810C-05-009.000 | DEAN TOMMY LEE & BESSIE L | 2511 TAYLOR ST | GULFPORT | MS | 39501 |
| | 50267 | 0810D-02-065.000 | DEAN TRICIA | 2913 POLK STREET | GULFPORT | MS | 39501 |
| | 50034 | 0810D-03-018.000 | DUNLAP CURTS | 8421 OHIO AVE | GULFPORT | MS | 39501 |
| | 50240 | 0810C-06-033.000 | FAIRLEY DENNIS J | 15456 NORTH FORK RD | GULFPORT | MS | 39503 |
| | 50032 | 0810D-03-017.000 | FORREST HEIGHTS BAPTIST CHURCH | 5215 OHIO AVE | GULFPORT | MS | 39501 |
| N | 50030 | 0810D-03-014.000 | FORREST HEIGHTS MISSIONARY BAPTIST | 5215 OHIO AVENUE | GULFPORT | MS | 39501 |
| | 50026 | 0810D-01-009.000 | GALLASPY GERLEAN B & CHRISTOPHER T | 2614 TAYLOR ST | GULFPORT | MS | 39503 |
| | 87571 | 0810C-05-007.000 | GRAVES MARY W SMITH -L/E- | P O BOX 2223 | GULFPORT | MS | 39503 |
| | 50263 | 0810D-02-039.000 | GREEN JUDY P | 5003 OHIO AVE | GULFPORT | MS | 39501 |
| N | 50019 | 0810C-05-015.000 | HARRISON CO | | | | 0 |
| | 50021 | 0810D-01-005.000 | HICKMAN WILLIAM EDWARD C/O PERRY MU | 12549 E WORTHAM RD | SAUCIER | MS | 39574 |
| N | 87575 | 0810C-05-014.000 | HICKMAN WILLIAM EDWARD ETAL C/O PERF | 12549 E WORTHAM RD | SAUCIER | MS | 39574 |
| | 109502 | 0810D-03-010.001 | HILL EDWARD C | 15007 LOGAN ST | SAUCIER | MS | 39574 |
| | 50243 | 0810D-01-014.000 | HOLMES ERIC F | 4235 OHIO AVE APT A | GULFPORT | MS | 39501 |
| | 50025 | 0810D-01-008.000 | HOLT MARY GILLISPIE | 5301 E RAILROAD | GULFPORT | MS | 39501 |
| | 50033 | 0810D-03-019.000 | JACKSON GERTRUDE -EST- | 8421 OHIO AVE | GULFPORT | MS | 39501 |
| | 87507 | 0810D-02-035.000 | JACKSON HOWARD -EST- | 5022 OHIO AVE | GULFPORT | MS | 39501 |
| | 87484 | 0810D-02-005.000 | JOHNSON LOLA | PO BOX 2517 | GULFPORT | MS | 39505 |
| | 50264 | 0810D-02-038.000 | JONES RICH & OPHELIA -EST- | 527 25TH STREET | GULFPORT | MS | 39507 |
| | 50259 | 0810D-02-034.000 | KAPLAN ROSIE S | 11430 KATIE DR | PASS CHRISTIAN | MS | 39571 |
| | 50017 | 0810C-05-013.000 | LAWSON ALEX | 4203 INDIANA AVE | GULFPORT | MS | 39501 |
| | 50252 | 0810D-02-003.000 | LAWSON ALEXANDER | 4203 INDIANA AVE | GULFPORT | MS | 39501 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 50269 | 0810D-02-064.000 | MARKS WILLIAM D | 143 BARTHEL AVENUE | GARDENER | MA | 1044 |
| | 50073 | 0810D-03-004.000 | MCFARLAND CHARLES | P O BOX 568 | LONG BEACH | MS | 39560 |
| | 132980 | 0810C-05-010.001 | MCLAURIN HAZEL -EST- | 8423 ARKANSAS AVE | GULFPORT | MS | 39501 |
| | 87532 | 0810D-03-009.000 | MCLAURIN SARAH L | 3704 MEADOWLARK DRIVE | GULFPORT | MS | 39501 |
| | 50071 | 0810D-03-006.000 | MILLER ANNA B | P O BOX 1307 | TEMPLE HILLS | MD | 20757 |
| | 50028 | 0810D-03-002.000 | MISS TRANSPORTATION COMMISSION C/O F | P O BOX 1850 | JACKSON | MS | 39215 |
| | 50251 | 0810D-02-004.000 | MOORE BEVERLY JEAN | 5013 W RAILROAD AVE | GULFPORT | MS | 39501 |
| | 50022 | 0810D-01-004.000 | NANCE BONNIE | 5305 E RAILROAD | GULFPORT | MS | 39501 |
| | 50016 | 0810C-05-012.000 | NGUYEN HUNG | 441 AVE A | MARRERO | LA | 70072 |
| | 50242 | 0810D-01-012.000 | OWENS BRENIKA | 2507 POLK ST | GULFPORT | MS | 39501 |
| | 50241 | 0810D-01-013.000 | OWENS CARLA | 2507 POLK ST | GULFPORT | MS | 39501 |
| | 50253 | 0810D-02-001.000 | PATTON ARTHUR RAY | 8187 MISSISSIPPI AVE | GULFPORT | MS | 39501 |
| N | 50254 | 0810D-02-002.000 | PATTON ARTHUR RAY | 8187 MISSISSIPPI AVE | GULFPORT | MS | 39501 |
| | 87474 | 0810D-01-011.000 | PEOPLE MISSION BAPTIST CHURCH | 5101 ARKANSAS AVE | GULFPORT | MS | 39501 |
| N | 87572 | 0810C-05-008.000 | PEOPLE MISSION BAPTIST CHURCH | 5101 ARKANSAS AVE | GULFPORT | MS | 39501 |
| | 50075 | 0810D-03-013.000 | PEPPER PROPERTIES LLC | 1040 TINA LADNER VIC FAYE RD | PASS CHRISTIAN | MS | 39571 |
| | 50070 | 0810D-03-007.000 | PITTMAN GREGORY | 36010 MEADOWLARK DR | GULFPORT | MS | 39501 |
| | 50085 | 0810C-05-005.001 | SALVATION ARMY | P.O.BOX 208 | BILOXI | MS | 39533 |
| N | 50013 | 0810C-05-005.000 | SALVATION ARMY | P.O.BOX 208 | BILOXI | MS | 39533 |
| | 50260 | 0810D-02-033.000 | SELIBY BERNICE M -ESTATE- | P O BOX 1298 | GULFPORT | MS | 39502 |
| | 50265 | 0810D-02-036.000 | SMITH WANDA | 8261 ARKANSAS AVE | GULFPORT | MS | 39501 |
| | 50074 | 0810D-03-003.000 | STATE OF MISS 5/24/2018 | P O BOX 136 | JACKSON | MS | 39205 |
| N | 87534 | 0810D-03-012.000 | STATE OF MISS 5/24/2018 | P O BOX 136 | JACKSON | MS | 39205 |
| N | 50072 | 0810D-03-005.000 | STATE OF MISS 8/26/2013 | | | | 0 |
| | 50069 | 0810D-03-008.000 | T&D HOMES LLC | 16786 TY RIDGE RD | GULFPORT | MS | 39503 |
| | 50268 | 0810D-02-066.000 | TAGALOA KRYSTAL MINGO | 522 KENNETH DR EXT | BELLE CHASSE | LA | 70037 |
| N | 106960 | 0810D-02-066.001 | TAGALOA KRYSTAL MINGO | 522 KENNETH DR EXT | BELLE CHASSE | LA | 70037 |
| | 50244 | 0810D-01-015.000 | TIMS KENDALL | 2918 HALCYON TIME TRAIL | HOUSTON | TX | 77045 |
| | 87614 | 0810C-06-034.000 | TIMS TESSIE & SONIA | 9818 CYNTHIA ANN COURT | HOUSTON | TX | 77025 |
| | 50245 | 0810D-01-016.000 | TIMS TESSIE & SONIA | 2918 HALCYON TIME TRAIL | HOUSTON | TX | 77045 |
| | 50237 | 0810C-06-035.000 | TIMS YVONNE J | 8227 ALABAMA AVE | GULFPORT | MS | 39501 |
| | 50266 | 0810D-02-037.000 | WARD M | 210 MAGNOLIA ST | LONG BEACH | MS | 39560 |

# 2207PC129

# Resubdivision

## Legend

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

0 30 60 90

Yards

1 inch = 230 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.

**RE: Resubdivision 2207PC127, by owners Toleado Harper and Grant Curtis, tax parcel 0911D-03-041.000, Divide into two new parcels, 2208 Gulf Ave, Zoned R-2 (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, July 28, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit http://www.gulfport-ms.gov/agendas/ then click the City of Gulfport Planning Commission for **Thursday, July 28, 2022.** 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.

## 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:**
**IPL0080719**
**Order Status:**
Submitted
**Classification:**
Legals & Public Notices
**Package:**
BLX - Legal Ads
**Final Cost:**
45.00
**Payment Type:**
Account Billed
**User ID:**
IPL0018837

### ACCOUNT INFORMATION

HARRISON CO DEVELOPMENT IP
12281 INTRAPLEX PKWY
GULFPORT, MS 39503
228-896-5020
mmcgraw@mscoast.org
HARRISON CO DEVELOPMENT

### TRANSACTION REPORT

**Date**
July 8, 2022 12:11:51 PM EDT
**Amount:**
45.00

### SCHEDULE FOR AD NUMBER IPL00807190

July 13, 2022
SunHerald (Biloxi)

### PREVIEW FOR AD NUMBER IPL00807190

**LEGAL NOTICE**
**PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, July 28, 2022 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.

Planning Commission Approval 2207PC122, by owner Jelicia Mallory, tax parcel 0808F-01-001.083, Request for home occupation office use, 12212 Emily Cv, Zoned R-1-10 (Single-family), Ward 7

Resubdivision 2207PC127, by owners Toleado Harper and Grant Curtis, tax parcel 0911D-03-041.000, Divide into two new parcels, 2208 Gulf Ave, Zoned R-2 (Single-family), Ward 3

Resubdivision 2207PC129, by owner T&D Homes, LLC, tax parcel 0810D-03-010.000, Divide into two new parcels, Zoned R-1-5 (Single-family), Ward 3

Zoning Map Amendment 2207PC130, by agent Linda Shaddix, tax parcels 0711K-04-037.002, 0711K-04-020.000, 0711K-04-037.003, &0711K-

04-037.004, Requests to rezone from R-1-7.5 (Single-family) to R-2 (Single-family), 1423 JoEllen Cir, Ward 1
Planning Commission Approval 2207PC131, by owner Misty & Calvin Stevenson, tax parcel 0808D-03-069.000, Request home occupation for a medical care use, 15377 Pinewood Ct, Zoned R-1-10 (Single-family), Ward 7
Zoning Map Amendment 2207PC132, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.000, and 0908E-01-001.001, Requests to rezone from R-1-10 & R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Ward 6
General Plan 2207PC133, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908D-01-015.000, 0908E-01-001.000, 0908C-01-001.000, Approval of General Plan for 42-lot and 7-outparcel subdivision (Forest Ridge Phase 2), Zoned R-1-15 (Single-family), R-1-7.5 (Single-family) & T4+ (General Urban Zone "Plus"), Ward 6
Zoning Map Amendment 2207PC135, by owner Qi Lu, tax parcel 0908M-01-001.000, Request to rezone from R-1-10 (Single-family) to B-2 (General Business), 13283 Dedeaux Rd, Ward 5
This the 7th day of July 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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

# MEMORANDUM

**To:** City of Gulfport Planning Commission

**From:** Greg Holmes, Planning Administrator
Urban Development Department

**Date of Hearing: July 28, 2022**

**Re:** **Zoning Map Amendment 2207PC130:**

Zoning Map Amendment 2207PC130, by agent Linda Shaddix, tax parcels 0711K-04-037.002, 0711K-04-020.000, 0711K-04-037.003, &0711K-04-037.004, Requests to rezone from R-1-7.5 (Single-family) to R-2 (Single-family), 1423 JoEllen Cir, Ward 1

# Technical Report

*Zoning Map Amendment*

## *GENERAL INFORMATION*

Case File Number: 2207PC130

Hearing Date: June 28, 2022

Current Zoning/Use: R-1-7.5 / Multi-family

Legal: Zoning Map Amendment 2207PC130, by agent Linda Shaddix, tax parcels 0711K-04-037.002, 0711K-04-020.000, 0711K-04-037.003, &0711K-04-037.004, Requests to rezone from R-1-7.5 (Single-family) to R-2 (Single-family), 1423 JoEllen Cir, Ward 1

## *TECHNICAL DETAILS*

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove**, by **clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone 4 lots or approximately 33,000 square feet of property from R-1-7.5 (Single-family) to a R-2 (Single-family) zone. Currently, the properties are being used as multi-family, which are non-conforming.

According to the City's 2002 Comprehensive Plan, this area was intended to be single-family medium density in the future land use plan. Specifically meaning, the existing use multi-family would be allowed within certain densities.

The applicant has chosen error as justification for change of the current zoning district:

1. Mistake or error is addressed by the applicant by comments as these are existing structures that pre-date Hurricane Katrina. Tax records show these structures were built in 1968, though it is unknown if conversions took place to make it multi-family.

2. Need is not addressed by the applicant.

# Technical Report

*Zoning Map Amendment*

***EXECUTIVE SUMMARY***

The future plan of the city indicated that these properties were intended to become medium density which would include the allowance of these multi-family structures regardless of the number of units. Unfortunately, the city did not act on a rezoning, which leaves these structures in peril for survival.

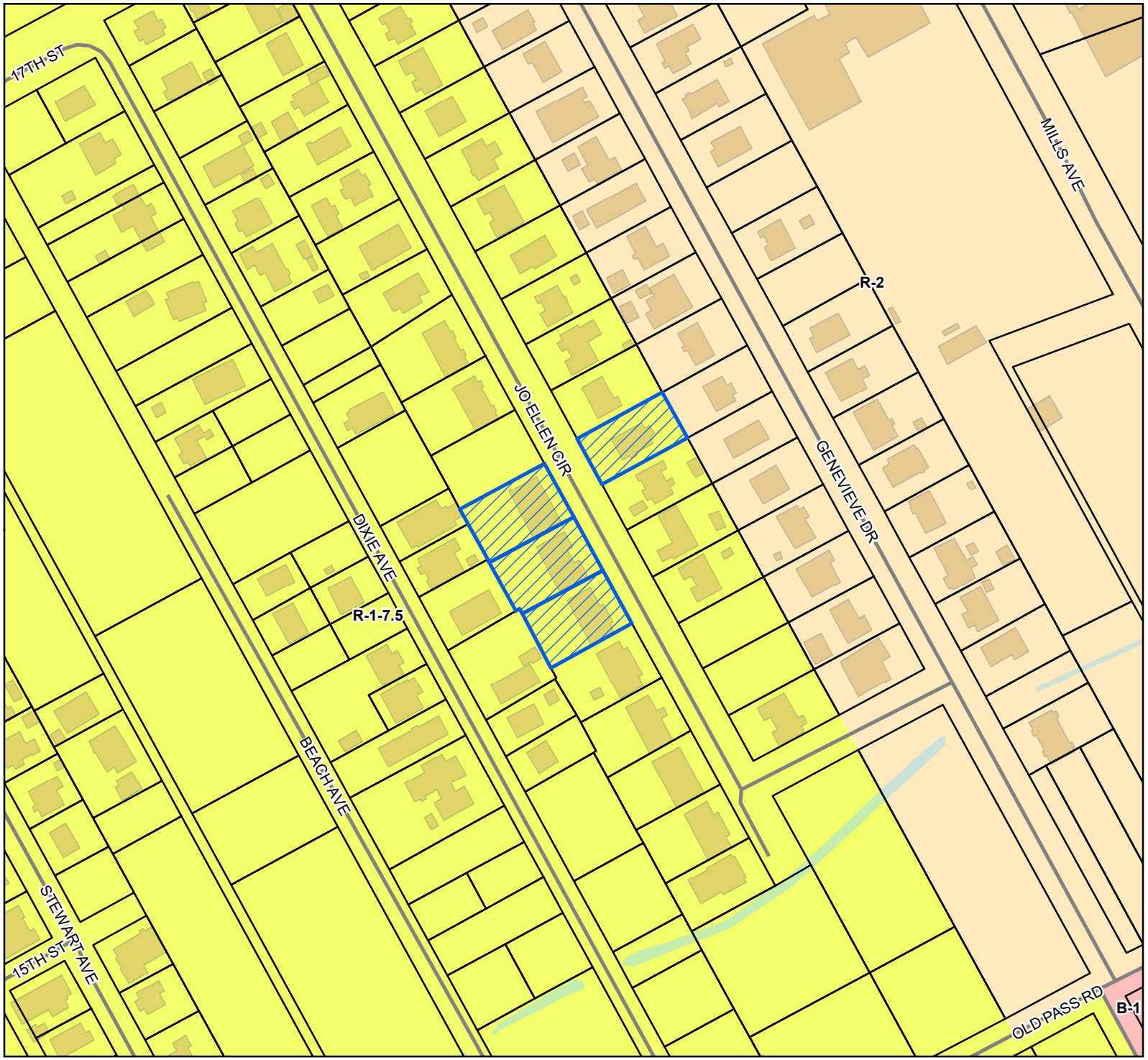
***DIRECTOR APPROVAL***

This report has been reviewed and approved by:

Greg Pietrangelo
Director of Urban Development Department

# 2207PC130

# Zoning Map Amendment




Site
Street
Parcels
Buildings
Water Features

**Zoning**

B-1 - Neighborhood Business District

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

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

**Site Information**

0711K-04-037.002
0711K-04-020.000
0711K-04-037.003
0711K-04-037.004
Zoning: R-1-7.5 (Single Family Residence)
Size: 33,855 Sq Ft
Flood: X

0 25 50 75
Yards

1 inch = 170 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

For Staff Use

Case File #: 2207PC130

Date Received: 5/24/2022

Receipt #: _____

Received By: DD

Zoning: R-1-7.5

Ward: 1 Flooc X

# APPLICATION FOR ZONING MAP AMENDMENT/LAND USE RECLASSIFICATION (SMARTCODE)

**Property Information**

**TAX PARCEL #** 0711K-04-037.0002

See Additional Sheet

(If necessary, use separate sheet

Address of Property Involved: 1423 JoEllen Circle, Gulfport, MS

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

General Location: _____

**GENERAL DESCRIPTION OF REQUEST:**

Property was a 5-plex; recently re-zoned to single family. Reque

rezoning back to 5-lex or a tri-plex; 1424 JoEllen is zoned Mult:

and also belongs to Applicant. there is a compelling need for mor

**OWNERSHIP AND CERTIFICATION:**

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

OWNER

JoEllen Properties, LLC

Printed Name Of Owner

60 N. Keeble Ave.

Mailing Address

San Jose CA 95126

City State Zip code

408 329-0594

Home Phone Work/Cell Phone

Lars@Fullerlawfirm.net

Email

Lars Fuller, member JoEllen Properties, LLC

**Signature Of Owner**

AGENT

Linda Guillotte Shaddix

Printed Name Of Agent

1232 Kings Ct.

Mailing Address

Gautier, MS 39553

City State

228 282-3389

Home Phone Work/Cell Phone

Email

Lindaguillotte@gmail.com

Linda Guillotte

**Signature Of Agent**

If the property or properties listed above have more than one owner, please check this box. In the ca 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 signature

**SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICAT**

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

For Staff Use Only

Case File #:_____

Date Received:_____

Receipt #:_____

Received By:_____

Zoning: _____

Ward: _____ Flood:_____

# APPLICATION FOR ZONING MAP AMENDMENT/LAND USE RECLASSIFICATION (SMARTCODE)

**Property Information**

**TAX PARCEL #** 0711K-04-020.000
0711K-04-037.003
0711K-04-037.004 **(If necessary, use separate sheet of paper)**

Address of Property Involved:_____

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

General Location:_____

## GENERAL DESCRIPTION OF REQUEST:

_____

_____

## 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 reauest.*

OWNER

_____
Printed Name Of Owner

_____
Mailing Address

_____
City State Zip code

_____
Home Phone Work/Cell Phone

_____
Email

_____
**Signature Of Owner**

AGENT

_____
Printed Name Of Agent

_____
Mailing Address

_____
City State Zip code

_____
Home Phone Work/Cell Phone

_____
Email Linda Guillotte

Patrick Mims
**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~~ Agent (PRINT) Patrick Merrill

ADDRESS (STREET, CITY, STATE, ZIP CODE 2503 Wilson Ave, Pascagoula

PHONE # (H) 228-712-5555 (W) 228-497-1800

TAX PARCEL ~~NUMBER(S)~~ OWNED

SIGNATURE: Patrick Merrill

**NAME OF OWNER (PRINT)**

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:**

1. Interest

Applicant- 6-22-2022

LARS Fuller

&

Jo Ellen Properties, LLC
60 N. Keeble Ave.
San Jose, CA 95126

To Sell his 5 plex & his adjoining 6 duplexes, All Rentals.

1423 Jo Ellen - 5 plex

Brick duplexes
- 1421 Jo Ellen
- 1419 Jo Ellen
- 1415 Jo Ellen
- 1413 Jo Ellen
- 1411 Jo Ellen
- 1409 Jo Ellen

Representing Seller is
Linda Guillotte, Realtor of 25 years
& Patrick Merrill, Realtor
of Coldwell Banker Smith Homes, Gautier

2000 Hwy 90
Gautier, MS - 39553

LARS

2: Development Schedule

# 5 plex

From: Patrick Merrill (patrickrealtor@yahoo.com)

To: lindaguillotte@gmail.com

Date: Wednesday, June 22, 2022 at 09:53 AM CDT

The buyer told me he is going to make the 5-plex a furnished [redacted] stay units for the air force when they are here doing there training so they want be stuck in a hotel for weeks at a time. Going to fix a laundry room up for them also.

Patrick Merrill
Realtor
Coldwell Banker Smith Homes
2000 Highway 90
Gautier, MS 39553
Cell: 228-712-5555
Office: 228-497-1800

*Watch a video on the Mississippi Gulf Coast:
https://mynewcity.com/Clients/PatrickMerrill.html

*Watch videos in the USA & Canada:
http://mynewcity.com/index.php?jrox=1681

New Buyer will Begin developing within 45 days after closing on Sale of property & after Ordinance Approval.

3: Effect of Amendment

Amendment will allow Owners to Bring property to Habitable Standards & Affordable Housing for the neighborhood!

4. Error

City allowed these to be originally constructed as a 5 plex - (3 doors across top & 2 across Bottom). & also Seller only found out of the change to Single Family dwelling when property went under contract for Sale end of 2021.

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

For Staff Use

Case File #: 2207PC130

Date Received: 5/24/2022

Receipt #:

Received By: DD

Zoning: R-1-7.5

Ward: 1 Floo X

# APPLICATION FOR ZONING MAP AMENDMENT/LAND USE RECLASSIFICATION (SMARTCODE)

**Property Information**

**TAX PARCEL #** 0711K-04-037.002

(If necessary, use separate sheet

Address of Property Involved: 1423 JoEllen Circle, Gulfport, MS

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

General Location:_____

**GENERAL DESCRIPTION OF REQUEST:**

Property was a 5-plex; recently re-zoned to single family. Reque

rezoning back to 5-lex or a tri-plex; 1424 JoEllen is zoned Mult:

and also belongs to Applicant. there is a compelling need for mor

**OWNERSHIP AND CERTIFICATION:**

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

| OWNER | AGENT |
|---|---|
| JoEllen Properties, LLC | Linda Guillotte Shaddix |
| Printed Name Of Owner | Printed Name Of Agent |
| 60 N. Keeble Ave. | 1232 Kings Ct. |
| Mailing Address | Mailing Address |
| San Jose CA 95126 | Gautier, MS 39553 |
| City State Zip code | City State |
| 408 329-0594 | 228 282-3389 |
| Home Phone Work/Cell Phone | Home Phone Work/Cell Phone |
| Lars@Fullerlawfirm.net | Lindaguillotte@gmail.com |
| Email | Email |
| Signature Of Owner | Signature Of Agent |

If the property or properties listed above have more than one owner, please check this box. In the ca 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 signature

**SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICAT**

Responsive to Item F of the Application Requirements, be advised as follows:

1. JoEllen Properties, LLC is a single member MS limited liability company. Its sole member is T. Fuller.

2. JoEllen Properties, LLC is the sole owner of 1423 JoEllen Circle, Gulfport, MS which is a "gu 5-plex.

3. JoEllen Properties, LLC is also the sole owner of the neighboring real property at 1424 JoEll Circle, Gulfport, MS, which on information and belief, has existing zoning that allows multifamily.

4. M3 Properties, LLC is a limited liability company in the business of acquiring real property i Gulfport and vicinity and to rehabilitate, remodel and improve the properties through rehabilitatio loans. It is currently under contract to acquire 6 neighboring, occupied duplexes owned by JoEllen Properties, LLC.

5. M3 Properties, LLC is interested in also acquiring 1423 and 1424 JoEllen Circle and as part ( rehabilitation process, revitalize the 1423 JoEllen Circle property and the area.

6. On information and belief, it has submitted loan documents for a rehabilitation loan to not acquire the JoEllen Properties, LLC assets but also funds for rehabilitation and revitalization.

7. Gaston Point is in a high crime area. Through rehabilitation and revitalization, the socio-economic status of prospective tenants will improve with a ripple effect to neighboring residential neighborhoods and businesses.

8. There is currently a great need for housing. Whereas in the past, only a few prospective te applied for a vacant rental unit, now the number of applicants, even at a higher price point, exceec There is a need for increased housing in the Gulfport area.

I declare under penalty of perjury under the laws of the United States of America that the foregoin true and correct.

4-18-2022

JOELLEN PROPERTIES, LLC

Lars T. Fuller, Sole Member

## Designation of Agent

I, LARS FULLER, INDIVIDUALLY AND AS SOLE MEMBER OF JOELLEN PROPERTIES, LLC, being owner of the property 1423 JoEllen Cir. Gulfport, MS
PRINT NAME
PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize LINDA GUILLOTTE to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

*Signature*

MAY 11, 2022
*Date*

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 11 day of _____, 20_____

*Notary Public*

*Commission Expiration*

Jennifer Ligon
NOTARY PUBLIC
LOOSE CERTIFICATE
ATTACHED
May 11, 2022

**CALIFORNIA ACKNOWLEDGMENT** CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara }

On May 11, 2022 before me, Jennifer Ligon, Notary Public,
*Date* *Here Insert Name and Title of the Officer*

personally appeared Lars Fuller
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JENNIFER LIGON
Notary Public - California
Santa Clara County
Commission # 2342643
My Comm. Expires Jan 20, 2025

*Place Notary Seal and/or Stamp Above*

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jennifer Ligon
*Signature of Notary Public*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Designation of Agent

Document Date: May 11, 2022 Number of Pages: 1

Signer(s) Other Than Named Above: None

**Capacity(ies) Claimed by Signer(s)**

| Signer's Name: Lars Fuller | Signer's Name: |
|---|---|
| ☐ Corporate Officer – Title(s): | ☐ Corporate Officer – Title(s): |
| ☐ Partner – ☐ Limited ☐ General | ☐ Partner – ☐ Limited ☐ General |
| ☑ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: | ☐ Other: |
| Signer is Representing: himself | Signer is Representing: |

©2019 National Notary Association

COLDWELL BANKER SMITH HOMES REALTORS®

May 20, 2022

I am Linda Guillotte, a Licensed Real Estate Agent of 24 years (S-25185); my Broker is Suzanne Martin, Coldwell Banker Smith Homes, 2000 Highway 90, Gautier, MS 39553.

After Hurricane Katrina hit in Aug 2005, I guided my Buyer Client, Mr. Lars Fuller (a resident of California) to the properties on Jo Ellen Circle, Gulfport, MS. At the time, they were flooded, destroyed & deplorable and in need of complete renovation. That didn't scare him, except that he was not local & knew of no one in this area to help him with the renovation process.

***Mr. Fuller bought duplexes #1409, 1411, 1413, 1415, 1419, 1421 (at time of purchase he had all sheetrock removed, had all wet insulation removed, sprayed EVERYTHING for mold, & locked the duplexes up; He then started completely remodeling Unit 1409, closest to Railroad Tracks & located approximately 4 blocks from Gulfport Beachfront.....; it needed work from top to bottom, inside to out. As he would complete one side of the duplex, he would rent it out as there was such a demand for housing from the Residents of Gulfport & not much "supply of housing". Families wanted to get their children back into their school district. A great percentage of residents relocated to other parts of the country or even out of state due to lack of housing. I had a great respect for Mr. Fuller for taking on this "Giant of a Project"!

***Mr. Fuller also bought 5-plex (# 1423, sitting to the right of last duplex) at same time & at time of purchase, he had all sheetrock removed, had all wet insulation removed, sprayed EVERYTHING for mold, & locked the 5 plex up. He would get to the bigger renovation as he got families into the duplexes!

Unfortunately, problems arose due to the labor shortage, as there was SO MUCH to be done along the Gulf Coast in Mississippi, Louisiana & Alabama; there were many months the units had to sit, waiting on a contractor's scheduled list "to be gotten back to". He would then start working on the next one in the row when someone was available for hire. Seems the moment he got one finished, it was rented IMMEDIATELY ..... because he was charging such a reasonable amount for a brand-new apartment in such a proximity to the front beach of Gulfport. The most in rent he charges, even today is under $750.00 per month!

Unfortunately, many times, thieves would steal his new air conditioning units, or all of the copper wiring as soon as they were completed & sometimes even after rented. Thieves would come in the night & clean him out, breaking in to take new appliances, etc.....he would start over. Mr. Fuller resorted to hiring an "on site/in-house apartment Manager" (who he also supplied with housing); he found out the hard way, this new Manager was also doing the same thing, robbing him blind – had to let him go! When he would get a few units completed down the road toward the 5-plex, a unit would give notice & be vacated..... & upon inspection, Mr. Fuller would discover it was destroyed & he would have to start all over again on that one. Mr. Fuller, although very frustrated never gave up.....he had too much invested by then to walk away! He would start over & taking it one day at a time, focus on getting a unit completed & rented.

UPDATE TO COUPLE OF MONTHS AGO: Recently, 16 years later than initial purchase of Jo Ellen Circle, Mr. Fuller called me to discuss putting all his Jo Ellen Circle properties on the market. He was tired of

being an out of state owner with property Managers & contract labor being so hard to keep on board. I listed all his properties in the MLS (Multiple Listing Service), 6 duplexes & one 5-plex. Fortunately, I found an interested Buyer who is willing to put a lot of money into purchasing & rehabbing all units plus 5-plex. We went under contract.... & in the process of their due diligence, the Buyer's General Contractor went to City of Gulfport to discuss obtaining a Permit for Remodeling. He was informed that the 5-plex is no longer a 5-plex & had already been re-zoned to a "Single Family Dwelling" by the City of Gulfport..... we, including owner, Mr. Fuller were all very surprised! The contract to purchase was Voided at that point by Buyer.

Since that time, we were advised we would have to start working on "re-zoning the 5-plex". (1) Buyer's Agent, Philip Leblanc & his 2 Buyers, Mr. & Mrs. Carr, (2) myself (3) Mr. Greg Holmes (4) Mr. Greg Petrangelo & 3 others met at City of Gulfport for discussion as to how it was best to move forward. We were advised that IF my owner, Mr. Lars Fuller, would purchase another lot across the street, we would then be "attached to the Multi-Family Zoning already in existence" & would be legally in line with the (5) **five plex- #1423 Jo Ellen Circle**, becoming (once again) a 5-Plex! We took the City Official's advice & I found Mr. Fuller a property exactly across the street from the 5-plex to purchase. We went through the process & Mr. Fuller has now purchased the vacant lot **(#1424 Jo Ellen Circle)** straight across the street; it was a vacant lot (with existing slab) because its existing house had previously burned down couple of years ago! Next, we called in a Licensed Surveyor, Mr. Jeremy Duke, for an "Elevation Certificate" on the subject property 1423 Jo Ellen Circle, which is included in your packet of requested documents. We were advised by the Surveyor, the property meets all requirements and is above "flood zone" elevation, Great News. We are now on the next & hopefully final step we are Applying for Re-Zoning of 1423 Jo Ellen back to a 5-Plex. As you can see from the photo, it has 3 doors (3 apartments across the top floor) & 2 doors (2 apartments across the bottom floor). It was mentioned in our City meeting and we have wondered: "Could this re-zoning to "Single Family Dwelling" possibly have been a Clerical mistake or

error?" The subject property address **of 1423 Jo Ellen Circle**, at present, is boarded up as people keep breaking the doors in & have recently busted all windows out. It has been rained in & vagrants have even tried moving in. The property to the right of 1423 Jo Ellen is a vacant lot with an empty cement slab (ever since Katrina), which I have been told is owned by the State of Mississippi. Our Buyers are still interested in purchasing & renovating & renting this property. If your board could see fit to change the zoning within a quick timeframe as the Buyer needs to include this property in the Mortgage Lender Financing packet of the existing contract on the neighboring 6 duplexes also owned by Mr. Fuller. We are out of contract soon. I plead with your Boad to help us with this matter! This street has become a dangerous area with drug activity; I am afraid of being there without a gentleman to go with me (to even show the property) & would absolutely NOT CONSIDER being there after dark. We have a Buyer/Developer willing to purchase this as a 5-plex property in its present deplorable condition & invest good money into restoring the building to very nice apartments that five (5) families could call home. I am very excited to see this possibility as the neighbors deserve a better environment than is existing at present!

Sincerely,

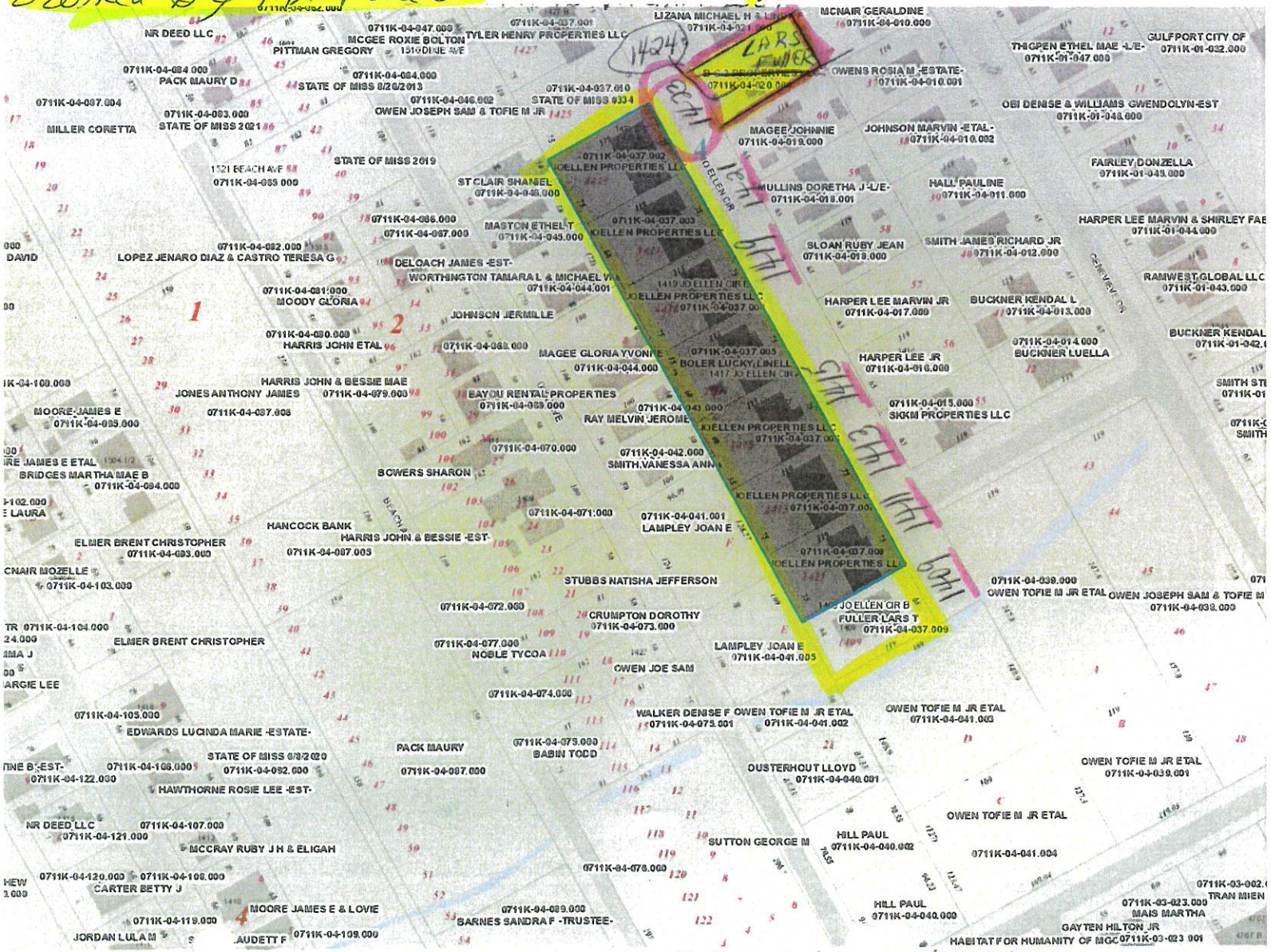
Linda Guillotte

Linda Guillotte, Realtor
Coldwell Banker Smith Homes Realty
228-282-3389
lindaguillotte@gmail.com

1409 is By Railroad track!

*1424 is a Vacant Lot Recently Purchased By Mr. Fuller to attack to Multi-Family Zoning Per City & Gulfport

* All Highlited in yellow is owned By Mr. Fuller




1409 - duplex By RR Road
1411 - duplex
1413 - duplex
1415 - duplex

1419 - duplex
1421 - duplex

1423 - 5 plex - ?

all of the above are Owned by My client, Lars Fuller Since after Hurricane Katrina.

MR Fuller was advised to PURCHASE → * Adv'sed by City of Glpt = 1424 - Vacant Lot - Recently Purchased

## Residential Lease

**7 Properties**

| | | Price / Status / MLS # | Subdivision | Sub Type | Beds Total | Baths Total | Approx H/C SqFt | Garage Spaces | Pool | Listing Member | Listing Office |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | | **$1,000**<br>405 31st Street<br>Gulfport, MS 39507<br>A<br>Active / 4016565 | Magnolia Grove | MU | 3 | 2 | 1,062 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 2 | | **$1,250**<br>103 Ben Drive<br>Gulfport, MS 39503<br>Active / 4016661 | Bel-Aire | SF | 3 | 2 | 1,107 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 3 | | **$1,475**<br>12127 Mccandliss Drive<br>Gulfport, MS 39503<br>Active / 4015854 | Crestview | SF | 4 | 2 | 1,444 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 4 | | **$1,600**<br>1247 24th Street<br>Gulfport, MS 39501<br>Active / 4016817 | Broad Acres | SF | 3 | 2 | 1,050 | | | Christina Gaddis<br>228-365-8384<br>sellthegulfcoast@gmail.com<br>http://www.gaddisrealtor.com | Stars and Stripes Realty, LLC.<br>228-219-7653<br>joe.edenfield@yahoo.com |
| 5 | | **$1,650**<br>14225 S Country Hills Drive<br>Gulfport, MS 39503<br>Active / 4016591 | Country Hills | OT | 3 | 2 | 1,250 | | | Laura M Bryan<br>228-861-4438<br>laura@southernoaksrealtyms.com | Southern Oaks Realty - BOF<br>228-207-6496<br>tarynflynt@gmail.com |
| 6 | <br>**ice Reduced** | **$2,050**<br>14412 N Swan Road<br>Gulfport, MS 39503<br>Active / 4015870 | Hatten Farms | SF | 4 | 3 | 2,306 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 7 | | **$2,100**<br>13054 Midland Cove<br>Gulfport, MS 39503<br>Active / 4016801 | Florence Gardens | SF | 3 | 2 | 1,807 | 2 | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |

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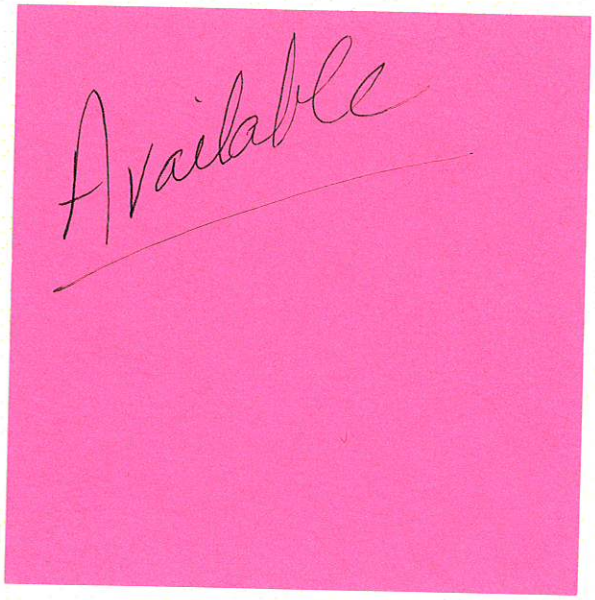

**4016565** **405 31st Street Unit #A Gulfport, MS 39507** **Agent Copy**
**Residential Lease Active**

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,000** | **Sub-Type:** | Multi Family |
| **List Date:** | 05/04/2022 | **Days On Market:** | 13 |
| **Bedrooms:** | 3 | **CDOM:** | 13 |
| **Bathrooms Total:** | 2 | **Subdivision:** | Magnolia Grove |
| **Bathrooms Full:** | 2 | **County:** | Harrison |
| **Bathrooms Half:** | 0 | **N or S of CSX RR:** | N |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | S |
| | | **Listing Agreement:** | Exclusive Right To Lease |
| **Approx H/C SqFt:** | 1,062 | **New Construction:** | No |
| **SqFt Source:** | Public Records | **Owner/Agent:** | No |
| **List Price Sqft:** | $0.94 | | |
| **Year Built:** | 2004 (Public Records) | | |
| **Total Floors:** | 1 | | |
| **Buyer Agency Comp:** | $75 | | |
| **Sub Agency:** | No | | |
| **Variable Rate Commission:** | No | | |

**Legal Description:** LOTS 5 & 6 BLK 20 REV OF MAGNOLIA GROVE SUBD
**Parcel #:** 0910n-05-024.000

**Association:** No **Covenants Y/N:** No

**Agent Remarks:** Vacant and easy to show. Text LA during the hours of 7:30-4:30 M-F for all showing requests.
**Public Remarks:** Spacious, downstairs 3 bedroom 2 bathroom fourplex! This beautiful unit has it all with an open living/kitchen area, vinyl plank flooring throughout and washer/dryer connections. Hurry, this one will not last long!

**Showing Requirements:** Showing: Appointment Required; Appointment Phone: 228-224-3976; Lockbox Location: Front Door
**Lease Term:** 12 Months
**Accessibility Features:** No
**Levels:** One
**Roof:** Shingle
**Foundation Details:** Slab
**Heating:** Central
**Fireplace:** No
**Cooling:** Central Air
**Appliances:** Dishwasher; Range; Refrigerator
**Sewer:** Public Sewer
**Utilities:** None
**Water Source:** Public

**Rental Information:** Application Required: Yes; Availability: 05/20/2022; Credit Check: Yes; Security Deposit: 1,000
**Structure Type:** Other
**Exterior Construction/Siding:** Siding
**Parking Features:** Parking Total: 1
**Waterfront Features:** Waterfront: No

**Exterior Features:** None

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group mgc.ofc1492 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

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**4016661** **103 Ben Drive Gulfport, MS 39503** **Agent Copy**
**Residential Lease Active**

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,250** | **Sub-Type:** | Single Family Residence |
| **List Date:** | 05/05/2022 | **Days On Market:** | 12 |
| **Bedrooms:** | 3 | **CDOM:** | 12 |
| **Bathrooms Total:** | 2 | **Subdivision:** | Bel-Aire |
| **Bathrooms Full:** | 1 | **County:** | Harrison |
| **Bathrooms Half:** | 1 | **N or S of CSX RR:** | N |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | N |
| | | **Listing Agreement:** | Exclusive Right To Lease |
| **Approx H/C SqFt:** | 1,107 | **New Construction:** | No |
| **SqFt Source:** | Public Records | **Owner/Agent:** | No |
| **List Price Sqft:** | $1.13 | | |
| **Year Built:** | 1971 (Public Records) | | |
| **Total Floors:** | 1 | | |
| **Buyer Agency Comp:** | $75 | | |
| **Sub Agency:** | No | | |
| **Variable Rate Commission:** | No | | |
| **Commission Remarks:** | $125 Referral paid upon an approved 12 month lease signing | | |

**Legal Description:** LOT 43 BEL-AIRE SUBD 7TH ADD
**Parcel #:** 0808o-02-061.000

**Association:** No
**Covenants Y/N:** No

**School District:** Harrison CO Dist
**Occupancy:** Owner

**Agent Remarks:** Tenant occupied. 24 hr. notice required for all showings. Days and times can vary depending on tenants schedule. Text LA for all inquiries during the hours of 7:30-4:30 M-F 228-224-3976.
**Public Remarks:** Adorable 3 bedroom renovated rental home that is conveniently located to Hwy 49, I-10 and shopping! This home features an open floor plan, a custom wood bar and neutral paint throughout. Super cute! Hurry before this one is gone!

**Showing Requirements:** Showing: Appointment Required; Appointment Phone: 228-224-3976; Lockbox Location: Front Door; Call Listing Office; Text Listing Agent
**Lease Term:** 12 Months
**Accessibility Features:** No
**Levels:** One
**Walls - Interior:** Sheetrock
**Flooring:** Laminate
**Roof:** Shingle
**Foundation Details:** Slab
**Heating:** Central; Natural Gas
**Fireplace:** No
**Cooling:** Central Air; Electric
**Appliances:** Microwave; Oven; Range; Refrigerator
**Sewer:** Public Sewer
**Utilities:** None
**Water Heater:** 40 Gallons or Less
**Water Source:** Public

**Rental Information:** Application Required: Yes; Availability: 06/20/2022; Credit Check: Yes; Security Deposit: 1,250
**Structure Type:** House
**Exterior Construction/Siding:** Brick
**Approx Age Code:** Older Home 25+ Years
**Parking Features:** Parking Total: 2; Driveway; Garage
**Community Features:** Near Entertainment; Other; See Remarks
**Fencing:** Front Yard
**Waterfront Features:** Waterfront: No
**Lot Features:** Fenced
**Possession:** Rental Agreement

**Interior Features:** Ceiling Fan(s)
**Exterior Features:** None
**Owner Pays:** None

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group mgc.ofc1492 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

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**4015854** **12127 Mccandliss Drive Gulfport, MS 39503**
**Residential Lease Active** **Agent Copy**

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,475** | **Sub-Type:** | Single Family Residence |
| **List Date:** | 04/27/2022 | **Days On Market:** | 20 |
| **Bedrooms:** | 4 | **CDOM:** | 20 |
| **Bathrooms Total:** | 2 | **Subdivision:** | Crestview |
| **Bathrooms Full:** | 2 | **County:** | Harrison |
| **Bathrooms Half:** | 0 | **N or S of CSX RR:** | N |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | N |
| | | **Listing Agreement:** | Exclusive Right To Lease |
| **Approx H/C SqFt:** | 1,444 | **New Construction:** | No |
| **SqFt Source:** | See Remarks | **Owner/Agent:** | No |
| **List Price Sqft:** | $1.02 | | |
| **Year Built:** | 1999 (Public Records) | | |
| **Total Floors:** | 1 | | |
| **Buyer Agency Comp:** | $100 | | |
| **Sub Agency:** | No | | |
| **Variable Rate Commission:** | No | | |

**Legal Description:** LOT 79 CRESTVIEW SUBD 2ND ADD
**Parcel #:** 0708h-05-012.000

**Association:** No **Covenants Y/N:** No

**Agent Remarks:** Showings will begin on May 2, 2022. Vacant and easy to show. Text LA during the business hours of M-F 7:30-4:30.
**Public Remarks:** Come check out this beautiful 4 bedroom 2 bath in Orange Grove! This home has it all with an open living area, washer/dryer connections, vinyl plank flooring and a huge yard for entertaining. Hurry, this home will not last long at this price!

**Showing Requirements:** Showing: Appointment Required; Appointment Phone: 228-224-3976; Lockbox Location: Front Door
**Lease Term:** 12 Months
**Accessibility Features:** No
**Levels:** One
**Roof:** Shingle
**Foundation Details:** Raised
**Heating:** Central
**Fireplace:** No
**Cooling:** Central Air
**Appliances:** Dishwasher; Range; Refrigerator
**Sewer:** Public Sewer
**Utilities:** None
**Water Source:** Public
**Exterior Features:** None

**Rental Information:** Application Required: Yes; Availability: 05/01/2022; Credit Check: Yes; Security Deposit: 1,475
**Structure Type:** Modular Home
**Exterior Construction/Siding:** Siding
**Parking Features:** Parking Total: 2
**Waterfront Features:** Waterfront: No

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group mgc.ofc1492 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

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**4016817** **1247 24th Street Gulfport, MS 39501**
**Residential Lease Active** **Agent Copy**

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,600** | **Sub-Type:** | Single Family Residence |
| **List Date:** | 05/06/2022 | **Days On Market:** | 11 |
| **Bedrooms:** | 3 | **CDOM:** | 11 |
| **Bathrooms Total:** | 2 | **Subdivision:** | Broad Acres |
| **Bathrooms Full:** | 1 | **County:** | Harrison |
| **Bathrooms Half:** | 1 | **N or S of CSX RR:** | N |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | S |
| | | **Listing Agreement:** | Exclusive Right To Lease |
| **Approx H/C SqFt:** | 1,050 | **New Construction:** | No |
| **SqFt Source:** | Public Records | **Property Condition:** | Updated/Remodeled |
| **List Price Sqft:** | $1.52 | **Owner/Agent:** | No |
| **Year Built:** | 1958 (Public Records) | | |
| **Total Floors:** | 1 | | |
| **Buyer Agency Comp:** | $100 | | |
| **Sub Agency:** | No | | |
| **Variable Rate Commission:** | No | | |
| **Commission Remarks:** | The referral must be approved, move into the home and pay the first month of rent. Upon receiving the first month of rent, we will require the brokerage information to mail a check. | | |

**Legal Description:** W 53.33 FT OF E 106.66 FT OF LOTS 8 TO 10 BLK 25 BROAD ACRES
**Parcel #:** 0811a-06-031.000

**Association:** No **Covenants Y/N:** No

**Agent Remarks:** There will be a coded lock placed on the door today, 5/6/2022. Code for the lock is SAS, you may show anytime but please communicate via text of showing - just to keep showings more private for everyone.
**[illegible]ic Remarks:** This precious cottage style, yet the perfect blend of mid century home is available for rent. Leaving the original hardwood floors [illegible]old Gulfport feeling, the kitchen walls and cabinets have been painted. Spacious eat in kitchen with bonus of additional cabinetry and counters. Enclosed rear porch leads to privacy fenced yard with landscaping and large wood deck. In the closed in back yard, you will find a detached work shop, shed, or even sheshed that has power, a new roof and is approximately 450 additional square feet.

**Showing Requirements:** Showing: Show Any Time; Lockbox Location: Front Door
**Lease Term:** 12 Months
**Accessibility Features:** No
**Levels:** One
**Flooring:** Hardwood; Tile
**Roof:** Architectural Shingles
**Foundation Details:** Pillar/Post/Pier
**Heating:** Natural Gas
**Fireplace:** No
**Cooling:** Central Air
**Appliances:** Free-Standing Gas Oven; Free-Standing Refrigerator; Gas Water Heater; Ice Maker
**Sewer:** Public Sewer
**Utilities:** Cable Available; Electricity Available; Natural Gas Available; Water Available
**Water Source:** Public

**Rental Information:** Application Required: Yes; Availability: 05/06/2022; Credit Check: Yes; Pet Deposit: 300; Security Deposit: 165,000
**Structure Type:** House
**Other Structures:** Shed(s); Storage; Workshop
**Exterior Construction/Siding:** Siding
**Approx Age Code:** Older Home 25+ Years
**Parking Features:** Driveway
**Fencing:** Privacy
**Patio And Porch Features:** Deck
**Pets Allowed:** Number Limit; Size Limit
**Waterfront Features:** None
**Lot Features:** Cleared; Fenced; Landscaped
**Possession:** Rental Agreement

**Interior Features:** Built-in Features; Eat-in Kitchen; Natural Woodwork; Storage
**Exterior Features:** See Remarks
**Owner Pays:** None
**Tenant Pays:** All Utilities

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Christina Gaddis S53420 | **LO:** Stars and Stripes Realty, LLC. mgc.ofc1493 | 228-365-8384 | 228-219-7653 | sellthegulfcoast@gmail.com |

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**4016591** **14225 S Country Hills Drive Gulfport, MS 39503**
**Residential Lease Active** **Agent Copy**

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,650** | **Sub-Type:** | Other |
| **List Date:** | 05/04/2022 | **Days On Market:** | 13 |
| **Bedrooms:** | 3 | **CDOM:** | 13 |
| **Bathrooms Total:** | 2 | **Subdivision:** | Country Hills |
| **Bathrooms Full:** | 2 | **County:** | Harrison |
| **Bathrooms Half:** | 0 | **N or S of CSX RR:** | N |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | N |
| | | **Listing Agreement:** | Exclusive Right To Lease |
| **Approx H/C SqFt:** | 1,250 | **New Construction:** | No |
| **SqFt Source:** | Public Records | **Owner/Agent:** | No |
| **List Price Sqft:** | $1.32 | | |
| **Year Built:** | 2006 (Other) | | |
| **Total Floors:** | 1 | | |
| **Buyer Agency Comp:** | $100 | | |
| **Sub Agency:** | No | | |
| **Variable Rate Commission:** | No | | |

**Legal Description:** LOT 4 COUNTRY HILLS SUBD PH 2 SEC 34-6-11
**Parcel #:** 0807p-01-044.085

**Association:** No **Covenants Y/N:** Yes

**Agent Remarks:** 1 year minimum lease but will consider a discount for multiple year lease. 2 pet max and must be under 25 lbs. Breed restrictions. $300 nonrefundable pet fee for first pet, $250 nonrefundable pet fee for second. Application in documents. Water and Electric are not turned on at the moment so please don't use the bathrooms at the house.
**Public Remarks:** Come make this beautiful and well taken care of house your home!! 3 bedrooms, 2 bathrooms, fenced yard, and 1 car garage. Pet friendly with a two pet maximum. Won't last long!

**Showing Requirements:** Showing: Appointment Required; Call Listing Agent; Text Listing Agent; Vacant
**Lease Term:** 12 Months
**Accessibility Features:** No
**Levels:** One
**Walls - Interior:** Sheetrock
**Door Features:** Dead Bolt Lock(s)
**Flooring:** Carpet; Vinyl
**Roof:** Shingle
**Foundation Details:** Slab
**Heating:** Central
**Fireplace:** No
**Cooling:** Central Air
**Appliances:** Dishwasher; Microwave; Range; Refrigerator
**Sewer:** Public Sewer
**Utilities:** Electricity Available; Water Available
**Water Source:** Public
**Interior Features:** Ceiling Fan(s); Pantry
**Exterior Features:** Private Yard
**Tenant Pays:** All Utilities

**Rental Information:** Application Required: Yes; Availability: ASAP; Credit Check: Yes; Security Deposit: 1,650
**Structure Type:** House
**Exterior Construction/Siding:** Brick; Siding
**Parking Features:** Parking Total: 3; Garage
**Driveway Features:** Concrete Drive
**Fencing:** Back Yard
**Patio And Porch Features:** Front Porch; Rear Porch
**Waterfront Features:** Waterfront: No

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Laura M Bryan S57326 | **LO:** Southern Oaks Realty - BOF mgc.ofc1567 | 228-861-4438 | 228-207-6496 | laura@southernoaksrealtyms.com |

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**4015870** **14412 N Swan Road Gulfport, MS 39503** **Agent Copy**
**Residential Lease Active**

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$2,050** | **Sub-Type:** | Single Family Residence |
| **List Date:** | 04/27/2022 | **Days On Market:** | 20 |
| **Bedrooms:** | 4 | **CDOM:** | 20 |
| **Bathrooms Total:** | 3 | **Subdivision:** | Hatten Farms |
| **Bathrooms Full:** | 2 | **County:** | Harrison |
| **Bathrooms Half:** | 1 | **N or S of CSX RR:** | N |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | N |
| | | **Listing Agreement:** | Exclusive Right To Lease |
| **Approx H/C SqFt:** | 2,306 | **New Construction:** | No |
| **SqFt Source:** | Public Records | **Owner/Agent:** | No |
| **List Price Sqft:** | $0.89 | | |
| **Year Built:** | 2018 (Public Records) | | |
| **Total Floors:** | 1 | | |
| **Buyer Agency Comp:** | $125 | | |
| **Sub Agency:** | No | | |
| **Variable Rate Commission:** | No | | |

**Legal Description:** LOT 11 HATTEN FARMS SUBD PH 1 SEC 27-6-11
**Parcel #:** 0807a-01-030.005

**Association:** No **Covenants Y/N:** Yes

**Agent Remarks:** Occupied until June 4, 2022. Showing days and times will vary depending on the occupants schedule. Please text LA during the office hours of M-F 7:30-4:30 for all showing requests.
**Public Remarks:** Gorgeous four bedroom 2.5 bath home in Hatten Farms subdivision! This beautifully maintained home offers a split floorplan with stainless steel appliances, granite countertops throughout, crown molding, and tray ceilings in the living room and master suite. Enjoy the privacy of the fenced in backyard from your covered patio. This home also has a two car garage and spacious utility room. Convenient to everything Gulfport has to offer! Ready mid June!! No section 8. Small pets only 25 lbs or less. $250 pet fee per pet. Maximum 2

**Showing Requirements:** Showing: Appointment Required; Appointment Phone: 228-224-3976; Lockbox Location: Other
**Lease Term:** 12 Months
**Accessibility Features:** No
**Levels:** One
**Roof:** Shingle
**Foundation Details:** Slab
**Heating:** Central
**Fireplace:** No
**Cooling:** Central Air
**Appliances:** Dishwasher; Microwave; Range; Refrigerator
**Sewer:** Public Sewer
**Utilities:** None
**Water Source:** Public

**Rental Information:** Application Required: Yes; Availability: 06/18/2022; Credit Check: Yes; Security Deposit: 2,050
**Structure Type:** House
**Exterior Construction/Siding:** Brick Veneer
**Parking Features:** Parking Total: 2
**Fencing:** Back Yard
**Patio And Porch Features:** Covered
**Waterfront Features:** Waterfront: No

**Exterior Features:** None

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group mgc.ofc1492 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

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**4016801** **13054 Midland Cove Gulfport, MS 39503** **Agent Copy**
**Residential Lease Active**

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$2,100** | **Sub-Type:** | Single Family Residence |
| **List Date:** | 05/06/2022 | **Days On Market:** | 11 |
| **Bedrooms:** | 3 | **CDOM:** | 11 |
| **Bathrooms Total:** | 2 | **Subdivision:** | Florence Gardens |
| **Bathrooms Full:** | 2 | **County:** | Harrison |
| **Bathrooms Half:** | 0 | **N or S of CSX RR:** | N |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | N |
| | | **Listing Agreement:** | Exclusive Right To Lease |
| **Approx H/C SqFt:** | 1,807 | **New Construction:** | No |
| **SqFt Source:** | Public Records | **Owner/Agent:** | No |
| **List Price Sqft:** | $1.16 | | |
| **Year Built:** | 2007 (Public Records) | | |
| **Total Floors:** | 1 | | |
| **Buyer Agency Comp:** | $100 | | |
| **Sub Agency:** | No | | |
| **Variable Rate Commission:** | No | | |

**Legal Description:** LOT 3-D BLK "D" FLORENCE GARDENS PH 1-C SEC 2-7-11
**Parcel #:** 0908f-01-036.000

**Association:** Yes
**Covenants Y/N:** Yes
**School District:** Harrison CO Dist
**Occupancy:** Tenant

**Agent Remarks:** Tenant occupied until May 31, 2022. 24 Hr. notice required for all showings. Text LA for all inquiries during the hours of M-F 7:30-4:30. Showings will begin on 5/9/22.
**Public Remarks:** Beautiful rental in the desirable Florence Gardens subdivision. This home features an open floor plan, gorgeous master suite and conveniently located to Hope Academy.

**Showing Requirements:** Showing: Appointment Required; Appointment Phone: 228-224-3976; Lockbox Location: Front Door; Call Listing Office
**Lease Term:** 12 Months
**Accessibility Features:** No
**Levels:** One
**Walls - Interior:** Sheetrock
**Flooring:** Ceramic Tile; Laminate
**Roof:** Shingle
**Foundation Details:** Slab
**Heating:** Central; Electric; Heat Pump
**Fireplace:** No
**Cooling:** Central Air; Electric
**Appliances:** Dishwasher; Microwave; Oven; Range; Refrigerator
**Sewer:** Public Sewer
**Utilities:** None
**Water Heater:** Electric
**Water Source:** Public
**Exterior Features:** None
**Owner Pays:** None

**Rental Information:** Application Required: Yes; Availability: 06/18/2022; Credit Check: Yes; Security Deposit: 2,100
**Structure Type:** House
**Exterior Construction/Siding:** Brick Veneer
**Approx Age Code:** Under 25 Years
**Garage Spaces:** 2
**Parking Features:** Parking Total: 2; Driveway; Garage
**Community Features:** Pool
**Waterfront Features:** Waterfront: No
**Possession:** Rental Agreement

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group mgc.ofc1492 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

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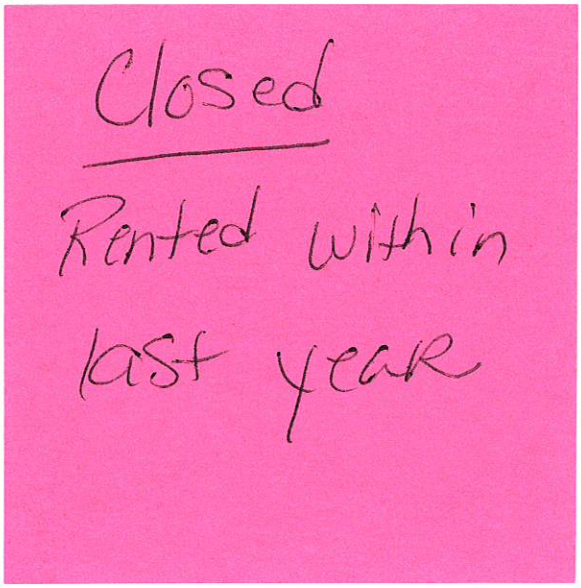
Closed
Rented within
last year

**Residential Lease** **131 Properties**

| | | Price / Status / MLS # | Subdivision | Sub Type | Beds Total | Baths Total | Approx H/C SqFt | Garage Spaces | Pool | Listing Member | Listing Office |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | **$575**<br>2414 14th Avenue<br>Gulfport, MS 39501<br>Closed / 4006923 | Metes And Bounds | SF | 1 | 1 | 624 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 2 | | **$575**<br>2422 14th Avenue<br>Gulfport, MS 39501<br>Closed / 4007070 | Metes And Bounds | SF | 1 | 1 | 728 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 3 | | **$690**<br>2534 Cypress Avenue<br>Gulfport, MS 39501<br>Closed / 4005992 | Garys East Side | SF | 3 | 1 | 1,100 | | N | John C Mozingo III<br>228-697-5680<br>jmozingo3@gmail.com<br>http://www.mozingoauctions.com | Mozingo Real Estate And Auction, Inc.<br>228-896-3400<br>john.mozingo3@mozingoauctions.com |
| 4 | | **$750**<br>2031 32nd Street<br>Gulfport, MS 39501<br>Closed / 4002642 | Standard Land | SF | 2 | 1 | 800 | | N | John C Mozingo III<br>228-697-5680<br>jmozingo3@gmail.com<br>http://www.mozingoauctions.com | Mozingo Real Estate And Auction, Inc.<br>228-896-3400<br>john.mozingo3@mozingoauctions.com |
| 5 | | **$795**<br>3403 54th Avenue<br>Gulfport, MS 39501<br>A<br>Closed / 3378859 | Pinehurst | SF | 2 | 1 | 767 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 6 | | **$800**<br>12203 Artes Street<br>Gulfport, MS 39503<br>B/Upstairs<br>Closed / 3378465 | Meadows Of Glfpt | TH | 3 | 2 | 100 | | | John C Mozingo III<br>228-697-5680<br>jmozingo3@gmail.com<br>http://www.mozingoauctions.com | Mozingo Real Estate And Auction, Inc.<br>228-896-3400<br>john.mozingo3@mozingoauctions.com |
| 7 | | **$850**<br>2080 30th Street<br>Gulfport, MS 39501<br>B<br>Closed / 4004470 | Metes And Bounds | SF | 2 | 2 | 829 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 8 | | **$850**<br>12661 John Ross Road<br>Gulfport, MS 39503<br>A<br>Closed / 3377440 | Metes And Bounds | SF | 1 | 1 | 1,000 | | | Inactive Member | EXIT Prestige Luxury Realty<br>228-388-5888<br>tashia@exitbiloxi.com |
| 9 | | **$850**<br>3008 50th Avenue<br>Gulfport, MS 39501<br>B<br>Closed / 3376397 | Metes And Bounds | SF | 3 | 2 | 1,054 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 10 | | **$850**<br>3008 50th Avenue<br>Gulfport, MS 39501<br>A<br>Closed / 3376396 | Metes And Bounds | SF | 3 | 2 | 1,054 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 11 | | **$875**<br>16045 Crestview Drive<br>Gulfport, MS 39503<br>Closed / 4006920 | Crestview | SF | 2 | 1 | 750 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 12 | | **$895**<br>828 Oakleigh<br>Gulfport, MS 39507<br>11<br>Closed / 4009977 | Rivendell Garden Condo | CN | 1 | 1 | 682 | | | Beth E King<br>228-382-2633<br>Beth@shorelinerealty.net<br>http://www.ShorelineRealty.net | Shoreline Realty, LLC<br>228-875-3331<br>Beth@ShorelineRealty.net |
| 13 | | **$895**<br>828 Oakleigh Avenue<br>Gulfport, MS 39507<br>2<br>Closed / 4008182 | Rivendell Garden Condo | CN | 1 | 1 | 682 | | N | Beth E King<br>228-382-2633<br>Beth@shorelinerealty.net<br>http://www.ShorelineRealty.net | Shoreline Realty, LLC<br>228-875-3331<br>Beth@ShorelineRealty.net |
| 14 | | **$895**<br>1002 31st Street<br>Gulfport, MS 39501<br>Closed / 3377002 | Myrtle | SF | 2 | 1 | 929 | | | Inactive Member | EXIT Prestige Luxury Realty<br>228-388-5888<br>tashia@exitbiloxi.com |
| 15 | | **$900**<br>13071 Andy Drive<br>Gulfport, MS 39503<br>Closed / 4013644 | Northwood Hills | OT | 3 | 2 | 1,008 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 16 | | **$900**<br>413 W Stevens Circle<br>Gulfport, MS 39503<br>Closed / 3373829 | Pine Hills | SF | 3 | 2 | 1,064 | | | Karen Tran<br>228-424-7615<br>misskarentran@gmail.com | Sunset Mississippi Realty, LLC<br>228-207-0422<br>charovdv@gmail.com |

| | | Price / Status / MLS # | Subdivision | Sub Type | Beds Total | Baths Total | Approx H/C SqFt | Garage Spaces | Pool | Listing Member | Listing Office |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 17 | | **$900**<br>1350 Tropical Cove<br>Gulfport, MS 39507<br>Closed / 3379296 | Tropical Cove | TH | 2 | 3 | 1,152 | | | Michele Clarke<br>228-243-0095<br>michele@clarke-realestate.com<br>https://www.facebook.com/ClarkeRealEstate.Co/ | Clarke Real Estate Co.<br>228-243-0095<br>michele@clarke-realestate.com |
| 18 | | **$900**<br>15251 N Parkwood Drive<br>Gulfport, MS 39503<br>D<br>Closed / 3377165 | Northwood Hills | TH | 3 | 3 | 1,300 | | | John C Mozingo III<br>228-697-5680<br>jmozingo3@gmail.com<br>http://www.mozingoauctions.com | Mozingo Real Estate And Auction, Inc.<br>228-896-3400<br>john.mozingo3@mozingoauctions.com |
| 19 | | **$925**<br>2526 Tandy Drive<br>Gulfport, MS 39503<br>Closed / 4010515 | Loren D Heights | SF | 3 | 2 | 1,075 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 20 | | **$925**<br>1284 Tropical Cove<br>Gulfport, MS 39507<br>Closed / 4008683 | Tropical Cove | TH | 2 | 2 | 1,108 | | | Michele Clarke<br>228-243-0095<br>michele@clarke-realestate.com<br>https://www.facebook.com/ClarkeRealEstate.Co/ | Clarke Real Estate Co.<br>228-243-0095<br>michele@clarke-realestate.com |
| 21 | | **$950**<br>2606 Joan Avenue<br>Gulfport, MS 39501<br>Closed / 3379040 | Broad Acres | SF | 2 | 1 | 996 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 22 | | **$950**<br>3008 50th Avenue<br>Gulfport, MS 39501<br>B<br>Closed / 4011789 | Metes And Bounds | MU | 3 | 2 | 1,054 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 23 | | **$950**<br>1340 Tropical Cove<br>Gulfport, MS 39507<br>Closed / 4007025 | Tropical Cove | TH | 2 | 3 | 1,150 | | | Michele Clarke<br>228-243-0095<br>michele@clarke-realestate.com<br>https://www.facebook.com/ClarkeRealEstate.Co/ | Clarke Real Estate Co.<br>228-243-0095<br>michele@clarke-realestate.com |
| 24 | | **$950**<br>1324 43rd Avenue<br>Gulfport, MS 39501<br>Closed / 3374460 | Metes And Bounds | SF | 3 | 2 | 1,200 | | | Frank F Zhang<br>228-467-4009<br>frankzhang2013@gmail.com | Bay Waveland Properties, LLC.<br>228-467-4009<br>frankzhange2013@gmail.com |
| | | **$950**<br>2323 24th Street<br>Gulfport, MS 39501<br>Closed / 4002469 | Metes And Bounds | SF | 3 | 1 | 1,200 | | | Brittany Gianelloni<br>228-238-9081<br>visualizewithbrittany@gmail.com | Coldwell Banker Smith Home Rltrs-OS<br>228-872-3330<br>suzannecmartin@live.com |
| 26 | | **$950**<br>1725 3rd Street<br>Gulfport, MS 39501<br>Closed / 4013050 | Metes And Bounds | SF | 3 | 1 | 1,329 | | N | Nancy Carpentier<br>228-617-2332<br>nancycarpentier@bellsouth.net<br>http://www.aandwassociates.com | A & W Associates<br>228-875-7793<br>nancycarpentier@bellsouth.net |
| 27 | | **$995**<br>12288 Windward Drive<br>Gulfport, MS 39503<br>Closed / 4001401 | Windsong | SF | 2 | 1 | 820 | 0 | N | Taryn P Flynt<br>228-697-3862<br>tarynflynt@gmail.com<br>http://www.facebook.com/tarynflyntmsgulfcoast | Southern Oaks Realty - BOF<br>228-207-6496<br>tarynflynt@gmail.com |
| 28 | | **$995**<br>13071 Tracewood Drive<br>Gulfport, MS 39503<br>B<br>Closed / 3376689 | Tracewood | SF | 3 | 2 | 1,044 | | | Glen H Reed<br>228-263-0630<br>grrems@yahoo.com<br>http://www.grrems.com | Glen Reed Real Estate<br>228-263-0630<br>grrems@yahoo.com |
| 29 | | **$995**<br>13071 Tracewood Drive<br>Gulfport, MS 39503<br>A<br>Closed / 4004753 | Tracewood | MU | 3 | 2 | 1,044 | | | Glen H Reed<br>228-263-0630<br>grrems@yahoo.com<br>http://www.grrems.com | Glen Reed Real Estate<br>228-263-0630<br>grrems@yahoo.com |
| 30 | | **$1,000**<br>2410 15th Avenue<br>Gulfport, MS 39501<br>Closed / 3375800 | Arlington Heights | SF | 2 | 1 | 1,012 | | | Michelle Patterson<br>540-229-4968<br>michellepatterson.re@gmail.com<br>http://michellenpatterson.com/ | CENTURY 21 J. Carter & Company<br>228-731-3881<br>jake.carter@jcarterandco.com |
| 31 | | **$1,000**<br>1222 33rd Avenue<br>Gulfport, MS 39501<br>Closed / 3375116 | Metes And Bounds | SF | 3 | 1 | 1,032 | | | Michelle Patterson<br>540-229-4968<br>michellepatterson.re@gmail.com<br>http://michellenpatterson.com/ | CENTURY 21 J. Carter & Company<br>228-731-3881<br>jake.carter@jcarterandco.com |
| | | **$1,000**<br>3944 Monterey Drive<br>Gulfport, MS 39501<br>Closed / 4006519 | Villa Del Rey | SF | 3 | 2 | 1,100 | | N | Maria Davis<br>228-324-0920<br>maria.davis.sun@gmail.com<br>http://www.sunsetmississippirealty.com | Sunset Mississippi Realty, LLC<br>228-207-0422<br>charovdv@gmail.com |

| | | Price / Status / MLS # | Subdivision | Sub Type | Beds Total | Baths Total | Approx H/C SqFt | Garage Spaces | Pool | Listing Member | Listing Office |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 33 | | **$1,025**<br>12271 Dedeaux Road<br>Gulfport, MS 39503<br>Closed / 4009530 | Pine Hill | SF | 3 | 2 | 1,462 | | | Nancy Carpentier<br>228-617-2332<br>nancycarpentier@bellsouth.net<br>http://www.aandwassociates.com<br>Monique C Ward | A & W Associates<br>228-875-7793<br>nancycarpentier@bellsouth.net |
| 34 | | **$1,050**<br>829 Hardy Avenue<br>Gulfport, MS 39501<br>B<br>Closed / 4016378 | Gulfport | MU | 3 | 2 | 1,230 | 0 | N | Gaye M Leggett<br>228-697-6544<br>gayeleggett@bellsouth.net | Martin O'Neal & Associates<br>228-731-3676<br>gayeleggett@bellsouth.net |
| 35 | | **$1,095**<br>16121 Ganges Street<br>Gulfport, MS 39501<br>Closed / 3374884 | Floral Estates | SF | 3 | 2 | 1,343 | | | Nancy Carpentier<br>228-617-2332<br>nancycarpentier@bellsouth.net<br>http://www.aandwassociates.com<br>Monique C Ward | A & W Associates<br>228-875-7793<br>nancycarpentier@bellsouth.net |
| 36 | | **$1,100**<br>13190 Warren Drive<br>Gulfport, MS 39503<br>Closed / 3375038 | Forest North | SF | 2 | 2 | 980 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 37 | | **$1,100**<br>2212 23rd Avenue<br>Gulfport, MS 39501<br>Closed / 4007654 | Metes And Bounds | SF | 3 | 2 | 1,420 | | | Holly J Gibbs<br>228-697-3714<br>brokergibbs@gmail.com | Berkshire Hathaway HomeServices Preferred Properties<br>228-896-6060<br>BrokerGibbs@gmail.com |
| 38 | | **$1,120**<br>11534 Acorn Drive<br>Gulfport, MS 39503<br>Closed / 4004124 | Oaklane Estates | SF | 3 | 2 | 1,254 | | | Inactive Member | Sawyer Real Estate, Inc. Of Ms.<br>228-863-0232<br>earline@sawyerrealestate.com |
| 39 | | **$1,125**<br>2602 George Street<br>Gulfport, MS 39503<br>Closed / 4011159 | Pine Hill Estates | SF | 3 | 2 | 1,092 | 1 | | Nancy Carpentier<br>228-617-2332<br>nancycarpentier@bellsouth.net<br>http://www.aandwassociates.com<br>Monique C Ward | A & W Associates<br>228-875-7793<br>nancycarpentier@bellsouth.net |
| 40 | | **$1,150**<br>13208 Warren Drive<br>Gulfport, MS 39503<br>Closed / 3379699 | Forest North | SF | 3 | 2 | 1,008 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 41 | | **$1,150**<br>928 Jefferson Drive<br>Gulfport, MS 39507<br>Closed / 3376200 | Village of Jeffer. | TH | 2 | 2 | 1,280 | | | Inactive Member | EXIT Prestige Luxury Realty<br>228-388-5888<br>tashia@exitbiloxi.com |
| 42 | | **$1,150**<br>40 31st Street<br>Gulfport, MS 39507<br>Closed / 4010659 | East Park | SF | 3 | 1 | 1,400 | | | John C Mozingo III<br>228-697-5680<br>jmozingo3@gmail.com<br>http://www.mozingoauctions.com | Mozingo Real Estate And Auction, Inc.<br>228-896-3400<br>john.mozingo3@mozingoauctions.com |
| 43 | | **$1,195**<br>907 Sycamore Drive<br>Gulfport, MS 39503<br>Closed / 3377876 | Wildwood | SF | 4 | 2 | 1,340 | 1 | | Nancy Carpentier<br>228-617-2332<br>nancycarpentier@bellsouth.net<br>http://www.aandwassociates.com | A & W Associates<br>228-875-7793<br>nancycarpentier@bellsouth.net |
| 44 | | **$1,200**<br>3509 Nunnally Street<br>Gulfport, MS 39501<br>Closed / 3378615 | Village Green | SF | 3 | 1 | 972 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 45 | | **$1,200**<br>1216 22nd Street<br>Gulfport, MS 39501<br>Closed / 3375201 | Broad Acres | SF | 3 | 2 | 1,000 | | | Karen Peters<br>228-323-4497<br>petersk727@gmail.com | Billy Hewes Real Estate<br>228-832-6262<br>petersk727@gmail.com |
| 46 | | **$1,200**<br>13465 Windsong Drive<br>Gulfport, MS 39503<br>Closed / 3377124 | Windsong | SF | 3 | 2 | 1,100 | | | Devin K Collins<br>228-382-2425<br>devin@shorelinerealty.net<br>https://www.shorelinerealty.net/<br>Inactive Member | Shoreline Realty, LLC<br>228-875-3331<br>Beth@ShorelineRealty.net |
| 47 | | **$1,200**<br>103 Ben Drive<br>Gulfport, MS 39503<br>Closed / 3375290 | Bel-Aire | SF | 3 | 2 | 1,107 | 1 | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 48 | | **$1,200**<br>10581 Bay Tree Drive<br>Gulfport, MS 39503<br>Closed / 4004051 | Forest North | SF | 3 | 2 | 1,153 | | | Michelle Patterson<br>540-229-4968<br>michellepatterson.re@gmail.com<br>http://michellenpatterson.com/ | CENTURY 21 J. Carter & Company<br>228-731-3881<br>jake.carter@jcarterandco.com |
| | | **$1,200**<br>10658 E Bay Tree Drive<br>Gulfport, MS 39503<br>Closed / 4007247 | Forest North | SF | 3 | 2 | 1,200 | | N | Judi E McMurphy<br>228-861-3373<br>ajmcmurphyre@gmail.com<br>http://www.ajmcmurphyrealestate.com | A.J. McMurphy Real Estate<br>228-388-3221<br>ajmcmurphyre@gmail.com |

| | | Price / Status / MLS # | Subdivision | Sub Type | Beds Total | Baths Total | Approx H/C SqFt | Garage Spaces | Pool | Listing Member | Listing Office |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 50 | | **$1,200**<br>3307 Johnson Drive<br>Gulfport, MS 39501<br>Closed / 4005836 | Metes And Bounds | SF | 4 | 2 | 1,400 | 0 | N | Jim Wheeler<br>228-209-3765<br>jimwheeler@bellsouth.net<br>http://www.asklandmark.com | Landmark Properties-Wheeler & Assoc., Inc.<br>228-435-4255<br>jimwheeler@bellsouth.net<br>http://www.asklandmark.com |
| 51 | | **$1,250**<br>309 Mary Drive<br>Gulfport, MS 39503<br>Closed / 4004495 | Olivet | SF | 3 | 2 | 1,026 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 52 | | **$1,250**<br>10682 E Bay Tree Drive<br>Gulfport, MS 39503<br>Closed / 3377404 | Forest North | SF | 3 | 2 | 1,200 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 53 | | **$1,250**<br>4626 30th Street<br>Gulfport, MS 39501<br>Closed / 4006268 | Gulfport Heights | SF | 3 | 2 | 1,674 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 54 | | **$1,275**<br>15307 Baywood Circle<br>Gulfport, MS 39503<br>Closed / 4005795 | Northwood Hills | SF | 3 | 2 | 1,585 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 55 | | **$1,275**<br>108 Robin Court<br>Gulfport, MS 39501<br>Closed / 3380587 | Rolling Meadows | SF | 4 | 2 | 2,100 | | | Nancy Carpentier<br>228-617-2332<br>nancycarpentier@bellsouth.net<br>http://www.aandwassociates.com | A & W Associates<br>228-875-7793<br>nancycarpentier@bellsouth.net |
| 56 | | **$1,300**<br>2421 Pine Avenue<br>Gulfport, MS 39501<br>Closed / 3379252 | Broadmoor Place | SF | 2 | 1 | 984 | | | Karen Peters<br>228-323-4497<br>petersk727@gmail.com | Billy Hewes Real Estate<br>228-832-6262<br>petersk727@gmail.com |
| 57 | | **$1,300**<br>13472 Locust Hill Drive<br>Gulfport, MS 39503<br>Closed / 4009862 | Windsong | SF | 3 | 2 | 1,212 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| - | | **$1,300**<br>904 Jefferson Drive<br>Gulfport, MS 39507<br>Closed / 3380453 | Village of Jeffer. | TH | 3 | 2 | 1,280 | | | Inactive Member | EXIT Prestige Luxury Realty<br>228-388-5888<br>tashia@exitbiloxi.com |
| 59 | | **$1,300**<br>12004 Harmony Circle<br>Gulfport, MS 39503<br>Closed / 3377578 | Harmony | SF | 3 | 2 | 1,298 | 1 | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 60 | | **$1,300**<br>117 Brentwood Boulevard<br>Gulfport, MS 39503<br>Closed / 4010439 | Brentwood | SF | 3 | 2 | 1,317 | | | Michelle Patterson<br>540-229-4968<br>michellepatterson.re@gmail.com<br>http://michellenpatterson.com/ | CENTURY 21 J. Carter & Company<br>228-731-3881<br>jake.carter@jcarterandco.com |
| 61 | <br>Status Change | **$1,300**<br>2504 Middlecoff Drive<br>Gulfport, MS 39507<br>Closed / 4017212 | College Park | SF | 3 | 2 | 1,350 | 1 | | John C Mozingo III<br>228-697-5680<br>jmozingo3@gmail.com<br>http://www.mozingoauctions.com | Mozingo Real Estate And Auction, Inc.<br>228-896-3400<br>john.mozingo3@mozingoauctions.com |
| 62 | | **$1,300**<br>930 Jefferson Drive<br>Gulfport, MS 39507<br>Closed / 3376164 | Village of Jeffer. | TH | 3 | 3 | 1,613 | | | Inactive Member | EXIT Prestige Luxury Realty<br>228-388-5888<br>tashia@exitbiloxi.com |
| 63 | | **$1,325**<br>14189 Pecan Court<br>Gulfport, MS 39503<br>Closed / 3379631 | Country Hills | SF | 3 | 2 | 1,214 | 1 | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 64 | | **$1,350**<br>13181 Warren Drive<br>Gulfport, MS 39503 Dr<br>Closed / 4013628 | Forest North | SF | 3 | 2 | 1,188 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 65 | | **$1,350**<br>84 Woodforest Drive<br>Gulfport, MS 39503<br>Closed / 3378149 | Wingate | SF | 4 | 2 | 1,245 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 66 | | **$1,350**<br>12374-R Windward Drive<br>Gulfport, MS 39503<br>Closed / 3376851 | Windsong | SF | 3 | 2 | 1,300 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |

| | | Price / Status / MLS # | Subdivision | Sub Type | Beds Total | Baths Total | Approx H/C SqFt | Garage Spaces | Pool | Listing Member | Listing Office |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 67 | | **$1,350**<br>11964 Five Oaks Drive<br>Gulfport, MS 39503<br>Closed / 4015029 | Five Oaks | SF | 3 | 2 | 1,325 | | N | Yasmin Q Mohiuddin<br>228-234-5544<br>villa-properties@hotmail.com | Keller Williams<br>228-275-7500<br>klrw257@kw.com |
| 68 | | **$1,350**<br>11506 Harris Drive<br>Gulfport, MS 39503<br>Closed / 3376598 | Bel-Aire | SF | 4 | 3 | 1,646 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 69 | | **$1,395**<br>12350 White Oak Court<br>Gulfport, MS 39503<br>Closed / 3378796 | Mays Place Estates | SF | 3 | 2 | 1,580 | 2 | | Nancy Carpentier<br>228-617-2332<br>nancycarpentier@bellsouth.net<br>http://www.aandwassociates.com | A & W Associates<br>228-875-7793<br>nancycarpentier@bellsouth.net |
| 70 | | **$1,400**<br>2506 Demaret Drive<br>Gulfport, MS 39507<br>Closed / 4014184 | College Park | SF | 3 | 1 | 1,200 | | | Latrell Price<br>757-218-1089<br>latrell@exitbiloxi.com<br>Julia C Harrington | EXIT Prestige Luxury Realty<br>228-388-5888<br>tashia@exitbiloxi.com |
| 71 | | **$1,400**<br>11177 Hendry Drive<br>Gulfport, MS 39503<br>Closed / 3377281 | Williamsburg | SF | 3 | 2 | 1,491 | 2 | | Eunice W Ooi<br>228-313-9292<br>eunice.nexthome@gmail.com | Homefront Property Management,LLP<br>228-313-9292<br>Eunice.Nexthome@gmail.com |
| 72 | | **$1,400**<br>930 Jefferson Drive<br>Gulfport, MS 39507<br>Closed / 4014168 | Village of Jeffer. | CN | 3 | 3 | 1,613 | | | Latrell Price<br>757-218-1089<br>latrell@exitbiloxi.com<br>Julia C Harrington | EXIT Prestige Luxury Realty<br>228-388-5888<br>tashia@exitbiloxi.com |
| 73 | | **$1,400**<br>12661 John Ross Road<br>Gulfport, MS 39503<br>B<br>Closed / 3374921 | Metes And Bounds | SF | 3 | 3 | 2,321 | | | Inactive Member | EXIT Prestige Luxury Realty<br>228-388-5888<br>tashia@exitbiloxi.com |
| 74 | | **$1,425**<br>13038 Turtle Creek Parkway<br>Gulfport, MS 39503<br>Closed / 3375865 | Turtle Creek | SF | 3 | 2 | 1,386 | 2 | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 75 | | **$1,425**<br>15066 Remington Drive<br>Gulfport, MS 39503<br>Closed / 4005518 | Huntington | SF | 3 | 2 | 1,450 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 76 | | **$1,425**<br>15386 Pinewood Court<br>Gulfport, MS 39503<br>Closed / 3375926 | Northwood Hills | SF | 4 | 2 | 1,609 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 77 | | **$1,450**<br>18511 Devin Court<br>Gulfport, MS 39503<br>Closed / 3378762 | Owen Place | SF | 3 | 2 | 1,216 | 1 | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 78 | | **$1,450**<br>13373 Willow Oak Circle<br>Gulfport, MS 39503<br>Closed / 3375040 | Turtle Creek | SF | 3 | 2 | 1,312 | 2 | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 79 | | **$1,450**<br>11574 Oaklane Drive<br>Gulfport, MS 39503<br>Closed / 3380163 | Oaklane Estates | SF | 3 | 3 | 1,477 | 1 | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 80 | | **$1,450**<br>307 45th Street<br>Gulfport, MS 39507<br>Closed / 4001232 | Bayou View | PH | 4 | 2 | 1,500 | | | John C Mozingo III<br>228-697-5680<br>jmozingo3@gmail.com<br>http://www.mozingoauctions.com | Mozingo Real Estate And Auction, Inc.<br>228-896-3400<br>john.mozingo3@mozingoauctions.com |
| 81 | | **$1,475**<br>15125 Clemson Avenue<br>Gulfport, MS 39503<br>Closed / 4006125 | Belvedere Place | SF | 3 | 2 | 1,252 | 2 | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 82 | | **$1,475**<br>19441 W Lake Village Drive<br>Gulfport, MS 39503<br>Closed / 4002756 | Northridge | SF | 3 | 2 | 1,350 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 83 | | **$1,500**<br>2302 Robert Drive<br>Gulfport, MS 39503<br>Closed / 4014559 | Loren D Estates | SF | 4 | 2 | 1,209 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |

| | | Price / Status / MLS # | Subdivision | Sub Type | Beds Total | Baths Total | Approx H/C SqFt | Garage Spaces | Pool | Listing Member | Listing Office |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 84 | | **$1,500**<br>14029 Dunnbarton Drive<br>Gulfport, MS 39503<br>Closed / 3380503 | Westwood Hills | SF | 3 | 2 | 1,298 | 2 | | Inactive Member | EXIT Prestige Luxury Realty<br>228-388-5888<br>tashia@exitbiloxi.com |
| 85 | | **$1,500**<br>31 Pembrook Circle<br>Gulfport, MS 32503<br>Closed / 3379502 | Brentwood | SF | 3 | 2 | 1,310 | 1 | | Inactive Member | EXIT Prestige Luxury Realty<br>228-388-5888<br>tashia@exitbiloxi.com |
| 86 | | **$1,500**<br>535 N Forest Drive<br>Gulfport, MS 39507<br>Closed / 4004660 | Sherwood Estates | SF | 3 | 2 | 1,394 | | | Latrell Price<br>757-218-1089<br>latrell@exitbiloxi.com | EXIT Prestige Luxury Realty<br>228-388-5888<br>tashia@exitbiloxi.com |
| 87 | | **$1,500**<br>12655 Cody Drive<br>Gulfport, MS 39503<br>Closed / 4003558 | Northridge | SF | 3 | 3 | 1,940 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 88 | | **$1,525**<br>16222 Saddle Drive<br>Gulfport, MS 39503<br>Closed / 4007086 | Landon Place | SF | 3 | 2 | 1,680 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 89 | | **$1,550**<br>13288 Tortoise Trail<br>Gulfport, MS 39503<br>Closed / 4000691 | Turtle Creek | SF | 3 | 2 | 1,387 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 90 | | **$1,550**<br>18123 Cypress Pass<br>Gulfport, MS 39503<br>Closed / 4000948 | Cypress Pointe | SF | 3 | 2 | 1,600 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 91 | | **$1,550**<br>16222 Saddle Drive<br>Gulfport, MS 39503<br>Closed / 3376268 | Landon Place | SF | 3 | 2 | 1,681 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 92 | | **$1,575**<br>12200 Ollie Road<br>Gulfport, MS 39503<br>Closed / 3380035 | Retreat Village | SF | 3 | 3 | 1,841 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 93 | | **$1,595**<br>16965 Acron Street<br>Gulfport, MS 39503<br>Closed / 4011239 | Belvedere Place | SF | 3 | 2 | 1,713 | | | Glen H Reed<br>228-263-0630<br>grrems@yahoo.com<br>http://www.grrems.com | Glen Reed Real Estate<br>228-263-0630<br>grrems@yahoo.com |
| 94 | | **$1,600**<br>11632 Caroline Court<br>Gulfport, MS 39503<br>Closed / 4009470 | Piper Wood | SF | 3 | 2 | 1,424 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 95 | | **$1,600**<br>13092 Turtle Creek Parkway<br>Gulfport, MS 39503<br>Closed / 3376263 | Turtle Creek | SF | 3 | 3 | 1,679 | 2 | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 96 | | **$1,600**<br>13145 Turtle Creek Parkway<br>Gulfport, MS 39503<br>Closed / 4000685 | Turtle Creek | SF | 3 | 2 | 1,679 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 97 | | **$1,600**<br>18450 Devin Court<br>Gulfport, MS 39503<br>Closed / 4005126 | Owen Place | SF | 4 | 2 | 1,774 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 98 | | **$1,600**<br>18151 Cypress Pass<br>Gulfport, MS 39503<br>Closed / 3379644 | Cypress Pointe | SF | 4 | 2 | 1,948 | 2 | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 99 | | **$1,600**<br>11930 Summerhaven Circle<br>Gulfport, MS 39503<br>Closed / 3375118 | Summerhaven | SF | 4 | 2 | 2,198 | 2 | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 100 | | **$1,625**<br>14152 Anandale Circle<br>Gulfport, MS 39503<br>Closed / 4010531 | Duckworth Pond | SF | 3 | 2 | 1,537 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |

| | | Price / Status / MLS # | Subdivision | Sub Type | Beds Total | Baths Total | Approx H/C SqFt | Garage Spaces | Pool | Listing Member | Listing Office |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | | **$1,625**<br>15152 Clemson Avenue<br>Gulfport, MS 39503<br>Closed / 4011567 | Belvedere Place | SF | 3 | 2 | 1,647 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 102 | | **$1,625**<br>15152 Clemson Avenue<br>Gulfport, MS 39503<br>Closed / 4012842 | Belvedere | SF | 3 | 2 | 1,647 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 103 | | **$1,650**<br>14177 Sanctuary Trail<br>Gulfport, MS 39503<br>Closed / 4006064 | Sanctuary Trails | SF | 4 | 2 | 1,313 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 104 | | **$1,650**<br>13465 Huntington Circle<br>Gulfport, MS 39503<br>Closed / 4011292 | Huntington | SF | 3 | 3 | 1,543 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 105 | | **$1,650**<br>13039 Turtle Creek Parkway<br>Gulfport, MS 39503<br>Closed / 4002744 | Turtle Creek | SF | 3 | 2 | 1,605 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 106 | | **$1,650**<br>18069 Canal Jct Drive<br>Gulfport, MS 39503<br>Closed / 4001913 | Canal Crossing | SF | 4 | 2 | 1,609 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 107 | | **$1,650**<br>18272 Cardinal Lane<br>Gulfport, MS 39503<br>Closed / 3379542 | Cardinal Pointe | SF | 3 | 2 | 1,666 | 2 | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 108 | | **$1,650**<br>13747 Windwood Drive<br>Gulfport, MS 39503<br>Closed / 3374861 | Meadowbrook | SF | 4 | 3 | 1,898 | 2 | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| | | **$1,675**<br>16752 Creek Lane<br>Gulfport, MS 39503<br>Closed / 4003057 | Magnolia Creek Est | SF | 3 | 2 | 2,205 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 110 | | **$1,695**<br>14053 Anandale Circle<br>Gulfport, MS 39503<br>Closed / 3378421 | Duckworth Pond | SF | 3 | 2 | 1,563 | 2 | | Eunice W Ooi<br>228-313-9292<br>eunice.nexthome@gmail.com | Homefront Property Management,LLP<br>228-313-9292<br>Eunice.Nexthome@gmail.com |
| 111 | | **$1,750**<br>9 Hartford Place<br>Gulfport, MS 39507<br>Closed / 3378333 | Great South Golf | SF | 3 | 2 | 1,187 | 1 | Y | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 112 | | **$1,750**<br>14806-R Audubon Lake Boulevard<br>Gulfport, MS 39503<br>Closed / 4010552 | Audubon Lake | SF | 3 | 2 | 1,313 | 2 | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 113 | | **$1,750**<br>2417 Collins Boulevard<br>Gulfport, MS 39507<br>Closed / 3378337 | College Park | SF | 3 | 2 | 1,526 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 114 | | **$1,750**<br>13747 Windwood Drive<br>Gulfport, MS 39503<br>Closed / 4010543 | Meadowbrook | SF | 4 | 3 | 1,898 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 115 | | **$1,800**<br>10199 Willow Leaf Drive<br>Gulfport, MS 39503<br>Closed / 3378724 | Magnolia Springs | SF | 3 | 2 | 1,650 | 2 | | Karen Peters<br>228-323-4497<br>petersk727@gmail.com | Billy Hewes Real Estate<br>228-832-6262<br>petersk727@gmail.com |
| 1 | | **$1,800**<br>12125 Marlane Place<br>Gulfport, MS 39503<br>Closed / 4006312 | Northwood Hills | SF | 4 | 2 | 1,700 | 2 | N | Karen Peters<br>228-323-4497<br>petersk727@gmail.com | Billy Hewes Real Estate<br>228-832-6262<br>petersk727@gmail.com |
| 117 | | **$1,800**<br>12567 Crestwood Drive<br>Gulfport, MS 39503<br>Closed / 4001090 | Northwood Hills | SF | 3 | 2 | 1,793 | | Y | Liz V Corkren<br>228-547-2890<br>eagentliz@gmail.com<br>http://lizcorkren.com | eAgent Solutions<br>228-364-1611<br>pat.msrealtor@gmail.com |

| | | Price / Status / MLS # | Subdivision | Sub Type | Beds Total | Baths Total | Approx H/C SqFt | Garage Spaces | Pool | Listing Member | Listing Office |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 118 | | **$1,800**<br>13777 Laurelwood Lane<br>Gulfport, MS 39503<br>Closed / 3377727 | Meadowbrook | SF | 3 | 2 | 1,933 | 2 | | Inactive Member | EXIT Prestige Luxury Realty<br>228-388-5888<br>tashia@exitbiloxi.com |
| 119 | | **$1,850**<br>14762 Canal Crossing Boulevard<br>Gulfport, MS 39503<br>Closed / 4008645 | Canal Crossing | SF | 4 | 2 | 1,877 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 120 | | **$1,850**<br>15053 Belhaven Street<br>Gulfport, MS 39503<br>Closed / 4004998 | Savoy Place | SF | 4 | 2 | 2,270 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 121 | | **$1,900**<br>15190 Belhaven Street<br>Gulfport, MS 39503<br>Closed / 4008170 | Savoy Place | SF | 3 | 2 | 1,642 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 122 | | **$1,975**<br>11220 River Bend Drive<br>Gulfport, MS 39503<br>Closed / 4005421 | Cypress Pointe | SF | 3 | 3 | 2,148 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 123 | | **$2,000**<br>14860 Audubon Lake Boulevard<br>Gulfport, MS 39503<br>Closed / 4005920 | Audubon Lake | SF | 3 | 2 | 1,554 | | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 124 | | **$2,000**<br>19484 Morris Pond Road<br>Gulfport, MS 39503<br>Closed / 4008277 | Walker Farm | SF | 4 | 2 | 2,095 | | | Christina Gaddis<br>228-365-8384<br>sellthegulfcoast@gmail.com<br>http://www.gaddisrealtor.com | Stars and Stripes Realty, LLC.<br>228-219-7653<br>joe.edenfield@yahoo.com |
| 125 | | **$2,000**<br>11807 Summerhaven Circle<br>Gulfport, MS 39503<br>Closed / 4000480 | Summerhaven | SF | 4 | 3 | 3,085 | 2 | Y | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 126 | | **$2,150**<br>11807 Summerhaven Circle<br>Gulfport, MS 39503<br>Closed / 3380082 | Summerhaven | SF | 4 | 3 | 3,085 | 2 | Y | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 127 | | **$2,350**<br>10689 Chapelwood Drive<br>Gulfport, MS 39503<br>Closed / 3377377 | Chapelwood | SF | 4 | 3 | 2,306 | 2 | | Shannon R Knott<br>228-224-3976<br>shannonrknott@gmail.com | Property Management Division of Busch Realty Group<br>228-224-3976<br>propertymanagement@br-gulfcoast.com |
| 128 | | **$2,520**<br>2320 Park Pl Drive<br>Gulfport, MS 39507<br>Closed / 4007475 | Park Place | SF | 5 | 4 | 2,991 | | Y | Latrell Price<br>757-218-1089<br>latrell@exitbiloxi.com | EXIT Prestige Luxury Realty<br>228-388-5888<br>tashia@exitbiloxi.com |
| 129 | | **$2,800**<br>2228 Beach Drive<br>Gulfport, MS 39507<br>1304<br>Closed / 4002622 | Legacy II Condominiums | CN | 2 | 2 | 1,164 | | Y | Angela Troglen<br>228-239-5842<br>angela@dronetrealty.com<br>Charlene P Dronet | Dronet Realty & Property Management, PLLC<br>228-447-3727<br>charlene@dronetrealty.com |
| 130 | | **$3,800**<br>2228 Beach Drive<br>Gulfport, MS 39507<br>1205<br>Closed / 3375690 | Legacy II Condominiums | CN | 3 | 3 | 1,819 | | Y | Inactive Member | EXIT Prestige Luxury Realty<br>228-388-5888<br>tashia@exitbiloxi.com |
| 131 | | **$20,000**<br>1916 2nd Street<br>Gulfport, MS 39501<br>A<br>Closed / 4011592 | Metes And Bounds | CN | 2 | 2 | 1,004 | | N | Holly J Gibbs<br>228-697-3714<br>brokergibbs@gmail.com | Berkshire Hathaway HomeServices Preferred Properties<br>228-896-6060<br>BrokerGibbs@gmail.com |

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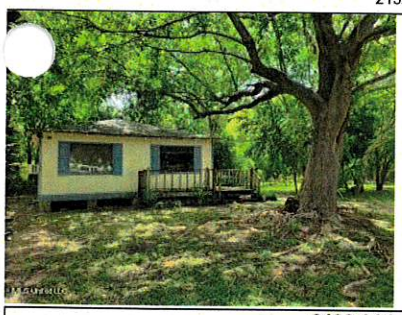
## 4006923 — 2414 14th Avenue, Gulfport, MS 39501
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |



| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$575** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $575 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 01/17/2022 |
| **Bedrooms Total:** | 1 | **Closing Date:** | 01/17/2022 |
| **Bathrooms Total:** | 1 | **List Price/SqFt:** | $0.92 |
| **Bathrooms Full:** | 1 | **Sold Price/SqFt:** | $0.92 |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | S |
| **Bathrooms Half:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Year Built:** | 1960 | **Subdivision:** | Metes And Bounds |
| **Approx H/C SqFt:** | 624 | **Parcel Number:** | 0811b-03-027.000 |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.16 | | |
| **Lot Size Dimensions:** | 0x0 | | |
| **County:** | Harrison | | |

**Legal Description:** 2014-9943 JIMMY D HUGHES TRUSTEE OF HARVEST INVESTMENTS REVOCABLE TRUST DATED 12/10/2014 LOTS 21 & 22 BLK 28 ARLINGTON HEIGHTS ADD

## 4007070 — 2422 14th Avenue, Gulfport, MS 39501
**Residential Lease Closed** — Agent Copy

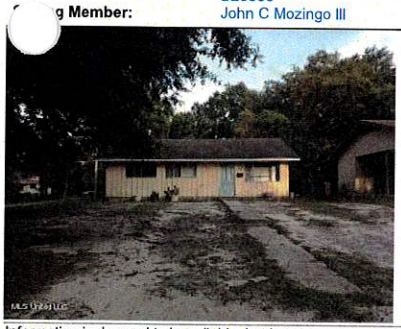
| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$575** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $575 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 01/19/2022 |
| **Bedrooms Total:** | 1 | **Closing Date:** | 02/16/2022 |
| **Bathrooms Total:** | 1 | **List Price/SqFt:** | $0.79 |
| **Bathrooms Full:** | 1 | **Sold Price/SqFt:** | $0.79 |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | S |
| **Bathrooms Half:** | 0 | **N or S of CSX Railroad Track:** | S |
| **Year Built:** | 1944 | **Subdivision:** | Metes And Bounds |
| **Approx H/C SqFt:** | 728 | **Parcel Number:** | 0811b-03-029.000 |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.16 | | |
| **Lot Size Dimensions:** | 0x0 | | |
| **County:** | Harrison | | |

**Legal Description:** 2014-9943 JIMMY D HUGHES TRUSTEE OF HARVEST INVESTMENTS REVOCABLE TRUST DATED 12/10/2014 LOTS 25 & 26 BLK 28 ARLINGTON HEIGHTS ADD

## 4005992 — 2534 Cypress Avenue, Gulfport, MS 39501
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | John C Mozingo III B23856 | **LO:** Mozingo Real Estate And Auction, Inc. | 228-697-5680 | 228-896-3400 | jmozingo3@gmail.com |
| **g Member:** | John C Mozingo III | **SO:** Mozingo Real Estate And Auction, Inc. | 228-697-5680 | 228-896-3400 | jmozingo3@gmail.com |



| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$690** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $690 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | Month To Month | **List Date:** | 01/05/2022 |
| **Security Deposit:** | $80,000 | **Closing Date:** | 02/24/2022 |
| **Bedrooms Total:** | 3 | **List Price/SqFt:** | $0.63 |
| **Bathrooms Total:** | 1 | **Sold Price/SqFt:** | $0.63 |
| **Bathrooms Full:** | 1 | **N or S of I-10:** | S |
| **Bathrooms Three Quarter:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Half:** | 0 | **Subdivision:** | Garys East Side |
| **Year Built:** | 1965 | **Parcel Number:** | 0911d-06-069.000 |
| **Approx H/C SqFt:** | 1,100 | | |
| **SqFt Source:** | Other | | |
| **Approx Lot Size Acres:** | 0 | | |
| **Lot Size Dimensions:** | 00 | | |
| **County:** | Harrison | | |

**Legal Description:** LOTS 35 & 36 BLK 6 GARYS EAST SIDE ADD

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**4002642** — **2031 32nd Street, Gulfport, MS 39501** — **Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | John C Mozingo III B23856 | **LO:** Mozingo Real Estate And Auction, Inc. | 228-697-5680 | 228-896-3400 | jmozingo3@gmail.com |
| **Selling Member:** | John C Mozingo III | **SO:** Mozingo Real Estate And Auction, Inc. | 228-697-5680 | 228-896-3400 | jmozingo3@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$750** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $750 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | Month To Month | **List Date:** | 11/11/2021 |
| **Pets Allowed:** | Yes | **Closing Date:** | 11/23/2021 |
| **Pet Deposit:** | $25 | **List Price/SqFt:** | $0.94 |
| **Bedrooms Total:** | 2 | **Sold Price/SqFt:** | $0.94 |
| **Bathrooms Total:** | 1 | **N or S of I-10:** | N |
| **Bathrooms Full:** | 1 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Three Quarter:** | 0 | **Subdivision:** | Standard Land |
| **Bathrooms Half:** | 0 | **Parcel Number:** | 0810n-01-038.000 |
| **Year Built:** | 1960 | | |
| **Approx H/C SqFt:** | 800 | | |
| **SqFt Source:** | Estimated | | |
| **Approx Lot Size Acres:** | 0 | | |
| **Lot Size Dimensions:** | 00 | | |
| **County:** | Harrison | | |

**Legal Description:** LOTS 17 & 18 BLK 28 STANDARD LAND #2

**3378859** — **3403 54th Avenue, Gulfport, MS 39501 A** — **Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$795** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $795 | **List Date:** | 08/12/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 10/06/2021 |
| **Security Deposit:** | $795 | **List Price/SqFt:** | $1.04 |
| **Pets Allowed:** | No | **Sold Price/SqFt:** | $1.04 |
| **Bedrooms Total:** | 2 | **N or S of I-10:** | S |
| **Bathrooms Total:** | 1 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Full:** | 1 | **Subdivision:** | Pinehurst |
| **Bathrooms Three Quarter:** | 0 | **Parcel Number:** | 0710k-01-037.001 |
| **Bathrooms Half:** | 0 | | |
| **Year Built:** | 1985 | | |
| **Approx H/C SqFt:** | 767 | | |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0 | | |
| **County:** | Harrison | | |

**Legal Description:** LOTS 17 NEW PINEHURST SUBD UNIT 2

**3378465** — **12203 Artes Street, Gulfport, MS 39503 B/Upstairs** — **Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | John C Mozingo III B23856 | **LO:** Mozingo Real Estate And Auction, Inc. | 228-697-5680 | 228-896-3400 | jmozingo3@gmail.com |
| **Selling Member:** | John C Mozingo III | **SO:** Mozingo Real Estate And Auction, Inc. | 228-697-5680 | 228-896-3400 | jmozingo3@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$800** | **Property Sub Type:** | Townhouse |
| **Closing Price:** | $800 | **List Date:** | 08/03/2021 |
| **Lease Term:** | Month To Month | **Closing Date:** | 10/01/2021 |
| **Security Deposit:** | $1,200 | **List Price/SqFt:** | $8 |
| **Pets Allowed:** | No | **Sold Price/SqFt:** | $8 |
| **Bedrooms Total:** | 3 | **N or S of I-10:** | N |
| **Bathrooms Total:** | 2 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Full:** | 2 | **Subdivision:** | Meadows Of Glfpt |
| **Bathrooms Three Quarter:** | 0 | **Parcel Number:** | 0908e-02-004.069 |
| **Bathrooms Half:** | 0 | | |
| **Year Built:** | 0 | | |
| **Approx H/C SqFt:** | 100 | | |
| **SqFt Source:** | Estimated | | |
| **Approx Lot Size Acres:** | 0 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 69 MEADOWS OF GULFPORT THE PH 1 SEC 2-7-11

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**4004470** — **2080 30th Street, Gulfport, MS 39501 B**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$850** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $850 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 12/08/2021 |
| **Bedrooms Total:** | 2 | **Closing Date:** | 03/28/2022 |
| **Bathrooms Total:** | 2 | **List Price/SqFt:** | $1.03 |
| **Bathrooms Full:** | 2 | **Sold Price/SqFt:** | $1.03 |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | S |
| **Bathrooms Half:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Year Built:** | 2011 | **Subdivision:** | Metes And Bounds |
| **Approx H/C SqFt:** | 829 | **Parcel Number:** | 0810n-02-019.001 |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.22 | | |
| **Lot Size Dimensions:** | 0x0 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 19 BLK 5 STANDARD LAND

**3377440** — **12661 John Ross Road, Gulfport, MS 39503 A**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Melinda Hackenbruch | **LO:** EXIT Prestige Luxury Realty 18932 | | 228-388-5888 | |
| **Selling Member:** | Melinda Hackenbruch | **SO:** EXIT Prestige Luxury Realty 18932 | | 228-388-5888 | |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$850** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $850 | **List Date:** | 07/08/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 07/13/2021 |
| **Security Deposit:** | $850 | **List Price/SqFt:** | $0.85 |
| **Pets Allowed:** | Yes | **Sold Price/SqFt:** | $0.85 |
| **Pet Deposit:** | $300 | **N or S of I-10:** | N |
| **Bedrooms Total:** | 1 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 1 | **Subdivision:** | Metes And Bounds |
| **Bathrooms Full:** | 1 | **Parcel Number:** | 0908a-02-003.000 |
| **Year Built:** | 1967 | | |
| **Approx H/C SqFt:** | 1,000 | | |
| **SqFt Source:** | Public Records | | |
| **County:** | Harrison | | |

**Legal Description:** BEG ON W LINE OF JOHN ROSS OR ONEAL RD WHICH POINT IS 128 FT S OF N LINE OF NE 1/4 OF SW 1/4 OF NE 1/4 FOR BEG W 223 FT

**3376397** — **3008 50th Avenue, Gulfport, MS 39501 B**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$850** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $850 | **List Date:** | 06/15/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 08/02/2021 |
| **Security Deposit:** | $850 | **List Price/SqFt:** | $0.8 |
| **Pets Allowed:** | No | **Sold Price/SqFt:** | $0.8 |
| **Pet Deposit:** | $0 | **N or S of I-10:** | S |
| **Bedrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 2 | **Subdivision:** | Metes And Bounds |
| **Bathrooms Full:** | 2 | **Parcel Number:** | 0710n-01-008.000 |
| **Year Built:** | 2010 | | |
| **Approx H/C SqFt:** | 1,054 | | |
| **SqFt Source:** | Public Records | | |
| **County:** | Harrison | | |

**Legal Description:** BEG 1221 FT N OF SE COR OF SEC 31-7-11 W 300 FT N 66 FT E 300 FT S 66 FT TO POB BEING LOT 11 OF BURRILL & DUTTON SURVEY

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**3376396** — **3008 50th Avenue, Gulfport, MS 39501 A**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

**Rent/Lease Price:** $850
**Closing Price:** $850
**Lease Term:** 12 Months
**Security Deposit:** $850
**Pets Allowed:** No
**Pet Deposit:** $0
**Bedrooms Total:** 3
**Bathrooms Total:** 2
**Bathrooms Full:** 2
**Year Built:** 2010
**Approx H/C SqFt:** 1,054
**SqFt Source:** Public Records
**County:** Harrison
**Legal Description:** BEG 1221 FT N OF SE COR OF SEC 31-7-11 W 300 FT N 66 FT E 300 FT S 66 FT TO POB BEING LOT 11 OF BURRILL & DUTTON SURVEY

**Property Sub Type:** Single Family Residence
**List Date:** 06/15/2021
**Closing Date:** 07/01/2021
**List Price/SqFt:** $0.8
**Sold Price/SqFt:** $0.8
**N or S of I-10:** S
**N or S of CSX Railroad Track:** N
**Subdivision:** Metes And Bounds
**Parcel Number:** 0710n-01-008.000

**4006920** — **16045 Crestview Drive, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

**Rent/Lease Price:** $875
**Closing Price:** $875
**Lease Term:** 12 Months
**Bedrooms Total:** 2
**Bathrooms Total:** 1
**Bathrooms Full:** 1
**Bathrooms Three Quarter:** 0
**Bathrooms Half:** 0
**Year Built:** 1960
**Approx H/C SqFt:** 750
**SqFt Source:** Estimated
**Approx Lot Size Acres:** 0.29
**Lot Size Dimensions:** 0x0
**County:** Harrison
**Legal Description:** LOT 3 CRESTVIEW SUBD REPLAT OF LOTS 1 TO 3 SEC 5-7-11

**Listing Agreement:** Exclusive Right To Lease
**Property Sub Type:** Single Family Residence
**List Date:** 01/17/2022
**Closing Date:** 02/11/2022
**List Price/SqFt:** $1.17
**Sold Price/SqFt:** $1.17
**N or S of I-10:** N
**N or S of CSX Railroad Track:** N
**Subdivision:** Crestview
**Parcel Number:** 0708h-04-001.000

**4009977** — **828 Oakleigh, Gulfport, MS 39507 11**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Beth E King B18525 | **LO:** Shoreline Realty, LLC 18526 | 228-382-2633 | 228-875-3331 | Beth@shorelinerealty.net |
| **Selling Member:** | Beth E King | **SO:** Shoreline Realty, LLC 18526 | 228-382-2633 | 228-875-3331 | Beth@shorelinerealty.net |

**Rent/Lease Price:** $895
**Closing Price:** $895
**Lease Term:** 12 Months
**Security Deposit:** $895
**Pets Allowed:** No
**Bedrooms Total:** 1
**Bathrooms Total:** 1
**Bathrooms Full:** 1
**Bathrooms Three Quarter:** 0
**Bathrooms Half:** 0
**Year Built:** 1998
**Approx H/C SqFt:** 682
**SqFt Source:** Assessor
**Approx Lot Size Acres:** 0
**Lot Size Dimensions:** 0
**County:** Harrison
**Legal Description:** Unit 11 Rivendell Garden Condominiums

**Listing Agreement:** Exclusive Right To Lease
**Property Sub Type:** Condominium
**List Date:** 02/23/2022
**Closing Date:** 02/25/2022
**List Price/SqFt:** $1.31
**Sold Price/SqFt:** $1.31
**N or S of I-10:** S
**N or S of CSX Railroad Track:** N
**Subdivision:** Rivendell Garden Condo
**Parcel Number:** 1010h-01-051.011

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## 4008182 — 828 Oakleigh Avenue, Gulfport, MS 39507 2
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Beth E King B18525 | LO: Shoreline Realty, LLC 18526 | 228-382-2633 | 228-875-3331 | Beth@shorelinerealty.net |
| Selling Member: | Frances H Edwards | SO: Shoreline Realty, LLC 18526 | 601-498-2132 | 228-875-3331 | FrancesEdwardsRealtor@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $895 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $895 | Property Sub Type: | Condominium |
| Lease Term: | 12 Months | List Date: | 02/01/2022 |
| Security Deposit: | $895 | Closing Date: | 02/23/2022 |
| Pets Allowed: | No | List Price/SqFt: | $1.31 |
| Bedrooms Total: | 1 | Sold Price/SqFt: | $1.31 |
| Bathrooms Total: | 1 | N or S of I-10: | S |
| Bathrooms Full: | 1 | N or S of CSX Railroad Track: | N |
| Bathrooms Three Quarter: | 0 | Subdivision: | Rivendell Garden Condo |
| Bathrooms Half: | 0 | Parcel Number: | 1010h-01-051.002 |
| Year Built: | 1998 | | |
| Approx H/C SqFt: | 682 | | |
| SqFt Source: | Assessor | | |
| Approx Lot Size Acres: | 0 | | |
| Lot Size Dimensions: | 0 | | |
| County: | Harrison | | |

**Directions to Property:** From DeBuys Road turn left onto Pass Road and then right onto Oakleigh Avenue beside Subway.
**Legal Description:** UNIT #2 RIVENDELL GARDEN CONDOMINIUMS SEC 29-7-10

## 3377002 — 1002 31st Street, Gulfport, MS 39501
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Melinda Hackenbruch | LO: EXIT Prestige Luxury Realty 18932 | | 228-388-5888 | |
| Selling Member: | Melinda Hackenbruch | SO: EXIT Prestige Luxury Realty 18932 | | 228-388-5888 | |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $875 | Property Sub Type: | Single Family Residence |
| Closing Price: | $895 | List Date: | 06/29/2021 |
| Lease Term: | 12 Months | Closing Date: | 06/30/2021 |
| Security Deposit: | $875 | List Price/SqFt: | $0.94 |
| Pets Allowed: | No | Sold Price/SqFt: | $0.96 |
| Bedrooms Total: | 2 | N or S of I-10: | S |
| Bathrooms Total: | 1 | N or S of CSX Railroad Track: | N |
| Bathrooms Full: | 1 | Subdivision: | Myrtle |
| Year Built: | 2010 | Parcel Number: | 0910m-01-064.004 |
| Approx H/C SqFt: | 929 | | |
| SqFt Source: | Public Records | | |
| County: | Harrison | | |

**Legal Description:** BEG 47.7 FT W OF SE COR OF LOT 17 BLK 12 MYRTLE RESURVEY ON N MAR OF 31ST ST WLY ALONG RD 18 FT N 100 FT E 18 FT S 100 F

## 4013644 — 13071 Andy Drive, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| g Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $900 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $900 | Property Sub Type: | Other |
| Lease Term: | 12 Months | List Date: | 04/05/2022 |
| Security Deposit: | $900 | Closing Date: | 04/07/2022 |
| Bedrooms Total: | 3 | List Price/SqFt: | $0.89 |
| Bathrooms Total: | 2 | Sold Price/SqFt: | $0.89 |
| Bathrooms Full: | 2 | N or S of I-10: | N |
| Bathrooms Three Quarter: | 0 | N or S of CSX Railroad Track: | N |
| Bathrooms Half: | 0 | Subdivision: | Northwood Hills |
| Year Built: | 1978 | Parcel Number: | 0807m-03-005.000 |
| Approx H/C SqFt: | 1,008 | | |
| SqFt Source: | Public Records | | |
| County: | Harrison | | |

**Legal Description:** LOT 10 NORTHWOOD HILLS NORTH SUBD

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## 3373829 — 413 W Stevens Circle, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Karen Tran S54323 | LO: Sunset Mississippi Realty, LLC 21739 | 228-424-7615 | 228-207-0422 | misskarentran@gmail.com |
| Selling Member: | Karen Tran | SO: Sunset Mississippi Realty, LLC 21739 | 228-424-7615 | 228-207-0422 | misskarentran@gmail.com |

**Rent/Lease Price:** $900
**Closing Price:** $900
**Lease Term:** 12 Months
**Security Deposit:** $900
**Pets Allowed:** Yes
**Pet Deposit:** $250
**Bedrooms Total:** 3
**Bathrooms Total:** 2
**Bathrooms Full:** 1
**Bathrooms Half:** 1
**Year Built:** 1970
**Approx H/C SqFt:** 1,064
**SqFt Source:** Public Records
**County:** Harrison
**Legal Description:** LOT 129 PINE HILLS SUBD PART 1

**Property Sub Type:** Single Family Residence
**List Date:** 04/14/2021
**Closing Date:** 05/26/2021
**List Price/SqFt:** $0.84
**Sold Price/SqFt:** $0.84
**N or S of I-10:** N
**N or S of CSX Railroad Track:** N
**Subdivision:** Pine Hills
**Parcel Number:** 0908o-04-058.000

## 3379296 — 1350 Tropical Cove, Gulfport, MS 39507
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Michele Clarke B20791 | LO: Clarke Real Estate Co. 20792 | 228-243-0095 | 228-243-0095 | michele@clarke-realestate.com |
| Selling Member: | Michele Clarke | SO: Clarke Real Estate Co. 20792 | 228-243-0095 | 228-243-0095 | michele@clarke-realestate.com |

**Rent/Lease Price:** $925
**Closing Price:** $900
**Lease Term:** 12 Months
**Security Deposit:** $700
**Pets Allowed:** Yes
**Pet Deposit:** $300
**Bedrooms Total:** 2
**Bathrooms Total:** 3
**Bathrooms Full:** 2
**Bathrooms Half:** 1
**Year Built:** 2007
**Approx H/C SqFt:** 1,152
**SqFt Source:** Other
**County:** Harrison
**Directions to Property:** From Cowan Rd. go east on Pass Rd just past Walmart on the right directly across the street from Southern Charm Furniture. First end townhome near mailbox.
**Legal Description:** LOT 3 TROPICAL TOWNHOMES SUBD SEC 29-7-10

**Property Sub Type:** Townhouse
**List Date:** 08/21/2021
**Closing Date:** 09/18/2021
**List Price/SqFt:** $0.8
**Sold Price/SqFt:** $0.78
**N or S of I-10:** S
**N or S of CSX Railroad Track:** N
**Subdivision:** Tropical Cove
**Parcel Number:** 1010g-03-019.003

## 3377165 — 15251 N Parkwood Drive, Gulfport, MS 39503 D
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | John C Mozingo III B23856 | LO: Mozingo Real Estate And Auction, Inc. | 228-697-5680 | 228-896-3400 | jmozingo3@gmail.com |
| Selling Member: | John C Mozingo III | SO: Mozingo Real Estate And Auction, Inc. | 228-697-5680 | 228-896-3400 | jmozingo3@gmail.com |

**Rent/Lease Price:** $900
**Closing Price:** $900
**Lease Term:** Month To Month
**Security Deposit:** $900
**Pets Allowed:** Yes
**Pet Deposit:** $25
**Bedrooms Total:** 3
**Bathrooms Total:** 3
**Bathrooms Full:** 2
**Bathrooms Half:** 1
**Approx H/C SqFt:** 1,300
**SqFt Source:** Public Records
**County:** Harrison
**Legal Description:** BEG 28 FT E OF NW COR OF LOT 2 NORTHWOOD HILLS SUBD PH 5 PT 1 SEC 1 ON S MAR OF PARKWOOD DR NORTH S 130 FT E 20 FT N 130

**Property Sub Type:** Townhouse
**List Date:** 07/02/2021
**Closing Date:** 07/12/2021
**List Price/SqFt:** $0.69
**Sold Price/SqFt:** $0.69
**N or S of I-10:** N
**N or S of CSX Railroad Track:** N
**Subdivision:** Northwood Hills
**Parcel Number:** 0808c-01-010.001

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## 4010515 — 2526 Tandy Drive, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $925 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $925 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months; Negotiable | List Date: | 03/02/2022 |
| Security Deposit: | $925 | Closing Date: | 03/29/2022 |
| Pets Allowed: | No | List Price/SqFt: | $0.86 |
| Bedrooms Total: | 3 | Sold Price/SqFt: | $0.86 |
| Bathrooms Total: | 2 | N or S of I-10: | N |
| Bathrooms Full: | 1 | N or S of CSX Railroad Track: | N |
| Bathrooms Three Quarter: | 0 | Subdivision: | Loren D Heights |
| Bathrooms Half: | 1 | Parcel Number: | 0909b-01-007.000 |
| Year Built: | 1972 | | |
| Approx H/C SqFt: | 1,075 | | |
| SqFt Source: | Public Records | | |
| Approx Lot Size Acres: | 0.32 | | |
| County: | Harrison | | |

**Legal Description:** HARVEST INVESTMENTS REVOCABLE TRUST -2020-398- LOT 153 LOREN D HEIGHTS PHASE IV

## 4008683 — 1284 Tropical Cove, Gulfport, MS 39507
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Michele Clarke B20791 | LO: Clarke Real Estate Co. 20792 | 228-243-0095 | 228-243-0095 | michele@clarke-realestate.com |
| Selling Member: | Michele Clarke | SO: Clarke Real Estate Co. 20792 | 228-243-0095 | 228-243-0095 | michele@clarke-realestate.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $925 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $925 | Property Sub Type: | Townhouse |
| Lease Term: | 12 Months | List Date: | 02/08/2022 |
| Security Deposit: | $700 | Closing Date: | 02/25/2022 |
| Pets Allowed: | Yes | List Price/SqFt: | $0.83 |
| Pet Deposit: | $300 | Sold Price/SqFt: | $0.83 |
| Bedrooms Total: | 2 | N or S of I-10: | S |
| Bathrooms Total: | 2 | N or S of CSX Railroad Track: | N |
| Bathrooms Full: | 2 | Subdivision: | Tropical Cove |
| Bathrooms Three Quarter: | 0 | Parcel Number: | 1010g-03-019.033 |
| Bathrooms Half: | 0 | | |
| Year Built: | 2007 | | |
| Approx H/C SqFt: | 1,108 | | |
| SqFt Source: | Appraiser | | |
| Approx Lot Size Acres: | 0.07 | | |
| Lot Size Dimensions: | 27 x 82 x 27 x 82 | | |
| County: | Harrison | | |

**Directions to Property:** On south side of Pass Rd. east of Cowan and Walmart next to Village Square Mall and across street from Southern Charm Furniture. East side of U shaped Cove, right side of duplex.
**Legal Description:** LOT 33 TROPICAL TOWNHOMES SUBD SEC 29-7-10

## 3379040 — 2606 Joan Avenue, Gulfport, MS 39501
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Madolyn Bateman | SO: Property Management Division of Busch Realty Group 21329 | 228-596-6679 | 228-224-3976 | madolynb.realtor@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $950 | Property Sub Type: | Single Family Residence |
| Closing Price: | $950 | List Date: | 08/16/2021 |
| Lease Term: | 12 Months | Closing Date: | 10/15/2021 |
| Security Deposit: | $950 | List Price/SqFt: | $0.95 |
| Pets Allowed: | No | Sold Price/SqFt: | $0.95 |
| Bedrooms Total: | 2 | N or S of I-10: | S |
| Bathrooms Total: | 1 | N or S of CSX Railroad Track: | N |
| Bathrooms Full: | 1 | Subdivision: | Broad Acres |
| Bathrooms Three Quarter: | 0 | Parcel Number: | 0811a-04-093.000 |
| Bathrooms Half: | 0 | | |
| Year Built: | 1949 | | |
| Approx H/C SqFt: | 996 | | |
| SqFt Source: | Estimated | | |
| Approx Lot Size Acres: | 0.17 | | |
| County: | Harrison | | |

**Legal Description:** LOT 11 BLK 12 BROAD ACRES

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**4011789** — **3008 50th Avenue, Gulfport, MS 39501 B** — **Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$950** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $950 | **Property Sub Type:** | Multi Family |
| **Lease Term:** | 12 Months | **List Date:** | 03/16/2022 |
| **Security Deposit:** | $950 | **Closing Date:** | 03/21/2022 |
| **Pets Allowed:** | No | **List Price/SqFt:** | $0.9 |
| **Bedrooms Total:** | 3 | **Sold Price/SqFt:** | $0.9 |
| **Bathrooms Total:** | 2 | **N or S of I-10:** | S |
| **Bathrooms Full:** | 2 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Three Quarter:** | 0 | **Subdivision:** | Metes And Bounds |
| **Bathrooms Half:** | 0 | **Parcel Number:** | 0710n-01-008.000 |
| **Year Built:** | 2010 | | |
| **Approx H/C SqFt:** | 1,054 | | |
| **SqFt Source:** | Public Records | | |
| **Lot Size Dimensions:** | 0x0x0x0 | | |
| **County:** | Harrison | | |

**Legal Description:** BEG 1221 FT N OF SE COR OF SEC 31-7-11 W 300 FT N 66 FT E 300 FT S 66 FT TO POB BEING LOT 11 OF BURRILL & DUTTON SURVEY IN SEC 31-7-11

**4007025** — **1340 Tropical Cove, Gulfport, MS 39507** — **Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Michele Clarke B20791 | **LO:** Clarke Real Estate Co. 20792 | 228-243-0095 | 228-243-0095 | michele@clarke-realestate.com |
| **Selling Member:** | Michele Clarke | **SO:** Clarke Real Estate Co. 20792 | 228-243-0095 | 228-243-0095 | michele@clarke-realestate.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$950** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $950 | **Property Sub Type:** | Townhouse |
| **Lease Term:** | 12 Months | **List Date:** | 01/18/2022 |
| **Security Deposit:** | $700 | **Closing Date:** | 02/08/2022 |
| **Pets Allowed:** | Yes | **List Price/SqFt:** | $0.83 |
| **Pet Deposit:** | $300 | **Sold Price/SqFt:** | $0.83 |
| **Bedrooms Total:** | 2 | **N or S of I-10:** | S |
| **Bathrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Full:** | 2 | **Subdivision:** | Tropical Cove |
| **Bathrooms Three Quarter:** | 0 | **Parcel Number:** | 1010g-03-019.008 |
| **Bathrooms Half:** | 1 | | |
| **Year Built:** | 2007 | | |
| **Approx H/C SqFt:** | 1,150 | | |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.06 | | |
| **Lot Size Dimensions:** | 28 x 106 | | |
| **County:** | Harrison | | |

**Directions to Property:** On south side of Pass Rd. east of Cowan and Walmart next to Village Square Mall and across street from Southern Charm Furniture. Left side of yellow duplex, 3rd building from front on west side of subdivision.
**Legal Description:** LOT 8 TROPICAL TOWNHOMES SUBD SEC 29-7-10

**3374460** — **1324 43rd Avenue, Gulfport, MS 39501** — **Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Member:** | Frank F Zhang B21751 | **LO:** Bay Waveland Properties, LLC. 21829 | 228-467-4009 | 228-467-4009 | frankzhang2013@gmail.com |
| **Selling Member:** | Frank F Zhang | **SO:** Bay Waveland Properties, LLC. 21829 | 228-467-4009 | 228-467-4009 | frankzhang2013@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$950** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $950 | **List Date:** | 04/29/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 05/27/2021 |
| **Security Deposit:** | $950 | **List Price/SqFt:** | $0.79 |
| **Pets Allowed:** | Yes | **Sold Price/SqFt:** | $0.79 |
| **Pet Deposit:** | $250 | **N or S of I-10:** | S |
| **Bedrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 2 | **Subdivision:** | Metes And Bounds |
| **Bathrooms Full:** | 2 | **Parcel Number:** | 0711j-01-022.000 |
| **Year Built:** | 1945 | | |
| **Approx H/C SqFt:** | 1,200 | | |
| **SqFt Source:** | Other | | |
| **County:** | Harrison | | |

**Legal Description:** LOTS 3 & 4 BLK 4 VIRGINIA HILL PLACE

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## 4002469 — 2323 24th Street, Gulfport, MS 39501
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Brittany Gianelloni S56402 | **LO:** Coldwell Banker Smith Home Rltrs-OS | 228-238-9081 | 228-872-3330 | visualizewithbrittany@gmail.com |
| **Selling Member:** | Brittany Gianelloni | **SO:** Coldwell Banker Smith Home Rltrs-OS | 228-238-9081 | 228-872-3330 | visualizewithbrittany@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$950** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $950 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 11/09/2021 |
| **Security Deposit:** | $100,000 | **Closing Date:** | 12/19/2021 |
| **Bedrooms Total:** | 3 | **List Price/SqFt:** | $0.79 |
| **Bathrooms Total:** | 1 | **Sold Price/SqFt:** | $0.79 |
| **Bathrooms Full:** | 1 | **N or S of I-10:** | S |
| **Bathrooms Three Quarter:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Half:** | 0 | **Subdivision:** | Metes And Bounds |
| **Year Built:** | 1954 | **Parcel Number:** | Unassigned |
| **Approx H/C SqFt:** | 1,200 | | |
| **SqFt Source:** | Owner | | |
| **Approx Lot Size Acres:** | 0.05 | | |
| **Lot Size Dimensions:** | na | | |
| **County:** | Harrison | | |
| **Legal Description:** NA | | | |

## 4013050 — 1725 3rd Street, Gulfport, MS 39501
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Nancy Carpentier B5956 | **LO:** A & W Associates | 228-617-2332 | 228-875-7793 | nancycarpentier@bellsouth.net |
| **Selling Member:** | Kathy Mitchell | **SO:** A & W Associates | 228-623-7969 | 228-875-7793 | kathleenmitchell@bellsouth.net |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$950** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $950 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 03/30/2022 |
| **Security Deposit:** | $700 | **Closing Date:** | 04/01/2022 |
| **Pets Allowed:** | Yes | **List Price/SqFt:** | $0.71 |
| **Pet Deposit:** | $200 | **Sold Price/SqFt:** | $0.71 |
| **Bedrooms Total:** | 3 | **N or S of I-10:** | S |
| **Bathrooms Total:** | 1 | **N or S of CSX Railroad Track:** | S |
| **Bathrooms Full:** | 1 | **Subdivision:** | Metes And Bounds |
| **Bathrooms Three Quarter:** | 0 | **Parcel Number:** | 0811g-03-014.000 |
| **Bathrooms Half:** | 0 | | |
| **Year Built:** | 1920 | | |
| **Approx H/C SqFt:** | 1,329 | | |
| **SqFt Source:** | Owner | | |
| **Approx Lot Size Acres:** | 0.3 | | |
| **Lot Size Dimensions:** | 62' X 219' X 60' X 237' | | |
| **County:** | Harrison | | |

**Directions to Property:** GOING WEST ON HWY 90, TURN NORTH ON TO PRATT AVE, GO TO 3RD ST, TURN LEFT, JUST BEFORE NICOLS CT.
**Legal Description:** BEG 57 FT E OF INTER OF S MAR 3RD ST & E MAR NICHOLS CT S 218 FT E 60 FT N 235 FT M/L W 61 FT TO POB PART OF SW1/4 OF SW1/4 OF SEC 3-8-11

## 4001401 — 12288 Windward Drive, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Taryn P Flynt B23218 | **LO:** Southern Oaks Realty - BOF 23233 | 228-697-3862 | 228-207-6496 | tarynflynt@gmail.com |
| **] Member:** | Alyson M Richard | **SO:** Southern Oaks Realty - BOF 23233 | 228-297-9699 | 228-207-6496 | alysonrichard23@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$995** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $995 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months; 24 Months; Negotiable | **List Date:** | 10/27/2021 |
| **Security Deposit:** | $995 | **Closing Date:** | 10/29/2021 |
| **Bedrooms Total:** | 2 | **List Price/SqFt:** | $1.21 |
| **Bathrooms Total:** | 1 | **Sold Price/SqFt:** | $1.21 |
| **Bathrooms Full:** | 1 | **N or S of I-10:** | N |
| **Bathrooms Three Quarter:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Half:** | 0 | **Subdivision:** | Windsong |
| **Year Built:** | 1988 | **Parcel Number:** | 0908d-01-046.000 |
| **Approx H/C SqFt:** | 820 | | |
| **SqFt Source:** | Owner | | |
| **Approx Lot Size Acres:** | 0 | | |
| **Lot Size Dimensions:** | 0 | | |
| **County:** | Harrison | | |
| **Legal Description:** LOT 26 WINDSONG SUBD PHASE I NW1/4 SEC 2-7-11 | | | |

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**3376689** — **13071 Tracewood Drive, Gulfport, MS 39503 B**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Glen H Reed B7821 | **LO:** Glen Reed Real Estate | 228-263-0630 | 228-263-0630 | grrems@yahoo.com |
| **Selling Member:** | Glen H Reed | **SO:** Glen Reed Real Estate | 228-263-0630 | 228-263-0630 | grrems@yahoo.com |

**Rent/Lease Price:** $1,050
**Closing Price:** $995
**Lease Term:** 12 Months
**Security Deposit:** $1,050
**Pets Allowed:** Yes
**Pet Deposit:** $250
**Bedrooms Total:** 3
**Bathrooms Total:** 2
**Bathrooms Full:** 2
**Year Built:** 2008
**Approx H/C SqFt:** 1,044
**SqFt Source:** Public Records
**County:** Harrison
**Legal Description:** LOT 9 TRACEWOOD SUBD & REPLATRD SEC 35-6-11

**Property Sub Type:** Single Family Residence
**List Date:** 06/22/2021
**Closing Date:** 06/25/2021
**List Price/SqFt:** $1
**Sold Price/SqFt:** $0.95
**N or S of I-10:** N
**N or S of CSX Railroad Track:** N
**Subdivision:** Tracewood
**Parcel Number:** 0907m-01-004.009

**4004753** — **13071 Tracewood Drive, Gulfport, MS 39503 A**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Glen H Reed B7821 | **LO:** Glen Reed Real Estate | 228-263-0630 | 228-263-0630 | grrems@yahoo.com |
| **Selling Member:** | Glen H Reed | **SO:** Glen Reed Real Estate | 228-263-0630 | 228-263-0630 | grrems@yahoo.com |

**Rent/Lease Price:** $995
**Closing Price:** $995
**Lease Term:** 12 Months
**Security Deposit:** $1,095
**Bedrooms Total:** 3
**Bathrooms Total:** 2
**Bathrooms Full:** 2
**Bathrooms Three Quarter:** 0
**Bathrooms Half:** 0
**Year Built:** 2008
**Approx H/C SqFt:** 1,044
**SqFt Source:** Public Records
**Approx Lot Size Acres:** 0
**Lot Size Dimensions:** 0
**County:** Harrison
**Legal Description:** LOT 9 TRACEWOOD SUBD & REPLATRD SEC 35-6-11

**Listing Agreement:** Exclusive Right To Lease
**Property Sub Type:** Multi Family
**List Date:** 12/13/2021
**Closing Date:** 02/09/2022
**List Price/SqFt:** $0.95
**Sold Price/SqFt:** $0.95
**N or S of I-10:** N
**N or S of CSX Railroad Track:** N
**Subdivision:** Tracewood
**Parcel Number:** 0907m-01-004.009

**3375800** — **2410 15th Avenue, Gulfport, MS 39501**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Michelle Patterson B23681 | **LO:** CENTURY 21 J. Carter & Company 21151 | 540-229-4968 | 228-731-3881 | michellepatterson.re@gmail.com |
| **Selling Member:** | Michelle Patterson | **SO:** CENTURY 21 J. Carter & Company 21151 | 540-229-4968 | 228-731-3881 | michellepatterson.re@gmail.com |

**Rent/Lease Price:** $1,000
**Closing Price:** $1,000
**Lease Term:** 12 Months
**Security Deposit:** $1,000
**Pets Allowed:** Yes
**Pet Deposit:** $250
**Bedrooms Total:** 2
**Bathrooms Total:** 1
**Bathrooms Full:** 1
**Year Built:** 1940
**Approx H/C SqFt:** 1,012
**SqFt Source:** Public Records
**County:** Harrison
**Legal Description:** W 80 FT OF N 15 FT OF LOT 19 W 80 FT OF LOT 20 & W 80 FT OF S 10 FT OF LOT 21 BLK 27 ARLINGTON HEIGHTS SEC 3-8-11

**Property Sub Type:** Single Family Residence
**List Date:** 05/29/2021
**Closing Date:** 06/08/2021
**List Price/SqFt:** $0.98
**Sold Price/SqFt:** $0.98
**N or S of I-10:** S
**N or S of CSX Railroad Track:** N
**Subdivision:** Arlington Heights
**Parcel Number:** 0811b-03-050.001

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**3375116** **1222 33rd Avenue, Gulfport, MS 39501**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Michelle Patterson B23681 | **LO:** CENTURY 21 J. Carter & Company 21151 | 540-229-4968 | 228-731-3881 | michellepatterson.re@gmail.com |
| **Selling Member:** | Michelle Patterson | **SO:** CENTURY 21 J. Carter & Company 21151 | 540-229-4968 | 228-731-3881 | michellepatterson.re@gmail.com |

**Rent/Lease Price:** $1,000
**Closing Price:** $1,000
**Lease Term:** 12 Months
**Security Deposit:** $1,000
**Pets Allowed:** Yes
**Pet Deposit:** $250
**Bedrooms Total:** 3
**Bathrooms Total:** 1
**Bathrooms Full:** 1
**Year Built:** 1900
**Approx H/C SqFt:** 1,032
**SqFt Source:** Public Records
**County:** Harrison
**Legal Description:** LOT 28 & N 10 FT OF LOT 27 & S 3 FT OF LOT 29 BLK 195 ORIGINAL GULFPORT

**Property Sub Type:** Single Family Residence
**List Date:** 05/14/2021
**Closing Date:** 05/22/2021
**List Price/SqFt:** $0.96
**Sold Price/SqFt:** $0.96
**N or S of I-10:** S
**N or S of CSX Railroad Track:** S
**Subdivision:** Metes And Bounds
**Parcel Number:** 0811l-04-088.000

**4006519** **3944 Monterey Drive, Gulfport, MS 39501**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Maria Davis S54314 | **LO:** Sunset Mississippi Realty, LLC 21739 | 228-324-0920 | 228-207-0422 | maria.davis.sun@gmail.com |
| **Selling Member:** | Maria Davis | **SO:** Sunset Mississippi Realty, LLC 21739 | 228-324-0920 | 228-207-0422 | maria.davis.sun@gmail.com |

**Rent/Lease Price:** $1,000
**Closing Price:** $1,000
**Lease Term:** 12 Months
**Security Deposit:** $1,000
**Bedrooms Total:** 3
**Bathrooms Total:** 2
**Bathrooms Full:** 1
**Bathrooms Three Quarter:** 0
**Bathrooms Half:** 1
**Year Built:** 1968
**Approx H/C SqFt:** 1,100
**SqFt Source:** Other
**Approx Lot Size Acres:** 0.17
**Lot Size Dimensions:** 59x125x60x125
**County:** Harrison
**Directions to Property:** Driving South on Hwy 49, turn right onto 28th St, turn right onto 39th Ave, turn left onto Sierra Dr. then turn left onto Monterrey Dr.
**Legal Description:** LOT 200 VILLA DEL REY SUBD

**Listing Agreement:** Exclusive Right To Lease
**Property Sub Type:** Single Family Residence
**List Date:** 01/12/2022
**Closing Date:** 04/28/2022
**Days On Market:** 42
**CDOM:** 42
**List Price/SqFt:** $0.91
**Sold Price/SqFt:** $0.91
**N or S of I-10:** S
**N or S of CSX Railroad Track:** N
**Subdivision:** Villa Del Rey
**Parcel Number:** 0710j-01-011.000

**4009530** **12271 Dedeaux Road, Gulfport, MS 39503**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Nancy Carpentier B5956 | **LO:** A & W Associates | 228-617-2332 | 228-875-7793 | nancycarpentier@bellsouth.net |
| **Co-listing Member:** | Monique C Ward | **CLO:** A & W Associates | 228-327-4814 | 228-875-7793 | monique@aandwassociates.com |
| **Selling Member:** | Monique C Ward | **SO:** A & W Associates | 228-327-4814 | 228-875-7793 | monique@aandwassociates.com |

**Rent/Lease Price:** $1,025
**Closing Price:** $1,025
**Lease Term:** 12 Months
**Security Deposit:** $1,025
**Pets Allowed:** No
**Bedrooms Total:** 3
**Bathrooms Total:** 2
**Bathrooms Full:** 1
**Bathrooms Three Quarter:** 0
**Bathrooms Half:** 1
**Year Built:** 1975
**Approx H/C SqFt:** 1,462
**SqFt Source:** Public Records
**Approx Lot Size Acres:** 0.23
**Lot Size Dimensions:** 80.0x125.0
**County:** Harrison
**Directions to Property:** Take 1-10 to Cowan/Lorraine Rd - turn North - go to Dedeaux Rd., turn West (L) go approximately 2 miles. House is on left next to Froogle's.
**Legal Description:** LOT 1 PINE HILLS SUBD PART 1

**Listing Agreement:** Exclusive Right To Lease
**Property Sub Type:** Single Family Residence
**List Date:** 02/17/2022
**Closing Date:** 03/01/2022
**List Price/SqFt:** $0.7
**Sold Price/SqFt:** $0.7
**N or S of I-10:** N
**N or S of CSX Railroad Track:** N
**Subdivision:** Pine Hill
**Parcel Number:** 0908o-01-001.000

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**4016378** **829 Hardy Avenue, Gulfport, MS 39501 B**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Gaye M Leggett B19427 | **LO:** Martin O'Neal & Associates 14485 | 228-697-6544 | 228-731-3676 | gayeleggett@bellsouth.net |
| **Selling Member:** | Gaye M Leggett | **SO:** Martin O'Neal & Associates 14485 | 228-697-6544 | 228-731-3676 | gayeleggett@bellsouth.net |

**Rent/Lease Price:** $1,050
**Closing Price:** $1,050
**Lease Term:** 12 Months
**Security Deposit:** $600
**Pets Allowed:** No
**Bedrooms Total:** 3
**Bathrooms Total:** 2
**Bathrooms Full:** 2
**Bathrooms Three Quarter:** 0
**Bathrooms Half:** 0
**Year Built:** 2008
**Approx H/C SqFt:** 1,230
**SqFt Source:** Public Records
**County:** Harrison

**Listing Agreement:** Exclusive Right To Lease
**Property Sub Type:** Multi Family
**List Date:** 05/02/2022
**Closing Date:** 05/11/2022
**List Price/SqFt:** $0.85
**Sold Price/SqFt:** $0.85
**N or S of I-10:** S
**N or S of CSX Railroad Track:** S
**Subdivision:** Gulfport
**Parcel Number:** 0711n-04-001.001

**Directions to Property:** From Hwy 90, turn north onto Hardy Ave. Home is located on the left before W Railroad St.
**Legal Description:** On File

**3374884** **16121 Ganges Street, Gulfport, MS 39501**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Nancy Carpentier B5956 | **LO:** A & W Associates | 228-617-2332 | 228-875-7793 | nancycarpentier@bellsouth.net |
| **Co-listing Member:** | Monique C Ward | **CLO:** A & W Associates | 228-327-4814 | 228-875-7793 | monique@aandwassociates.com |
| **Selling Member:** | Nick Mangino | **SO:** Ford Realty, Inc. 8711 | 601-590-5215 | 601-798-6202 | mangino1@live.com |

**Rent/Lease Price:** $1,095
**Closing Price:** $1,095
**Lease Term:** 12 Months
**Security Deposit:** $1,095
**Pets Allowed:** No
**Bedrooms Total:** 3
**Bathrooms Total:** 2
**Bathrooms Full:** 2
**Year Built:** 2005
**Approx H/C SqFt:** 1,343
**SqFt Source:** Public Records
**Lot Size Dimensions:** 75 X 130
**County:** Harrison

**Property Sub Type:** Single Family Residence
**List Date:** 05/07/2021
**Closing Date:** 05/25/2021
**List Price/SqFt:** $0.81
**Sold Price/SqFt:** $0.81
**N or S of I-10:** S
**N or S of CSX Railroad Track:** N
**Subdivision:** Floral Estates
**Parcel Number:** 0710h-02-041.000

**Directions to Property:** From I-10 take Hwy 49 South, turn right onto Martin Luther King Jr Blvd, turn left onto 34th Ave, turn right onto Ganges St., house will be on the left (just past Magnolia Ave).
**Legal Description:** LOTS 12 TO 14 BLK 50 FLORAL ESTATES SEC 29-7-11

**3375038** **13190 Warren Drive, Gulfport, MS 39503**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

**Rent/Lease Price:** $1,100
**Closing Price:** $1,100
**Lease Term:** 12 Months
**Security Deposit:** $1,100
**Pets Allowed:** No
**Pet Deposit:** $0
**Bedrooms Total:** 2
**Bathrooms Total:** 2
**Bathrooms Full:** 2
**Year Built:** 1999
**Approx H/C SqFt:** 980
**SqFt Source:** Estimated
**County:** Harrison

**Property Sub Type:** Single Family Residence
**List Date:** 05/12/2021
**Closing Date:** 07/01/2021
**List Price/SqFt:** $1.12
**Sold Price/SqFt:** $1.12
**N or S of I-10:** N
**N or S of CSX Railroad Track:** N
**Subdivision:** Forest North
**Parcel Number:** 0908n-05-001.107

**Legal Description:** LOT 105 FOREST NORTH SUBD PH 3 SEC 11-7-11

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**4007654** — **2212 23rd Avenue, Gulfport, MS 39501**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Holly Gibbs B22047 | **LO:** Berkshire Hathaway HomeServices Preferred Properties 23651 | 228-697-3714 | 228-896-6060 | brokergibbs@gmail.com |
| **Selling Member:** | Holly Gibbs | **SO:** Berkshire Hathaway HomeServices Preferred Properties 23651 | 228-697-3714 | 228-896-6060 | brokergibbs@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,100** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,100 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 6 Months; 12 Months; Military Partnership | **List Date:** | 01/24/2022 |
| **Security Deposit:** | $1,100 | **Closing Date:** | 02/07/2022 |
| **Bedrooms Total:** | 3 | **Days On Market:** | 7 |
| **Bathrooms Total:** | 2 | **CDOM:** | 7 |
| **Bathrooms Full:** | 2 | **List Price/SqFt:** | $0.77 |
| **Bathrooms Three Quarter:** | 0 | **Sold Price/SqFt:** | $0.77 |
| **Bathrooms Half:** | 0 | **N or S of I-10:** | S |
| **Year Built:** | 1932 | **N or S of CSX Railroad Track:** | N |
| **Approx H/C SqFt:** | 1,420 | **Subdivision:** | Metes And Bounds |
| **SqFt Source:** | Owner | **Parcel Number:** | 0811c-03-022.000 |
| **Approx Lot Size Acres:** | 0.24 | | |
| **Lot Size Dimensions:** | 62.5 x 165 | | |
| **County:** | Harrison | | |

**Legal Description:** N 1/2 OF LOT 20 & ALL LOTS 21 & 22 BLK 76 ORIGINAL GULFPORT

**4004124** — **11534 Acorn Drive, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Holly J Gibbs | **LO:** Sawyer Real Estate, Inc. Of Ms. | | 228-863-0232 | |
| **Selling Member:** | Holly J Gibbs | **SO:** Sawyer Real Estate, Inc. Of Ms. | | 228-863-0232 | |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,100** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,120 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 12/03/2021 |
| **Security Deposit:** | $1,100 | **Closing Date:** | 12/15/2021 |
| **Pets Allowed:** | No | **List Price/SqFt:** | $0.88 |
| **Bedrooms Total:** | 3 | **Sold Price/SqFt:** | $0.89 |
| **Bathrooms Total:** | 2 | **N or S of I-10:** | N |
| **Bathrooms Full:** | 2 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Three Quarter:** | 0 | **Subdivision:** | Oaklane Estates |
| **Bathrooms Half:** | 0 | **Parcel Number:** | 0708j-02-002.033 |
| **Year Built:** | 0 | | |
| **Approx H/C SqFt:** | 1,254 | | |
| **SqFt Source:** | Owner | | |
| **Approx Lot Size Acres:** | 0 | | |
| **Lot Size Dimensions:** | 0 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 29 OAKLANE ESTATES SUBD SEC 8-7-11

**4011159** — **2602 George Street, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Nancy Carpentier B5956 | **LO:** A & W Associates | 228-617-2332 | 228-875-7793 | nancycarpentier@bellsouth.net |
| **Co-listing Member:** | Monique C Ward | **CLO:** A & W Associates | 228-327-4814 | 228-875-7793 | monique@aandwassociates.com |
| **Selling Member:** | Monique C Ward | **SO:** A & W Associates | 228-327-4814 | 228-875-7793 | monique@aandwassociates.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,125** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,125 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 03/07/2022 |
| **Security Deposit:** | $112,500 | **Closing Date:** | 03/30/2022 |
| **Bedrooms Total:** | 3 | **List Price/SqFt:** | $1.03 |
| **Bathrooms Total:** | 2 | **Sold Price/SqFt:** | $1.03 |
| **Bathrooms Full:** | 1 | **N or S of I-10:** | N |
| **Bathrooms Three Quarter:** | 1 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Half:** | 0 | **Subdivision:** | Pine Hill Estates |
| **Year Built:** | 1974 | **Parcel Number:** | 0908o-03-008.000 |
| **Approx H/C SqFt:** | 1,092 | | |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.3 | | |
| **Lot Size Dimensions:** | 89x177135x183 | | |
| **County:** | Harrison | | |

**Directions to Property:** Take 1-10 to Cowan/Lorraine exit, go North to Dedeaux Rd., turn West (L), go to Pine Hills Dr., turn South (L), go to George St., turn West (R), house is on the left.

**Legal Description:** LOT 143 & W 14 FT OF LOT 144 PINE HILLS SUBD PART 1

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## 3379699 — 13208 Warren Drive, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,150 | Property Sub Type: | Single Family Residence |
| Closing Price: | $1,150 | List Date: | 09/03/2021 |
| Lease Term: | 12 Months | Closing Date: | 12/07/2021 |
| Security Deposit: | $1,350 | List Price/SqFt: | $1.14 |
| Pets Allowed: | No | Sold Price/SqFt: | $1.14 |
| Bedrooms Total: | 3 | N or S of I-10: | N |
| Bathrooms Total: | 2 | N or S of CSX Railroad Track: | N |
| Bathrooms Full: | 2 | Subdivision: | Forest North |
| Bathrooms Three Quarter: | 0 | Parcel Number: | 0908n-05-001.103 |
| Bathrooms Half: | 0 | | |
| Year Built: | 2004 | | |
| Approx H/C SqFt: | 1,008 | | |
| SqFt Source: | Public Records | | |
| Approx Lot Size Acres: | 0.1 | | |
| County: | Harrison | | |

Legal Description: LOT 38 FOREST NORTH SUBD PH 3 SEC 11-7-11

## 3376200 — 928 Jefferson Drive, Gulfport, MS 39507
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Melinda Hackenbruch | LO: EXIT Prestige Luxury Realty 18932 | | 228-388-5888 | |
| Selling Member: | Melinda Hackenbruch | SO: EXIT Prestige Luxury Realty 18932 | | 228-388-5888 | |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,150 | Property Sub Type: | Townhouse |
| Closing Price: | $1,150 | List Date: | 06/10/2021 |
| Lease Term: | 12 Months | Closing Date: | 06/18/2021 |
| Security Deposit: | $1,000 | List Price/SqFt: | $0.89 |
| Pets Allowed: | Yes | Sold Price/SqFt: | $0.89 |
| Pet Deposit: | $300 | N or S of I-10: | S |
| Bedrooms Total: | 2 | N or S of CSX Railroad Track: | N |
| Bathrooms Total: | 2 | Subdivision: | Village of Jeffer. |
| Bathrooms Full: | 1 | Parcel Number: | 1010h-01-001.015 |
| Bathrooms Half: | 1 | | |
| Year Built: | 2009 | | |
| Approx H/C SqFt: | 1,280 | | |
| SqFt Source: | Public Records | | |
| County: | Harrison | | |

Legal Description: LOT 15 VILLAGE OF JEFFERSON TOWNHOUSES PHASE III

## 4010659 — 40 31st Street, Gulfport, MS 39507
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | John C Mozingo III B23856 | LO: Mozingo Real Estate And Auction, Inc. | 228-697-5680 | 228-896-3400 | jmozingo3@gmail.com |
| Selling Member: | John C Mozingo III | SO: Mozingo Real Estate And Auction, Inc. | 228-697-5680 | 228-896-3400 | jmozingo3@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,150 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,150 | Property Sub Type: | Single Family Residence |
| Lease Term: | See Remarks | List Date: | 03/03/2022 |
| Security Deposit: | $1,150 | Closing Date: | 03/10/2022 |
| Pets Allowed: | Yes | List Price/SqFt: | $0.82 |
| Pet Deposit: | $115,025 | Sold Price/SqFt: | $0.82 |
| Bedrooms Total: | 3 | N or S of I-10: | S |
| Bathrooms Total: | 1 | N or S of CSX Railroad Track: | N |
| Bathrooms Full: | 1 | Subdivision: | East Park |
| Bathrooms Three Quarter: | 0 | Parcel Number: | 0910o-02-034.000 |
| Bathrooms Half: | 0 | | |
| Year Built: | 0 | | |
| Approx H/C SqFt: | 1,400 | | |
| SqFt Source: | Estimated | | |
| Approx Lot Size Acres: | 0 | | |
| Lot Size Dimensions: | 00 | | |
| County: | Harrison | | |

Legal Description: LOT 18 BLK 5 EAST PARK SUBD

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## 3377876 — 907 Sycamore Drive, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Nancy Carpentier B5956 | **LO:** A & W Associates | 228-617-2332 | 228-875-7793 | nancycarpentier@bellsouth.net |
| **Selling Member:** | Nancy Carpentier | **SO:** A & W Associates | 228-617-2332 | 228-875-7793 | nancycarpentier@bellsouth.net |

**Rent/Lease Price:** $1,195
**Closing Price:** $1,195
**Lease Term:** 12 Months
**Security Deposit:** $1,195
**Pets Allowed:** No
**Bedrooms Total:** 4
**Bathrooms Total:** 2
**Bathrooms Full:** 2
**Year Built:** 1980
**Approx H/C SqFt:** 1,340
**SqFt Source:** Estimated
**Lot Size Dimensions:** 85.0 X 140.0 X 85.0 X 140.0
**County:** Harrison
**Directions to Property:** FROM DEDEAUX RD TURN NORTH ON TO HEMLOCK, GO TO BIRCH, TURN LEFT, GO TO SYCAMORE, TURN RIGHT, HOUSE ON LEFT
**Legal Description:** LOT 108 WILDWOOD SUBD PART 1

**Property Sub Type:** Single Family Residence
**List Date:** 07/18/2021
**Closing Date:** 08/14/2021
**List Price/SqFt:** $0.89
**Sold Price/SqFt:** $0.89
**N or S of I-10:** N
**N or S of CSX Railroad Track:** N
**Subdivision:** Wildwood
**Parcel Number:** 0908k-03-008.000

## 3378615 — 3509 Nunnally Street, Gulfport, MS 39501
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Carla Gonzales, Carla Gonzales | **SO:** Coldwell Banker Alfonso Realty-OS-B/O | 301-802-5499 | 228-875-1272 | carlaloveshomes@gmail.com |

**Rent/Lease Price:** $1,200
**Closing Price:** $1,200
**Lease Term:** 12 Months
**Security Deposit:** $1,200
**Pets Allowed:** Yes
**Pet Deposit:** $250
**Bedrooms Total:** 3
**Bathrooms Total:** 1
**Bathrooms Full:** 1
**Year Built:** 1978
**Approx H/C SqFt:** 972
**SqFt Source:** Public Records
**County:** Harrison
**Legal Description:** LOT 20 VILLAGE GREEN SUBD

**Property Sub Type:** Single Family Residence
**List Date:** 08/06/2021
**Closing Date:** 09/10/2021
**List Price/SqFt:** $1.23
**Sold Price/SqFt:** $1.23
**N or S of I-10:** S
**N or S of CSX Railroad Track:** N
**Subdivision:** Village Green
**Parcel Number:** 0810i-01-012.000

## 3375201 — 1216 22nd Street, Gulfport, MS 39501
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Karen Peters B17527 | **LO:** Billy Hewes Real Estate | 228-323-4497 | 228-832-6262 | petersk727@gmail.com |
| **Selling Member:** | Karen Peters | **SO:** Billy Hewes Real Estate | 228-323-4497 | 228-832-6262 | petersk727@gmail.com |

**Rent/Lease Price:** $1,300
**Closing Price:** $1,200
**Lease Term:** 12 Months
**Security Deposit:** $1,300
**Pets Allowed:** Yes
**Pet Deposit:** $300
**Bedrooms Total:** 3
**Bathrooms Total:** 2
**Bathrooms Full:** 1
**Bathrooms Half:** 1
**Year Built:** 1960
**Approx H/C SqFt:** 1,000
**SqFt Source:** Owner
**County:** Harrison
**Legal Description:** LOT 7 BLK 27 BROAD ACRES

**Property Sub Type:** Single Family Residence
**List Date:** 05/17/2021
**Closing Date:** 05/27/2021
**List Price/SqFt:** $1.3
**Sold Price/SqFt:** $1.2
**N or S of I-10:** S
**N or S of CSX Railroad Track:** N
**Subdivision:** Broad Acres
**Parcel Number:** 0811a-03-092.000

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**3377124** **13465 Windsong Drive, Gulfport, MS 39503**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Devin K Collins B22063 | **LO:** Shoreline Realty, LLC 18526 | 228-382-2425 | 228-875-3331 | devin@shorelinerealty.net |
| **Co-listing Member:** | Frances H Edwards | **CLO:** Shoreline Realty, LLC | 601-498-2132 | 228-875-3331 | FrancesEdwardsRealtor@gmail.com |
| **Selling Member:** | Frances H Edwards | **SO:** Shoreline Realty, LLC 18526 | 601-498-2132 | 228-875-3331 | FrancesEdwardsRealtor@gmail.com |

**Rent/Lease Price:** $1,200
**Closing Price:** $1,200
**Lease Term:** 12 Months
**Security Deposit:** $1,200
**Pets Allowed:** Yes
**Pet Deposit:** $400
**Bedrooms Total:** 3
**Bathrooms Total:** 2
**Bathrooms Full:** 2
**Year Built:** 2001
**Approx H/C SqFt:** 1,100
**SqFt Source:** Public Records
**County:** Harrison
**Legal Description:** LOT 5 WINDSONG SUBD PHASE I NW1/4 SEC 2-7-11

**Property Sub Type:** Single Family Residence
**List Date:** 07/01/2021
**Closing Date:** 07/21/2021
**List Price/SqFt:** $1.09
**Sold Price/SqFt:** $1.09
**N or S of I-10:** N
**N or S of CSX Railroad Track:** N
**Subdivision:** Windsong
**Parcel Number:** 0908d-01-025.000

**3375290** **103 Ben Drive, Gulfport, MS 39503**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

**Rent/Lease Price:** $1,200
**Closing Price:** $1,200
**Lease Term:** 12 Months
**Security Deposit:** $1,200
**Pets Allowed:** No
**Bedrooms Total:** 3
**Bathrooms Total:** 2
**Bathrooms Full:** 1
**Bathrooms Half:** 1
**Year Built:** 1971
**Approx H/C SqFt:** 1,107
**SqFt Source:** Public Records
**County:** Harrison
**Legal Description:** LOT 43 BEL-AIRE SUBD 7TH ADD

**Property Sub Type:** Single Family Residence
**List Date:** 05/19/2021
**Closing Date:** 05/29/2021
**List Price/SqFt:** $1.08
**Sold Price/SqFt:** $1.08
**N or S of I-10:** N
**N or S of CSX Railroad Track:** N
**Subdivision:** Bel-Aire
**Parcel Number:** 0808o-02-061.000

**4004051** **10581 Bay Tree Drive, Gulfport, MS 39503**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Michelle Patterson B23681 | **LO:** CENTURY 21 J. Carter & Company 21151 | 540-229-4968 | 228-731-3881 | michellepatterson.re@gmail.com |
| **Member:** | Michelle Patterson | **SO:** CENTURY 21 J. Carter & Company 21151 | 540-229-4968 | 228-731-3881 | michellepatterson.re@gmail.com |

**Rent/Lease Price:** $1,200
**Closing Price:** $1,200
**Lease Term:** 12 Months
**Security Deposit:** $1,200
**Bedrooms Total:** 3
**Bathrooms Total:** 2
**Bathrooms Full:** 2
**Bathrooms Three Quarter:** 0
**Bathrooms Half:** 0
**Year Built:** 1998
**Approx H/C SqFt:** 1,153
**SqFt Source:** Assessor
**Approx Lot Size Acres:** 0.16
**Lot Size Dimensions:** 0
**County:** Harrison
**Legal Description:** LOT 77 FOREST NORTH SUBD PH 2 SEC 11-7-11

**Listing Agreement:** Exclusive Right To Lease
**Property Sub Type:** Single Family Residence
**List Date:** 12/02/2021
**Closing Date:** 12/13/2021
**List Price/SqFt:** $1.04
**Sold Price/SqFt:** $1.04
**N or S of I-10:** N
**N or S of CSX Railroad Track:** N
**Subdivision:** Forest North
**Parcel Number:** 0908n-05-001.056

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## 4007247 — 10658 E Bay Tree Drive, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Judi E McMurphy S22760 | LO: A.J. McMurphy Real Estate 16213 | 228-861-3373 | 228-388-3221 | ajmcmurphyre@gmail.com |
| Selling Member: | Judi E McMurphy | SO: A.J. McMurphy Real Estate 16213 | 228-861-3373 | 228-388-3221 | ajmcmurphyre@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,200 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,200 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months; Military Partnership | List Date: | 01/21/2022 |
| Pets Allowed: | No | Closing Date: | 02/01/2022 |
| Bedrooms Total: | 3 | List Price/SqFt: | $1 |
| Bathrooms Total: | 2 | Sold Price/SqFt: | $1 |
| Bathrooms Full: | 2 | N or S of I-10: | N |
| Bathrooms Three Quarter: | 0 | N or S of CSX Railroad Track: | N |
| Bathrooms Half: | 0 | Subdivision: | Forest North |
| Year Built: | 2002 | Parcel Number: | 0908n-05-001.112 |
| Approx H/C SqFt: | 1,200 | | |
| SqFt Source: | Assessor | | |
| Approx Lot Size Acres: | 0.14 | | |
| Lot Size Dimensions: | 48 x 128 x 40 x 129 | | |
| County: | Harrison | | |

**Directions to Property:** Dedeaux R to Sharp Blvd, South to Warren, left o E. Bay Tree
**Legal Description:** Lot 131 Forest North

## 4005836 — 3307 Johnson Drive, Gulfport, MS 39501
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Jim Wheeler B14811 | LO: Landmark Properties-Wheeler & Assoc., Inc. | 228-209-3765 | 228-435-4255 | jimwheeler@bellsouth.net |
| Selling Member: | Brittany Wheeler | SO: Landmark Properties-Wheeler & Assoc., Inc. | 601-716-5225 | 228-435-4255 | brittanywheeler.realtor@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,200 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,200 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months; Military Partnership | List Date: | 01/03/2022 |
| Security Deposit: | $1,200 | Closing Date: | 01/07/2022 |
| Pets Allowed: | No | List Price/SqFt: | $0.86 |
| Bedrooms Total: | 4 | Sold Price/SqFt: | $0.86 |
| Bathrooms Total: | 2 | N or S of I-10: | S |
| Bathrooms Full: | 2 | N or S of CSX Railroad Track: | N |
| Bathrooms Three Quarter: | 0 | Subdivision: | Metes And Bounds |
| Bathrooms Half: | 0 | Parcel Number: | 0810p-01-048.000 |
| Year Built: | 1975 | Additional Parcel Numbers: | None |
| Approx H/C SqFt: | 1,400 | | |
| SqFt Source: | Owner | | |
| Approx Lot Size Acres: | 0.22 | | |
| Lot Size Dimensions: | 70' x 134' x 71' x 133' | | |
| County: | Harrison | | |

**Legal Description:** JOHN & KAREN G MCKENNA TRUST 2019-9256 LOT 48 RE-PLAT OF GULFPORT BAYOU VIEW WEST SUBD PART 1 A/K/A LOT 48 PROPOSED BRICKYARD BAYOU SUBD BK 617 PG 43 SEC 34-7-11

## 4004495 — 309 Mary Drive, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| [illegible]g Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,250 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,250 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months; Negotiable | List Date: | 12/08/2021 |
| Security Deposit: | $1,250 | Closing Date: | 03/09/2022 |
| Bedrooms Total: | 3 | List Price/SqFt: | $1.22 |
| Bathrooms Total: | 2 | Sold Price/SqFt: | $1.22 |
| Bathrooms Full: | 1 | N or S of I-10: | N |
| Bathrooms Three Quarter: | 0 | N or S of CSX Railroad Track: | N |
| Bathrooms Half: | 1 | Subdivision: | Olivet |
| Year Built: | 1980 | Parcel Number: | 0808h-01-031.000 |
| Approx H/C SqFt: | 1,026 | | |
| SqFt Source: | Public Records | | |
| Approx Lot Size Acres: | 0.2 | | |
| Lot Size Dimensions: | 0x0 | | |
| County: | Harrison | | |

**Legal Description:** LOT 90 OLIVET SUBD 2ND ADD

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**3377404** — **10682 E Bay Tree Drive, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

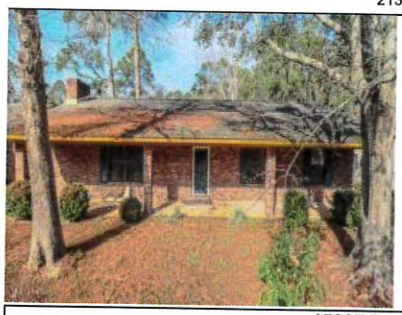
| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Jacqueline Levy | **SO:** Keller Williams 19934 | 228-235-6798 | 228-275-7500 | jlevy223@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,250** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,250 | **List Date:** | 07/07/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 07/26/2021 |
| **Security Deposit:** | $1,250 | **List Price/SqFt:** | $1.04 |
| **Pets Allowed:** | No | **Sold Price/SqFt:** | $1.04 |
| **Bedrooms Total:** | 3 | **N or S of I-10:** | N |
| **Bathrooms Total:** | 2 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Full:** | 2 | **Subdivision:** | Forest North |
| **Year Built:** | 2014 | **Parcel Number:** | 0908n-05-001.176 |
| **Approx H/C SqFt:** | 1,200 | | |
| **SqFt Source:** | Owner | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 125 FOREST NORTH SUBD PH 4 SEC 11-7-11

**4006268** — **4626 30th Street, Gulfport, MS 39501**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |



| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,250** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,250 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months; Negotiable | **List Date:** | 01/08/2022 |
| **Security Deposit:** | $1,350 | **Closing Date:** | 01/28/2022 |
| **Bedrooms Total:** | 3 | **List Price/SqFt:** | $0.75 |
| **Bathrooms Total:** | 2 | **Sold Price/SqFt:** | $0.75 |
| **Bathrooms Full:** | 2 | **N or S of I-10:** | S |
| **Bathrooms Three Quarter:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Half:** | 0 | **Subdivision:** | Gulfport Heights |
| **Year Built:** | 1987 | **Parcel Number:** | 0710o-02-056.001 |
| **Approx H/C SqFt:** | 1,674 | | |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.22 | | |
| **Lot Size Dimensions:** | 140x70x140x70 | | |
| **County:** | Harrison | | |

**Legal Description:** LOTS 27 & 28 BLK 14 GULFPORT HEIGHTS IN SW1/4 SEC 32-7-11

**4005795** — **15307 Baywood Circle, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,325** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,275 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 01/03/2022 |
| **Bedrooms Total:** | 3 | **Closing Date:** | 02/05/2022 |
| **Bathrooms Total:** | 2 | **List Price/SqFt:** | $0.84 |
| **Bathrooms Full:** | 2 | **Sold Price/SqFt:** | $0.8 |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | N |
| **Bathrooms Half:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Year Built:** | 2007 | **Subdivision:** | Northwood Hills |
| **Approx H/C SqFt:** | 1,585 | **Parcel Number:** | 0808d-03-051.001 |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.26 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 4 BLK 9 NORTHWOOD HILLS SUBD

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## 3380587 — 108 Robin Court, Gulfport, MS 39501
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Nancy Carpentier B5956 | LO: A & W Associates | 228-617-2332 | 228-875-7793 | nancycarpentier@bellsouth.net |
| Selling Member: | Nancy Carpentier | SO: A & W Associates | 228-617-2332 | 228-875-7793 | nancycarpentier@bellsouth.net |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,275 | Property Sub Type: | Single Family Residence |
| Closing Price: | $1,275 | List Date: | 09/29/2021 |
| Lease Term: | 12 Months | Closing Date: | 10/18/2021 |
| Security Deposit: | $1,275 | List Price/SqFt: | $0.61 |
| Pets Allowed: | No | Sold Price/SqFt: | $0.61 |
| Bedrooms Total: | 4 | N or S of I-10: | S |
| Bathrooms Total: | 2 | N or S of CSX Railroad Track: | N |
| Bathrooms Full: | 2 | Subdivision: | Rolling Meadows |
| Bathrooms Three Quarter: | 0 | Parcel Number: | 0710i-05-006.000 |
| Bathrooms Half: | 0 | | |
| Year Built: | 1962 | | |
| Approx H/C SqFt: | 2,100 | | |
| SqFt Source: | Owner | | |
| Approx Lot Size Acres: | 0.2 | | |
| Lot Size Dimensions: | 48 X 112 X 163 X 112 | | |
| County: | Harrison | | |

**Directions to Property:** FROM I 10 EXIT AT HEY 49 AND GO SOUTH, TURN WEST ONTO MARTIN LUTHER KING WHICH WILL CURVE SOUTH AND CHANGE INTO 34TH, TURN WEST ONTO MEADOWLARK AND THEN SOUTH ONTO ROBIN COURT. HOUSE IN THE CULDESAC
**Legal Description:** KIM PHAM 2017 REVOCABLE TRUST -2018-1374- LOT 184 ROLLING MEADOWS SUBD UNIT 5

## 3379252 — 2421 Pine Avenue, Gulfport, MS 39501
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Karen Peters B17527 | LO: Billy Hewes Real Estate | 228-323-4497 | 228-832-6262 | petersk727@gmail.com |
| Selling Member: | Karen Peters | SO: Billy Hewes Real Estate | 228-323-4497 | 228-832-6262 | petersk727@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,300 | Property Sub Type: | Single Family Residence |
| Closing Price: | $1,300 | List Date: | 08/20/2021 |
| Lease Term: | 12 Months | Closing Date: | 09/01/2021 |
| Security Deposit: | $1,300 | List Price/SqFt: | $1.32 |
| Pets Allowed: | No | Sold Price/SqFt: | $1.32 |
| Bedrooms Total: | 2 | N or S of I-10: | S |
| Bathrooms Total: | 1 | N or S of CSX Railroad Track: | N |
| Bathrooms Full: | 1 | Subdivision: | Broadmoor Place |
| Year Built: | 1940 | Parcel Number: | 0811a-03-014.000 |
| Approx H/C SqFt: | 984 | | |
| SqFt Source: | Owner | | |
| County: | Harrison | | |

**Directions to Property:** N on Hewes Avenue from Hwy 90, left onto E. Railroad St., Right on 22nd Street, right on Pine Avenue

## 4009862 — 13472 Locust Hill Drive, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| [illegible]g Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,300 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,300 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months | List Date: | 02/22/2022 |
| Security Deposit: | $130,000 | Closing Date: | 03/11/2022 |
| Bedrooms Total: | 3 | List Price/SqFt: | $1.07 |
| Bathrooms Total: | 2 | Sold Price/SqFt: | $1.07 |
| Bathrooms Full: | 2 | N or S of I-10: | N |
| Bathrooms Three Quarter: | 0 | N or S of CSX Railroad Track: | N |
| Bathrooms Half: | 0 | Subdivision: | Windsong |
| Year Built: | 1997 | Parcel Number: | 0908d-01-181.000 |
| Approx H/C SqFt: | 1,212 | | |
| SqFt Source: | Public Records | | |
| Approx Lot Size Acres: | 0.11 | | |
| Lot Size Dimensions: | 125x40x126x40 | | |
| County: | Harrison | | |

**Legal Description:** LOT 181 WINDSONG SUBD PH 5 SEC 2-7-11

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**3380453** **904 Jefferson Drive, Gulfport, MS 39507**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Melinda Hackenbruch | **LO:** EXIT Prestige Luxury Realty 18932 | | 228-388-5888 | |
| **Selling Member:** | Latrell Price | **SO:** EXIT Prestige Luxury Realty 18932 | 757-218-1089 | 228-388-5888 | latrell@exitbiloxi.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,300** | **Property Sub Type:** | Townhouse |
| **Closing Price:** | $1,300 | **List Date:** | 09/24/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 10/06/2021 |
| **Security Deposit:** | $1,000 | **List Price/SqFt:** | $1.02 |
| **Pets Allowed:** | Yes | **Sold Price/SqFt:** | $1.02 |
| **Pet Deposit:** | $300 | **N or S of I-10:** | S |
| **Bedrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 2 | **Subdivision:** | Village of Jeffer. |
| **Bathrooms Full:** | 2 | **Parcel Number:** | 1010h-01-001.029 |
| **Bathrooms Three Quarter:** | 0 | | |
| **Bathrooms Half:** | 0 | | |
| **Year Built:** | 2009 | | |
| **Approx H/C SqFt:** | 1,280 | | |
| **SqFt Source:** | Owner | | |
| **Approx Lot Size Acres:** | 0 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 29 VILLAGE OF JEFFERSON TOWNHOUSES PHASE III

**3377578** **12004 Harmony Circle, Gulfport, MS 39503**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,300** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,300 | **List Date:** | 07/12/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 07/29/2021 |
| **Security Deposit:** | $1,300 | **List Price/SqFt:** | $1 |
| **Pets Allowed:** | No | **Sold Price/SqFt:** | $1 |
| **Bedrooms Total:** | 3 | **N or S of I-10:** | N |
| **Bathrooms Total:** | 2 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Full:** | 2 | **Subdivision:** | Harmony |
| **Year Built:** | 2006 | **Parcel Number:** | 0808h-02-088.004 |
| **Approx H/C SqFt:** | 1,298 | | |
| **SqFt Source:** | Estimated | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 4 HARMONY SUBD SEC 3-7-11

**4010439** **117 Brentwood Boulevard, Gulfport, MS 39503**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Michelle Patterson B23681 | **LO:** CENTURY 21 J. Carter & Company 21151 | 540-229-4968 | 228-731-3881 | michellepatterson.re@gmail.com |
| **S...ing Member:** | Michelle Patterson | **SO:** CENTURY 21 J. Carter & Company 21151 | 540-229-4968 | 228-731-3881 | michellepatterson.re@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,300** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,300 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 03/01/2022 |
| **Security Deposit:** | $1,500 | **Closing Date:** | 04/01/2022 |
| **Bedrooms Total:** | 3 | **List Price/SqFt:** | $0.99 |
| **Bathrooms Total:** | 2 | **Sold Price/SqFt:** | $0.99 |
| **Bathrooms Full:** | 1 | **N or S of I-10:** | S |
| **Bathrooms Three Quarter:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Half:** | 1 | **Subdivision:** | Brentwood |
| **Year Built:** | 1973 | **Parcel Number:** | 1009m-02-028.000 |
| **Approx H/C SqFt:** | 1,317 | | |
| **SqFt Source:** | Assessor | | |
| **Approx Lot Size Acres:** | 0.21 | | |
| **Lot Size Dimensions:** | 71X127X70X127 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 2 BLK 2 REPLAT OF BRENTWOOD SUBD

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## 4017212 — 2504 Middlecoff Drive, Gulfport, MS 39507
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | John C Mozingo III B23856 | LO: Mozingo Real Estate And Auction, Inc. | 228-697-5680 | 228-896-3400 | jmozingo3@gmail.com |
| Selling Member: | John C Mozingo III | SO: Mozingo Real Estate And Auction, Inc. | 228-697-5680 | 228-896-3400 | jmozingo3@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,300** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,300 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 05/11/2022 |
| **Security Deposit:** | $1,300 | **Closing Date:** | 05/16/2022 |
| **Bedrooms Total:** | 3 | **List Price/SqFt:** | $0.96 |
| **Bathrooms Total:** | 2 | **Sold Price/SqFt:** | $0.96 |
| **Bathrooms Full:** | 1 | **N or S of I-10:** | S |
| **Bathrooms Three Quarter:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Half:** | 1 | **Subdivision:** | College Park |
| **Year Built:** | 0 | **Parcel Number:** | 1010j-01-061.000 |
| **Approx H/C SqFt:** | 1,350 | | |
| **SqFt Source:** | Owner | | |
| **Approx Lot Size Acres:** | 0 | | |
| **Lot Size Dimensions:** | 00 | | |
| **County:** | Harrison | | |

**Legal Description:** LIFE ESTATE -1473/135- LOT 11 BLK 18 COLLEGE PARK

## 3376164 — 930 Jefferson Drive, Gulfport, MS 39507
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Melinda Hackenbruch | LO: EXIT Prestige Luxury Realty 18932 | | 228-388-5888 | |
| Selling Member: | Melinda Hackenbruch | SO: EXIT Prestige Luxury Realty 18932 | | 228-388-5888 | |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,300** | **Property Sub Type:** | Townhouse |
| **Closing Price:** | $1,300 | **List Date:** | 06/09/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 06/11/2021 |
| **Security Deposit:** | $1,000 | **List Price/SqFt:** | $0.8 |
| **Pets Allowed:** | Yes | **Sold Price/SqFt:** | $0.8 |
| **Pet Deposit:** | $300 | **N or S of I-10:** | S |
| **Bedrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 3 | **Subdivision:** | Village of Jeffer. |
| **Bathrooms Full:** | 2 | **Parcel Number:** | 1010h-01-001.016 |
| **Bathrooms Half:** | 1 | | |
| **Year Built:** | 2009 | | |
| **Approx H/C SqFt:** | 1,613 | | |
| **SqFt Source:** | Public Records | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 16 VILLAGE OF JEFFERSON TOWNHOUSES PHASE III

## 3379631 — 14189 Pecan Court, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Eddie D Sumrell | SO: Stewart & Stewart Associates 23705 | 228-341-0907 | 228-209-6651 | kokhnd@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,325** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,325 | **List Date:** | 09/01/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 11/29/2021 |
| **Security Deposit:** | $1,450 | **List Price/SqFt:** | $1.09 |
| **Pets Allowed:** | Yes | **Sold Price/SqFt:** | $1.09 |
| **Pet Deposit:** | $250 | **N or S of I-10:** | N |
| **Bedrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 2 | **Subdivision:** | Country Hills |
| **Bathrooms Full:** | 2 | **Parcel Number:** | 0807p-01-044.061 |
| **Bathrooms Three Quarter:** | 0 | | |
| **Bathrooms Half:** | 0 | | |
| **Year Built:** | 2001 | | |
| **Approx H/C SqFt:** | 1,214 | | |
| **SqFt Source:** | Estimated | | |
| **Approx Lot Size Acres:** | 0.13 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 61 COUNTRY HILLS SUBD SEC 34-6-11

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**4013628** **13181 Warren Drive, Gulfport, MS 39503 Dr**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,350** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,350 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 04/05/2022 |
| **Security Deposit:** | $1,350 | **Closing Date:** | 04/06/2022 |
| **Bedrooms Total:** | 3 | **List Price/SqFt:** | $1.14 |
| **Bathrooms Total:** | 2 | **Sold Price/SqFt:** | $1.14 |
| **Bathrooms Full:** | 2 | **N or S of I-10:** | N |
| **Bathrooms Three Quarter:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Half:** | 0 | **Subdivision:** | Forest North |
| **Year Built:** | 2000 | **Parcel Number:** | 0908n-05-001.151 |
| **Approx H/C SqFt:** | 1,188 | | |
| **SqFt Source:** | Public Records | | |
| **County:** | Harrison | | |
| **Legal Description:** | LOT 167 FOREST NORTH SUBD PH 3 SEC 11-7-11 | | |

**3378149** **84 Woodforest Drive, Gulfport, MS 39503**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,350** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,350 | **List Date:** | 07/26/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 07/28/2021 |
| **Security Deposit:** | $1,350 | **List Price/SqFt:** | $1.08 |
| **Pets Allowed:** | Yes | **Sold Price/SqFt:** | $1.08 |
| **Pet Deposit:** | $250 | **N or S of I-10:** | N |
| **Bedrooms Total:** | 4 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 2 | **Subdivision:** | Wingate |
| **Bathrooms Full:** | 2 | **Parcel Number:** | 0908l-01-043.000 |
| **Year Built:** | 1976 | | |
| **Approx H/C SqFt:** | 1,245 | | |
| **SqFt Source:** | Public Records | | |
| **County:** | Harrison | | |
| **Legal Description:** | LOT 84 WINGATE SUBD | | |

**3376851** **12374-R Windward Drive, Gulfport, MS 39503**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **S...ng Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,350** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,350 | **List Date:** | 06/25/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 07/01/2021 |
| **Security Deposit:** | $1,350 | **List Price/SqFt:** | $1.03 |
| **Pets Allowed:** | Yes | **Sold Price/SqFt:** | $1.03 |
| **Pet Deposit:** | $250 | **N or S of I-10:** | N |
| **Bedrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 2 | **Subdivision:** | Windsong |
| **Bathrooms Full:** | 2 | **Parcel Number:** | 0908d-01-140.000 |
| **Year Built:** | 1993 | | |
| **Approx H/C SqFt:** | 1,300 | | |
| **SqFt Source:** | Owner | | |
| **County:** | Harrison | | |

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**4015029** — **11964 Five Oaks Drive, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Yasmin Q Mohiuddin S42491 | **LO:** Keller Williams 15472 | 228-234-5544 | 228-275-7500 | villa-properties@hotmail.com |
| **Selling Member:** | Yasmin Q Mohiuddin | **SO:** Keller Williams 15472 | 228-234-5544 | 228-275-7500 | villa-properties@hotmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,350** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,350 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 04/18/2022 |
| **Security Deposit:** | $1,350 | **Closing Date:** | 04/27/2022 |
| **Pets Allowed:** | Yes | **List Price/SqFt:** | $1.02 |
| **Pet Deposit:** | $300 | **Sold Price/SqFt:** | $1.02 |
| **Bedrooms Total:** | 3 | **N or S of I-10:** | N |
| **Bathrooms Total:** | 2 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Full:** | 2 | **Subdivision:** | Five Oaks |
| **Bathrooms Three Quarter:** | 0 | **Parcel Number:** | 0708g-01-001.084 |
| **Bathrooms Half:** | 0 | | |
| **Year Built:** | 1998 | | |
| **Approx H/C SqFt:** | 1,325 | | |
| **SqFt Source:** | Public Records | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 3 BLK 6 FIVE OAKS SUBD PH 2 & REPLAT OF LOTS 8 & 9 BLK 5 PH 1 SEC 5-7-11

**3376598** — **11506 Harris Drive, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,350** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,350 | **List Date:** | 06/18/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 07/06/2021 |
| **Security Deposit:** | $1,350 | **List Price/SqFt:** | $0.82 |
| **Pets Allowed:** | No | **Sold Price/SqFt:** | $0.82 |
| **Bedrooms Total:** | 4 | **N or S of I-10:** | N |
| **Bathrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Full:** | 2 | **Subdivision:** | Bel-Aire |
| **Bathrooms Half:** | 1 | **Parcel Number:** | 0808k-03-045.000 |
| **Year Built:** | 1968 | | |
| **Approx H/C SqFt:** | 1,646 | | |
| **SqFt Source:** | Public Records | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 31 BLK 2 BEL-AIRE SUBD 4TH ADD SEC A

**3378796** — **12350 White Oak Court, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Nancy Carpentier B5956 | **LO:** A & W Associates | 228-617-2332 | 228-875-7793 | nancycarpentier@bellsouth.net |
| **Selling Member:** | Michele L Young | **SO:** A & W Associates | 228-217-2741 | 228-875-7793 | micheleyoung58@icloud.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,395** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,395 | **List Date:** | 08/10/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 08/17/2021 |
| **Security Deposit:** | $1,395 | **List Price/SqFt:** | $0.88 |
| **Pets Allowed:** | Yes | **Sold Price/SqFt:** | $0.88 |
| **Pet Deposit:** | $200 | **N or S of I-10:** | N |
| **Bedrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 2 | **Subdivision:** | Mays Place Estates |
| **Bathrooms Full:** | 2 | **Parcel Number:** | 0808a-01-009.040 |
| **Year Built:** | 2007 | | |
| **Approx H/C SqFt:** | 1,580 | | |
| **SqFt Source:** | Estimated | | |
| **Lot Size Dimensions:** | 33.0 X 133.0 X 173.0 X 112.0 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 40 THE WHITE OAKS AT MAYS PLACE ESTATES SEC 3-7-11

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## 4014184 — 2506 Demaret Drive, Gulfport, MS 39507
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Latrell Price S55662 | LO: EXIT Prestige Luxury Realty 18932 | 757-218-1089 | 228-388-5888 | latrell@exitbiloxi.com |
| Co-listing Member: | Julia C Harrington | CLO: EXIT Prestige Luxury Realty | 904-316-1457 | 228-388-5888 | julia@exitbiloxi.com |
| Selling Member: | Latrell Price | SO: EXIT Prestige Luxury Realty 18932 | 757-218-1089 | 228-388-5888 | latrell@exitbiloxi.com |
| Co-selling Member: | Julia C Harrington | CSO: EXIT Prestige Luxury Realty | 904-316-1457 | 228-388-5888 | julia@exitbiloxi.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,400** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,400 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months; Military Partnership | **List Date:** | 04/09/2022 |
| **Security Deposit:** | $1,400 | **Closing Date:** | 04/13/2022 |
| **Pets Allowed:** | Yes | **List Price/SqFt:** | $1.17 |
| **Pet Deposit:** | $350 | **Sold Price/SqFt:** | $1.17 |
| **Bedrooms Total:** | 3 | **N or S of I-10:** | S |
| **Bathrooms Total:** | 1 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Full:** | 1 | **Subdivision:** | College Park |
| **Bathrooms Three Quarter:** | 0 | **Parcel Number:** | 1010j-01-028.000 |
| **Bathrooms Half:** | 0 | | |
| **Year Built:** | 1964 | | |
| **Approx H/C SqFt:** | 1,200 | | |
| **SqFt Source:** | Other | | |
| **County:** | Harrison | | |

**Directions to Property:** East Pass Rd. traveling west take a left on Ford St. then left on Demaret Dr., Property will be on left hand side.
**Legal Description:** LOT 31 BLK 18 COLLEGE PARK

## 3377281 — 11177 Hendry Drive, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Eunice W Ooi B23202 | LO: Homefront Property Management,LLP 23217 | 228-313-9292 | 228-313-9292 | eunice.nexthome@gmail.com |
| Selling Member: | Eunice W Ooi | SO: Homefront Property Management,LLP 23217 | 228-313-9292 | 228-313-9292 | eunice.nexthome@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,400** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,400 | **List Date:** | 07/06/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 07/15/2021 |
| **Security Deposit:** | $1,400 | **List Price/SqFt:** | $0.93 |
| **Pets Allowed:** | Yes | **Sold Price/SqFt:** | $0.93 |
| **Pet Deposit:** | $250 | **N or S of I-10:** | N |
| **Bedrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 2 | **Subdivision:** | Williamsburg |
| **Bathrooms Full:** | 2 | **Parcel Number:** | 0808o-02-125.051 |
| **Year Built:** | 1998 | | |
| **Approx H/C SqFt:** | 1,491 | | |
| **SqFt Source:** | Estimated | | |
| **County:** | Harrison | | |

**Directions to Property:** From I-10, take exit 34B towards Hattiesburg onto Hwy 49. Turn East (right) at third traffic lights, onto Dedeaux Road. Make a South (Right) turn onto Hendry Dr in about 1 mile. House on Right.
**Legal Description:** LOT 53 WILLIAMSBURG SUBD SEC 10-7-11

## 4014168 — 930 Jefferson Drive, Gulfport, MS 39507
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| [illegible]g Member: | Latrell Price S55662 | LO: EXIT Prestige Luxury Realty 18932 | 757-218-1089 | 228-388-5888 | latrell@exitbiloxi.com |
| [illegible]ting Member: | Julia C Harrington | CLO: EXIT Prestige Luxury Realty | 904-316-1457 | 228-388-5888 | julia@exitbiloxi.com |
| Selling Member: | Latrell Price | SO: EXIT Prestige Luxury Realty 18932 | 757-218-1089 | 228-388-5888 | latrell@exitbiloxi.com |
| Co-selling Member: | Julia C Harrington | CSO: EXIT Prestige Luxury Realty | 904-316-1457 | 228-388-5888 | julia@exitbiloxi.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,400** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,400 | **Property Sub Type:** | Condominium |
| **Lease Term:** | 12 Months; Military Partnership | **List Date:** | 04/09/2022 |
| **Security Deposit:** | $1,400 | **Closing Date:** | 04/14/2022 |
| **Pets Allowed:** | Yes | **List Price/SqFt:** | $0.87 |
| **Pet Deposit:** | $300 | **Sold Price/SqFt:** | $0.87 |
| **Bedrooms Total:** | 3 | **N or S of I-10:** | S |
| **Bathrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Full:** | 2 | **Subdivision:** | Village of Jeffer. |
| **Bathrooms Three Quarter:** | 0 | **Parcel Number:** | 1010h-01-001.016 |
| **Bathrooms Half:** | 1 | | |
| **Year Built:** | 2009 | | |
| **Approx H/C SqFt:** | 1,613 | | |
| **SqFt Source:** | Other | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 16 VILLAGE OF JEFFERSON TOWNHOUSES PHASE III

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**3374921** **12661 John Ross Road, Gulfport, MS 39503 B**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Melinda Hackenbruch | **LO:** EXIT Prestige Luxury Realty 18932 | | 228-388-5888 | |
| **Selling Member:** | Melinda Hackenbruch | **SO:** EXIT Prestige Luxury Realty 18932 | | 228-388-5888 | |

**Rent/Lease Price:** $1,450
**Closing Price:** $1,400
**Lease Term:** 12 Months
**Security Deposit:** $1,000
**Pets Allowed:** Yes
**Pet Deposit:** $300
**Bedrooms Total:** 3
**Bathrooms Total:** 3
**Bathrooms Full:** 3
**Year Built:** 1967
**Approx H/C SqFt:** 2,321
**SqFt Source:** Public Records
**County:** Harrison
**Legal Description:** BEG ON W LINE OF JOHN ROSS OR ONEAL RD WHICH POINT IS 128 FT S OF N LINE OF NE 1/4 OF SW 1/4 OF NE 1/4 FOR BEG W 223 FT

**Property Sub Type:** Single Family Residence
**List Date:** 05/08/2021
**Closing Date:** 06/01/2021
**List Price/SqFt:** $0.62
**Sold Price/SqFt:** $0.6
**N or S of I-10:** N
**N or S of CSX Railroad Track:** N
**Subdivision:** Metes And Bounds
**Parcel Number:** 0908a-02-003.000

**3375865** **13038 Turtle Creek Parkway, Gulfport, MS 39503**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Christopher A King | **SO:** Busch Realty Group, LLC 20950 | | 228-324-1715 | |

**Rent/Lease Price:** $1,425
**Closing Price:** $1,425
**Lease Term:** 12 Months
**Security Deposit:** $1,425
**Pets Allowed:** No
**Bedrooms Total:** 3
**Bathrooms Total:** 2
**Bathrooms Full:** 2
**Year Built:** 2012
**Approx H/C SqFt:** 1,386
**SqFt Source:** Estimated
**County:** Harrison
**Legal Description:** LOT 191 TURTLE CREEK SUBD SEC 35-6-11

**Property Sub Type:** Single Family Residence
**List Date:** 06/02/2021
**Closing Date:** 06/11/2021
**List Price/SqFt:** $1.02
**Sold Price/SqFt:** $1.02
**N or S of I-10:** N
**N or S of CSX Railroad Track:** N
**Subdivision:** Turtle Creek
**Parcel Number:** 0907n-01-001.066

**4005518** **15066 Remington Drive, Gulfport, MS 39503**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

**Rent/Lease Price:** $1,425
**Closing Price:** $1,425
**Lease Term:** 12 Months
**Bedrooms Total:** 3
**Bathrooms Total:** 2
**Bathrooms Full:** 1
**Bathrooms Three Quarter:** 0
**Bathrooms Half:** 1
**Year Built:** 1998
**Approx H/C SqFt:** 1,450
**SqFt Source:** Owner
**Approx Lot Size Acres:** 0.21
**Lot Size Dimensions:** 0x0
**County:** Harrison
**Legal Description:** LOT 89 HUNTINGTON SUBD,THE PH 1 SEC 34-6-11

**Listing Agreement:** Exclusive Right To Lease
**Property Sub Type:** Single Family Residence
**List Date:** 12/27/2021
**Closing Date:** 01/12/2022
**List Price/SqFt:** $0.98
**Sold Price/SqFt:** $0.98
**N or S of I-10:** N
**N or S of CSX Railroad Track:** N
**Subdivision:** Huntington
**Parcel Number:** 0807i-01-001.050

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**3375926** **15386 Pinewood Court, Gulfport, MS 39503**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

**Rent/Lease Price:** $1,425
**Closing Price:** $1,425
**Lease Term:** 12 Months
**Security Deposit:** $1,200
**Pets Allowed:** No
**Pet Deposit:** $0
**Bedrooms Total:** 4
**Bathrooms Total:** 2
**Bathrooms Full:** 2
**Year Built:** 1972
**Approx H/C SqFt:** 1,609
**SqFt Source:** Estimated
**County:** Harrison
**Legal Description:** 2019-7690 WILLIAM P SCHROEDER TRUST NO TRUSTEE GIVEN LOT 18 BLK 12 NORTHWOOD HILLS SUBD

**Property Sub Type:** Single Family Residence
**List Date:** 06/03/2021
**Closing Date:** 06/28/2021
**List Price/SqFt:** $0.88
**Sold Price/SqFt:** $0.88
**N or S of I-10:** N
**N or S of CSX Railroad Track:** N
**Subdivision:** Northwood Hills
**Parcel Number:** 0808d-03-075.000

**3378762** **18511 Devin Court, Gulfport, MS 39503**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

**Rent/Lease Price:** $1,450
**Closing Price:** $1,450
**Lease Term:** 12 Months
**Security Deposit:** $1,450
**Pets Allowed:** No
**Bedrooms Total:** 3
**Bathrooms Total:** 2
**Bathrooms Full:** 2
**Year Built:** 2010
**Approx H/C SqFt:** 1,216
**SqFt Source:** Public Records
**County:** Harrison
**Legal Description:** LOT 25 OWEN PLACE SUBD SEC 1-7-12

**Property Sub Type:** Single Family Residence
**List Date:** 08/10/2021
**Closing Date:** 08/20/2021
**List Price/SqFt:** $1.19
**Sold Price/SqFt:** $1.19
**N or S of I-10:** N
**N or S of CSX Railroad Track:** N
**Subdivision:** Owen Place
**Parcel Number:** 0608a-01-020.025

**3375040** **13373 Willow Oak Circle, Gulfport, MS 39503**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

**Rent/Lease Price:** $1,450
**Closing Price:** $1,450
**Lease Term:** 12 Months
**Security Deposit:** $1,450
**Pets Allowed:** No
**Pet Deposit:** $0
**Bedrooms Total:** 3
**Bathrooms Total:** 2
**Bathrooms Full:** 2
**Year Built:** 2019
**Approx H/C SqFt:** 1,312
**SqFt Source:** Estimated
**County:** Harrison
**Legal Description:** LOT 66 TURTLE CREEK SUBD SEC 35-6-11

**Property Sub Type:** Single Family Residence
**List Date:** 05/12/2021
**Closing Date:** 05/25/2021
**List Price/SqFt:** $1.1
**Sold Price/SqFt:** $1.1
**N or S of I-10:** N
**N or S of CSX Railroad Track:** N
**Subdivision:** Turtle Creek
**Parcel Number:** 0907k-01-006.050

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## 3380163 — 11574 Oaklane Drive, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,450 | Property Sub Type: | Single Family Residence |
| Closing Price: | $1,450 | List Date: | 09/17/2021 |
| Lease Term: | 12 Months | Closing Date: | 10/21/2021 |
| Security Deposit: | $1,450 | List Price/SqFt: | $0.98 |
| Pets Allowed: | Yes | Sold Price/SqFt: | $0.98 |
| Pet Deposit: | $250 | N or S of I-10: | N |
| Bedrooms Total: | 3 | N or S of CSX Railroad Track: | N |
| Bathrooms Total: | 3 | Subdivision: | Oaklane Estates |
| Bathrooms Full: | 2 | Parcel Number: | 0708j-02-002.016 |
| Bathrooms Three Quarter: | 0 | | |
| Bathrooms Half: | 1 | | |
| Year Built: | 2008 | | |
| Approx H/C SqFt: | 1,477 | | |
| SqFt Source: | Public Records | | |
| Approx Lot Size Acres: | 0.38 | | |
| County: | Harrison | | |

**Legal Description:** LOT 12 OAKLANE ESTATES SUBD SEC 8-7-11

## 4001232 — 307 45th Street, Gulfport, MS 39507
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | John C Mozingo III B23856 | LO: Mozingo Real Estate And Auction, Inc. | 228-697-5680 | 228-896-3400 | jmozingo3@gmail.com |
| Selling Member: | John C Mozingo III | SO: Mozingo Real Estate And Auction, Inc. | 228-697-5680 | 228-896-3400 | jmozingo3@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,450 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,450 | Property Sub Type: | Patio Home |
| Lease Term: | See Remarks | List Date: | 10/25/2021 |
| Security Deposit: | $1,475 | Closing Date: | 11/24/2021 |
| Bedrooms Total: | 4 | List Price/SqFt: | $0.97 |
| Bathrooms Total: | 2 | Sold Price/SqFt: | $0.97 |
| Bathrooms Full: | 2 | N or S of I-10: | S |
| Bathrooms Three Quarter: | 0 | N or S of CSX Railroad Track: | N |
| Bathrooms Half: | 0 | Subdivision: | Bayou View |
| Year Built: | 0 | Parcel Number: | 0910f-06-014.000 |
| Approx H/C SqFt: | 1,500 | | |
| SqFt Source: | Owner | | |
| Approx Lot Size Acres: | 0 | | |
| Lot Size Dimensions: | 000 | | |
| County: | Harrison | | |

**Legal Description:** LOT 4 BLK 57 GULFPORT BAYOU VIEW SUBD

## 4006125 — 15125 Clemson Avenue, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Gianna Giambelluca | SO: RE/MAX Results In Real Estate, Inc. 14912 | 228-324-3743 | 228-388-4360 | giannag@remax.net |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,475 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,475 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months | List Date: | 01/06/2022 |
| Security Deposit: | $1,475 | Closing Date: | 01/17/2022 |
| Pets Allowed: | Yes | List Price/SqFt: | $1.18 |
| Pet Deposit: | $250 | Sold Price/SqFt: | $1.18 |
| Bedrooms Total: | 3 | N or S of I-10: | N |
| Bathrooms Total: | 2 | N or S of CSX Railroad Track: | N |
| Bathrooms Full: | 2 | Subdivision: | Belvedere Place |
| Bathrooms Three Quarter: | 0 | Parcel Number: | 0706-20-039.020 |
| Bathrooms Half: | 0 | | |
| Year Built: | 2009 | | |
| Approx H/C SqFt: | 1,252 | | |
| SqFt Source: | Public Records | | |
| Approx Lot Size Acres: | 0.14 | | |
| Lot Size Dimensions: | 0x0x0x0 | | |
| County: | Harrison | | |

**Legal Description:** LOT 20 BELVEDERE PLACE PART 1A SEC 20-6-11

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**4002756** — **19441 W Lake Village Drive, Gulfport, MS 39503**
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,475** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,475 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months; Negotiable | **List Date:** | 11/10/2021 |
| **Security Deposit:** | $1,475 | **Closing Date:** | 02/03/2022 |
| **Bedrooms Total:** | 3 | **List Price/SqFt:** | $1.09 |
| **Bathrooms Total:** | 2 | **Sold Price/SqFt:** | $1.09 |
| **Bathrooms Full:** | 2 | **N or S of I-10:** | N |
| **Bathrooms Three Quarter:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Half:** | 0 | **Subdivision:** | Northridge |
| **Year Built:** | 2000 | **Parcel Number:** | 0608d-01-078.111 |
| **Approx H/C SqFt:** | 1,350 | | |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.12 | | |
| **Lot Size Dimensions:** | 5,106 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 62 NORTHRIDGE SUBD PH 2 SEC 2-7-12

**4014559** — **2302 Robert Drive, Gulfport, MS 39503**
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,500** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,500 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 04/14/2022 |
| **Security Deposit:** | $1,500 | **Closing Date:** | 04/19/2022 |
| **Bedrooms Total:** | 4 | **List Price/SqFt:** | $1.24 |
| **Bathrooms Total:** | 2 | **Sold Price/SqFt:** | $1.24 |
| **Bathrooms Full:** | 2 | **N or S of I-10:** | N |
| **Bathrooms Three Quarter:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Half:** | 0 | **Subdivision:** | Loren D Estates |
| **Year Built:** | 1976 | **Parcel Number:** | 0908n-04-071.000 |
| **Approx H/C SqFt:** | 1,209 | | |
| **SqFt Source:** | Public Records | | |
| **County:** | Harrison | | |

**Legal Description:** LOTS 5 & 6 LOREN D ESTATES

**3380503** — **14029 Dunnbarton Drive, Gulfport, MS 39503**
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Melinda Hackenbruch | LO: EXIT Prestige Luxury Realty 18932 | | 228-388-5888 | |
| Selling Member: | Latrell Price | SO: EXIT Prestige Luxury Realty 18932 | 757-218-1089 | 228-388-5888 | latrell@exitbiloxi.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,500** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,500 | **List Date:** | 09/27/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 10/06/2021 |
| **Security Deposit:** | $1,500 | **List Price/SqFt:** | $1.16 |
| **Pets Allowed:** | Yes | **Sold Price/SqFt:** | $1.16 |
| **Pet Deposit:** | $300 | **N or S of I-10:** | N |
| **Bedrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 2 | **Subdivision:** | Westwood Hills |
| **Bathrooms Full:** | 2 | **Parcel Number:** | 0707g-02-009.050 |
| **Bathrooms Three Quarter:** | 0 | | |
| **Bathrooms Half:** | 0 | | |
| **Year Built:** | 2002 | | |
| **Approx H/C SqFt:** | 1,298 | | |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 71 WESTWOOD HILLS SUBD SEC 3 SEC 29-6-11

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**3379502** — **31 Pembrook Circle, Gulfport, MS 32503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Melinda Hackenbruch | **LO:** EXIT Prestige Luxury Realty 18932 | | 228-388-5888 | |
| **Selling Member:** | Melinda Hackenbruch | **SO:** EXIT Prestige Luxury Realty 18932 | | 228-388-5888 | |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,500** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,500 | **List Date:** | 08/26/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 09/11/2021 |
| **Security Deposit:** | $1,500 | **List Price/SqFt:** | $1.14 |
| **Pets Allowed:** | No | **Sold Price/SqFt:** | $1.14 |
| **Bedrooms Total:** | 3 | **N or S of I-10:** | S |
| **Bathrooms Total:** | 2 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Full:** | 2 | **Subdivision:** | Brentwood |
| **Year Built:** | 1974 | **Parcel Number:** | 1009m-01-033.000 |
| **Approx H/C SqFt:** | 1,310 | | |
| **SqFt Source:** | Public Records | | |
| **County:** | Harrison | | |

**4004660** — **535 N Forest Drive, Gulfport, MS 39507**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Latrell Price S55662 | **LO:** EXIT Prestige Luxury Realty 18932 | 757-218-1089 | 228-388-5888 | latrell@exitbiloxi.com |
| **Selling Member:** | Latrell Price | **SO:** EXIT Prestige Luxury Realty 18932 | 757-218-1089 | 228-388-5888 | latrell@exitbiloxi.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,500** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,500 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 12/10/2021 |
| **Bedrooms Total:** | 3 | **Closing Date:** | 12/30/2021 |
| **Bathrooms Total:** | 2 | **List Price/SqFt:** | $1.08 |
| **Bathrooms Full:** | 2 | **Sold Price/SqFt:** | $1.08 |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | S |
| **Bathrooms Half:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Year Built:** | 2001 | **Subdivision:** | Sherwood Estates |
| **Approx H/C SqFt:** | 1,394 | **Parcel Number:** | 1010m-01-011.000 |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.35 | | |
| **County:** | Harrison | | |
| **Legal Description:** | LOT 13 SHERWOOD ESTATES SUBD SEC 31-7-10 | | |

**4003558** — **12655 Cody Drive, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,500** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,500 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 11/24/2021 |
| **Bedrooms Total:** | 3 | **Closing Date:** | 12/01/2021 |
| **Bathrooms Total:** | 3 | **List Price/SqFt:** | $0.77 |
| **Bathrooms Full:** | 2 | **Sold Price/SqFt:** | $0.77 |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | N |
| **Bathrooms Half:** | 1 | **N or S of CSX Railroad Track:** | N |
| **Year Built:** | 2005 | **Subdivision:** | Northridge |
| **Approx H/C SqFt:** | 1,940 | **Parcel Number:** | 0608d-01-078.094 |
| **SqFt Source:** | Estimated | | |
| **Approx Lot Size Acres:** | 0 | | |
| **Lot Size Dimensions:** | 0.09 | | |
| **County:** | Harrison | | |
| **Legal Description:** | LOT 39 NORTHRIDGE SUBD PH 2 SEC 2-7-12 | | |

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## 4007086 — 16222 Saddle Drive, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,525 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,525 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months | List Date: | 01/19/2022 |
| Security Deposit: | $1,525 | Closing Date: | 02/07/2022 |
| Bedrooms Total: | 3 | List Price/SqFt: | $0.91 |
| Bathrooms Total: | 2 | Sold Price/SqFt: | $0.91 |
| Bathrooms Full: | 2 | N or S of I-10: | N |
| Bathrooms Three Quarter: | 0 | N or S of CSX Railroad Track: | N |
| Bathrooms Half: | 0 | Subdivision: | Landon Place |
| Year Built: | 2002 | Parcel Number: | 0709a-01-019.081 |
| Approx H/C SqFt: | 1,680 | | |
| SqFt Source: | Public Records | | |
| Approx Lot Size Acres: | 0.16 | | |
| Lot Size Dimensions: | 0x0 | | |
| County: | Harrison | | |

**Legal Description:** LOT 81 LANDON PLACE SUBD SEC 17-7-11

## 4000691 — 13288 Tortoise Trail, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,550 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,550 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months | List Date: | 10/15/2021 |
| Bedrooms Total: | 3 | Closing Date: | 11/01/2021 |
| Bathrooms Total: | 2 | List Price/SqFt: | $1.12 |
| Bathrooms Full: | 2 | Sold Price/SqFt: | $1.12 |
| Bathrooms Three Quarter: | 0 | N or S of I-10: | N |
| Bathrooms Half: | 0 | N or S of CSX Railroad Track: | N |
| Year Built: | 2019 | Subdivision: | Turtle Creek |
| Approx H/C SqFt: | 1,387 | Parcel Number: | 0907k-01-006.079 |
| SqFt Source: | Public Records | | |
| Approx Lot Size Acres: | 0.18 | | |
| Lot Size Dimensions: | 60x130x60x130 | | |
| County: | Harrison | | |

**Legal Description:** LOT 95 TURTLE CREEK SUBD SEC 35-6-11

## 4000948 — 18123 Cypress Pass, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Shyra L Galloway | SO: EXIT Monarch Realty 22552 | 228-346-1993 | 601-944-4240 | shyra@exitmonarchrealty.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,550 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,550 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months | List Date: | 10/20/2021 |
| Bedrooms Total: | 3 | Closing Date: | 10/29/2021 |
| Bathrooms Total: | 2 | List Price/SqFt: | $0.97 |
| Bathrooms Full: | 2 | Sold Price/SqFt: | $0.97 |
| Bathrooms Three Quarter: | 0 | N or S of I-10: | N |
| Bathrooms Half: | 0 | N or S of CSX Railroad Track: | N |
| Year Built: | 2004 | Subdivision: | Cypress Pointe |
| Approx H/C SqFt: | 1,600 | Parcel Number: | 0608i-01-001.197 |
| SqFt Source: | Public Records | | |
| Approx Lot Size Acres: | 0.16 | | |
| Lot Size Dimensions: | 0x0 | | |
| County: | Harrison | | |

**Legal Description:** LOT 126 CYPRESS POINTE SUBD PH 4 SEC 12-7-12

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**3376268** **16222 Saddle Drive, Gulfport, MS 39503**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,550** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,550 | **List Date:** | 06/11/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 06/17/2021 |
| **Security Deposit:** | $1,550 | **List Price/SqFt:** | $0.92 |
| **Pets Allowed:** | Yes | **Sold Price/SqFt:** | $0.92 |
| **Pet Deposit:** | $250 | **N or S of I-10:** | N |
| **Bedrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 2 | **Subdivision:** | Landon Place |
| **Bathrooms Full:** | 2 | **Parcel Number:** | 0709a-01-019.081 |
| **Year Built:** | 2002 | | |
| **Approx H/C SqFt:** | 1,681 | | |
| **SqFt Source:** | Estimated | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 81 LANDON PLACE SUBD SEC 17-7-11

**3380035** **12200 Ollie Road, Gulfport, MS 39503**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,575** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,575 | **List Date:** | 09/14/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 10/21/2021 |
| **Security Deposit:** | $1,650 | **List Price/SqFt:** | $0.86 |
| **Pets Allowed:** | No | **Sold Price/SqFt:** | $0.86 |
| **Bedrooms Total:** | 3 | **N or S of I-10:** | N |
| **Bathrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Full:** | 2 | **Subdivision:** | Retreat Village |
| **Bathrooms Three Quarter:** | 0 | **Parcel Number:** | 1008g-02-127.000 |
| **Bathrooms Half:** | 1 | | |
| **Year Built:** | 2002 | | |
| **Approx H/C SqFt:** | 1,841 | | |
| **SqFt Source:** | Owner | | |
| **Approx Lot Size Acres:** | 0.16 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 1 RETREAT VILLAGE SUBD UNIT 2 IN SW1/4 SEC 5-7-10

**4011239** **16965 Acron Street, Gulfport, MS 39503**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Glen H Reed B7821 | **LO:** Glen Reed Real Estate | 228-263-0630 | 228-263-0630 | grrems@yahoo.com |
| **Selling Member:** | Glen H Reed | **SO:** Glen Reed Real Estate | 228-263-0630 | 228-263-0630 | grrems@yahoo.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,595** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,595 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 03/10/2022 |
| **Bedrooms Total:** | 3 | **Closing Date:** | 03/11/2022 |
| **Bathrooms Total:** | 2 | **List Price/SqFt:** | $0.93 |
| **Bathrooms Full:** | 2 | **Sold Price/SqFt:** | $0.93 |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | N |
| **Bathrooms Half:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Year Built:** | 2010 | **Subdivision:** | Belvedere Place |
| **Approx H/C SqFt:** | 1,713 | **Parcel Number:** | 0706-20-039.055 |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.2 | | |
| **Lot Size Dimensions:** | 70x122x69x123 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 55 BELVEDERE PLACE PART 1B SEC 20-6-11

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**4009470** — **11632 Caroline Court, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,600** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,600 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 02/17/2022 |
| **Security Deposit:** | $1,600 | **Closing Date:** | 02/25/2022 |
| **Bedrooms Total:** | 3 | **List Price/SqFt:** | $1.12 |
| **Bathrooms Total:** | 2 | **Sold Price/SqFt:** | $1.12 |
| **Bathrooms Full:** | 2 | **N or S of I-10:** | N |
| **Bathrooms Three Quarter:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Half:** | 0 | **Subdivision:** | Piper Wood |
| **Year Built:** | 2018 | **Parcel Number:** | 0708e-01-031.015 |
| **Approx H/C SqFt:** | 1,424 | | |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 1.1 | | |
| **Lot Size Dimensions:** | 37X105X346X108X376X149 | | |
| **County:** | Harrison | | |

**Legal Description:** 1.1 AC(C) LOT 35 PIPER WOODS SUBD SEC 6-7-11

**3376263** — **13092 Turtle Creek Parkway, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,600** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,600 | **List Date:** | 06/11/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 06/17/2021 |
| **Security Deposit:** | $1,600 | **List Price/SqFt:** | $0.95 |
| **Pets Allowed:** | Yes | **Sold Price/SqFt:** | $0.95 |
| **Pet Deposit:** | $250 | **N or S of I-10:** | N |
| **Bedrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 3 | **Subdivision:** | Turtle Creek |
| **Bathrooms Full:** | 2 | **Parcel Number:** | 0907n-01-001.075 |
| **Bathrooms Half:** | 1 | | |
| **Year Built:** | 2019 | | |
| **Approx H/C SqFt:** | 1,679 | | |
| **SqFt Source:** | Estimated | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 200 TURTLE CREEK SUBD SEC 35-6-11

**4000685** — **13145 Turtle Creek Parkway, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,600** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,600 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 10/15/2021 |
| **Security Deposit:** | $1,600 | **Closing Date:** | 11/04/2021 |
| **Bedrooms Total:** | 3 | **List Price/SqFt:** | $0.95 |
| **Bathrooms Total:** | 2 | **Sold Price/SqFt:** | $0.95 |
| **Bathrooms Full:** | 2 | **N or S of I-10:** | N |
| **Bathrooms Three Quarter:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Half:** | 0 | **Subdivision:** | Turtle Creek |
| **Year Built:** | 2018 | **Parcel Number:** | 0907n-01-001.035 |
| **Approx H/C SqFt:** | 1,679 | | |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.16 | | |
| **Lot Size Dimensions:** | 0x0 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 161 TURTLE CREEK SUBD SEC 35-6-11

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**4005126** — **18450 Devin Court, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,600** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,600 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 12/16/2021 |
| **Bedrooms Total:** | 4 | **Closing Date:** | 12/27/2021 |
| **Bathrooms Total:** | 2 | **List Price/SqFt:** | $0.9 |
| **Bathrooms Full:** | 2 | **Sold Price/SqFt:** | $0.9 |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | N |
| **Bathrooms Half:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Year Built:** | 2015 | **Subdivision:** | Owen Place |
| **Approx H/C SqFt:** | 1,774 | **Parcel Number:** | 0608a-01-020.008 |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.15 | | |
| **Lot Size Dimensions:** | 0x0 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 8 OWEN PLACE SUBD SEC 1-7-12

**3379644** — **18151 Cypress Pass, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,650** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,600 | **List Date:** | 09/02/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 11/01/2021 |
| **Security Deposit:** | $1,650 | **List Price/SqFt:** | $0.85 |
| **Pets Allowed:** | No | **Sold Price/SqFt:** | $0.82 |
| **Pet Deposit:** | $0 | **N or S of I-10:** | N |
| **Bedrooms Total:** | 4 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 2 | **Subdivision:** | Cypress Pointe |
| **Bathrooms Full:** | 2 | **Parcel Number:** | 0608i-01-001.193 |
| **Bathrooms Three Quarter:** | 0 | | |
| **Bathrooms Half:** | 0 | | |
| **Year Built:** | 2003 | | |
| **Approx H/C SqFt:** | 1,948 | | |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.21 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 130 CYPRESS POINTE SUBD PH 4 SEC 12-7-12

**3375118** — **11930 Summerhaven Circle, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,600** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,600 | **List Date:** | 05/14/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 05/19/2021 |
| **Security Deposit:** | $1,600 | **List Price/SqFt:** | $0.72 |
| **Pets Allowed:** | Yes | **Sold Price/SqFt:** | $0.72 |
| **Pet Deposit:** | $250 | **N or S of I-10:** | N |
| **Bedrooms Total:** | 4 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 2 | **Subdivision:** | Summerhaven |
| **Bathrooms Full:** | 2 | **Parcel Number:** | 0608i-01-001.129 |
| **Year Built:** | 2008 | | |
| **Approx H/C SqFt:** | 2,198 | | |
| **SqFt Source:** | Estimated | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 27 SUMMERHAVEN SUBD SEC 12-7-12

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## 4010531 — 14152 Anandale Circle, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,625 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,625 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months | List Date: | 03/02/2022 |
| Security Deposit: | $1,625 | Closing Date: | 03/29/2022 |
| Bedrooms Total: | 3 | List Price/SqFt: | $1.06 |
| Bathrooms Total: | 2 | Sold Price/SqFt: | $1.06 |
| Bathrooms Full: | 2 | N or S of I-10: | N |
| Bathrooms Three Quarter: | 0 | N or S of CSX Railroad Track: | N |
| Bathrooms Half: | 0 | Subdivision: | Duckworth Pond |
| Year Built: | 2011 | Parcel Number: | 0707h-02-002.045 |
| Approx H/C SqFt: | 1,537 | | |
| SqFt Source: | Public Records | | |
| Approx Lot Size Acres: | 0.1 | | |
| Lot Size Dimensions: | 0x0x0x0 | | |
| County: | Harrison | | |

**Legal Description:** LOT 45 DUCKWORTH POND SEC 29-6-11

## 4011567 — 15152 Clemson Avenue, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,625 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,625 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months | List Date: | 03/14/2022 |
| Security Deposit: | $1,625 | Closing Date: | 03/15/2022 |
| Pets Allowed: | Yes | List Price/SqFt: | $0.99 |
| Pet Deposit: | $250 | Sold Price/SqFt: | $0.99 |
| Bedrooms Total: | 3 | N or S of I-10: | N |
| Bathrooms Total: | 2 | N or S of CSX Railroad Track: | N |
| Bathrooms Full: | 2 | Subdivision: | Belvedere Place |
| Bathrooms Three Quarter: | 0 | Parcel Number: | 0706-20-039.094 |
| Bathrooms Half: | 0 | | |
| Year Built: | 2009 | | |
| Approx H/C SqFt: | 1,647 | | |
| SqFt Source: | Public Records | | |
| Approx Lot Size Acres: | 0.16 | | |
| Lot Size Dimensions: | 0x0x0x0x0x0 | | |
| County: | Harrison | | |

**Legal Description:** LOT 94 BELVEDERE PLACE PART 1A SEC 20-6-11

## 4012842 — 15152 Clemson Avenue, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| l Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,625 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,625 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months | List Date: | 03/28/2022 |
| Security Deposit: | $1,625 | Closing Date: | 03/30/2022 |
| Pets Allowed: | Yes | List Price/SqFt: | $0.99 |
| Bedrooms Total: | 3 | Sold Price/SqFt: | $0.99 |
| Bathrooms Total: | 2 | N or S of I-10: | N |
| Bathrooms Full: | 2 | N or S of CSX Railroad Track: | N |
| Bathrooms Three Quarter: | 0 | Subdivision: | Belvedere |
| Bathrooms Half: | 0 | Parcel Number: | 0706-20-039.094 |
| Year Built: | 2009 | | |
| Approx H/C SqFt: | 1,647 | | |
| SqFt Source: | Public Records | | |
| Approx Lot Size Acres: | 0.16 | | |
| Lot Size Dimensions: | 0x0x0x0x0x0 | | |
| County: | Harrison | | |

**Legal Description:** LOT 94 BELVEDERE PLACE PART 1A SEC 20-6-11

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## 4006064 — 14177 Sanctuary Trail, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Clem Fields-Fantroy | SO: Latter & Blum, Inc. Gulfport 14988 | 228-341-6080 | 228-388-4430 | clemfantroy@yahoo.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,650 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,650 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months | List Date: | 01/04/2022 |
| Security Deposit: | $1,650 | Closing Date: | 02/04/2022 |
| Bedrooms Total: | 4 | List Price/SqFt: | $1.26 |
| Bathrooms Total: | 2 | Sold Price/SqFt: | $1.26 |
| Bathrooms Full: | 2 | N or S of I-10: | N |
| Bathrooms Three Quarter: | 0 | N or S of CSX Railroad Track: | N |
| Bathrooms Half: | 0 | Subdivision: | Sanctuary Trails |
| Year Built: | 2021 | Parcel Number: | 0907g-01-001.067 |
| Approx H/C SqFt: | 1,313 | | |
| SqFt Source: | Owner | | |
| Approx Lot Size Acres: | 0 | | |
| Lot Size Dimensions: | 0x0 | | |
| County: | Harrison | | |

**Legal Description:** Lot 100 Sanctuary Trails Subdivision Phase 1

## 4011292 — 13465 Huntington Circle, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Heather Barrere | SO: Southern Oaks Realty - BOF 23233 | 601-916-0672 | 228-207-6496 | heatherbarrere@outlook.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,650 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,650 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months; Negotiable | List Date: | 03/10/2022 |
| Security Deposit: | $1,650 | Closing Date: | 03/18/2022 |
| Bedrooms Total: | 3 | List Price/SqFt: | $1.07 |
| Bathrooms Total: | 3 | Sold Price/SqFt: | $1.07 |
| Bathrooms Full: | 2 | N or S of I-10: | N |
| Bathrooms Three Quarter: | 0 | N or S of CSX Railroad Track: | N |
| Bathrooms Half: | 1 | Subdivision: | Huntington |
| Year Built: | 1998 | Parcel Number: | 0807i-01-001.012 |
| Approx H/C SqFt: | 1,543 | | |
| SqFt Source: | Public Records | | |
| Approx Lot Size Acres: | 0.23 | | |
| Lot Size Dimensions: | 0x0x0x0x0x0 | | |
| County: | Harrison | | |

**Legal Description:** LOT 120 HUNTINGTON SUBD THE PH 1 SEC 34-6-11

## 4002744 — 13039 Turtle Creek Parkway, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,650 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,650 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months | List Date: | 11/12/2021 |
| Bedrooms Total: | 3 | Closing Date: | 11/22/2021 |
| Bathrooms Total: | 2 | List Price/SqFt: | $1.03 |
| Bathrooms Full: | 2 | Sold Price/SqFt: | $1.03 |
| Bathrooms Three Quarter: | 0 | N or S of I-10: | N |
| Bathrooms Half: | 0 | N or S of CSX Railroad Track: | N |
| Year Built: | 2014 | Subdivision: | Turtle Creek |
| Approx H/C SqFt: | 1,605 | Parcel Number: | 0907n-01-001.053 |
| SqFt Source: | Public Records | | |
| Approx Lot Size Acres: | 0.17 | | |
| Lot Size Dimensions: | 60X125 | | |
| County: | Harrison | | |

**Legal Description:** LOT 178 TURTLE CREEK SUBD SEC 35-6-11

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**4001913** — **18069 Canal Jct Drive, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,650** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,650 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 11/02/2021 |
| **Bedrooms Total:** | 4 | **Closing Date:** | 11/09/2021 |
| **Bathrooms Total:** | 2 | **List Price/SqFt:** | $1.03 |
| **Bathrooms Full:** | 2 | **Sold Price/SqFt:** | $1.03 |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | N |
| **Bathrooms Half:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Year Built:** | 2011 | **Subdivision:** | Canal Crossing |
| **Approx H/C SqFt:** | 1,609 | **Parcel Number:** | 0608a-01-008.099 |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.18 | | |
| **Lot Size Dimensions:** | 0x0 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 9 CANAL CROSSING SUBD PH 2 SEC 1-5-12

**3379542** — **18272 Cardinal Lane, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,650** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,650 | **List Date:** | 08/27/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 09/14/2021 |
| **Security Deposit:** | $1,650 | **List Price/SqFt:** | $0.99 |
| **Pets Allowed:** | Yes | **Sold Price/SqFt:** | $0.99 |
| **Pet Deposit:** | $250 | **N or S of I-10:** | N |
| **Bedrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 2 | **Subdivision:** | Cardinal Pointe |
| **Bathrooms Full:** | 2 | **Parcel Number:** | 0607g-01-131.000 |
| **Year Built:** | 2015 | | |
| **Approx H/C SqFt:** | 1,666 | | |
| **SqFt Source:** | Public Records | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 8 CARDINAL POINTE SUBD PH 2 SEC 25-6-12

**3374861** — **13747 Windwood Drive, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,650** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,650 | **List Date:** | 05/07/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 05/17/2021 |
| **Security Deposit:** | $1,650 | **List Price/SqFt:** | $0.86 |
| **Pets Allowed:** | Yes | **Sold Price/SqFt:** | $0.86 |
| **Pet Deposit:** | $250 | **N or S of I-10:** | N |
| **Bedrooms Total:** | 4 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 3 | **Subdivision:** | Meadowbrook |
| **Bathrooms Full:** | 2 | **Parcel Number:** | 0707n-01-012.061 |
| **Bathrooms Half:** | 1 | | |
| **Year Built:** | 2013 | | |
| **Approx H/C SqFt:** | 1,898 | | |
| **SqFt Source:** | Estimated | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 75 MEADOWBROOK SUBD PH 2 SEC 31-6-11

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## 4003057 — 16752 Creek Lane, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,675 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,675 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months; Negotiable | List Date: | 11/17/2021 |
| Security Deposit: | $1,675 | Closing Date: | 11/25/2021 |
| Bedrooms Total: | 3 | List Price/SqFt: | $0.76 |
| Bathrooms Total: | 2 | Sold Price/SqFt: | $0.76 |
| Bathrooms Full: | 2 | N or S of I-10: | N |
| Bathrooms Three Quarter: | 0 | N or S of CSX Railroad Track: | N |
| Bathrooms Half: | 0 | Subdivision: | Magnolia Creek Est |
| Year Built: | 2002 | Parcel Number: | 0708j-01-003.058 |
| Approx H/C SqFt: | 2,205 | | |
| SqFt Source: | Public Records | | |
| Approx Lot Size Acres: | 0.34 | | |
| County: | Harrison | | |

**Legal Description:** LOT 54 MAGNOLIA CREEK ESTATES SUBD PH 3 SEC 8-7-11

## 3378421 — 14053 Anandale Circle, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Eunice W Ooi B23202 | LO: Homefront Property Management,LLP 23217 | 228-313-9292 | 228-313-9292 | eunice.nexthome@gmail.com |
| Selling Member: | Eunice W Ooi | SO: Homefront Property Management,LLP 23217 | 228-313-9292 | 228-313-9292 | eunice.nexthome@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,695 | Property Sub Type: | Single Family Residence |
| Closing Price: | $1,695 | List Date: | 08/02/2021 |
| Lease Term: | 12 Months | Closing Date: | 08/23/2021 |
| Security Deposit: | $1,695 | List Price/SqFt: | $1.08 |
| Pets Allowed: | No | Sold Price/SqFt: | $1.08 |
| Bedrooms Total: | 3 | N or S of I-10: | N |
| Bathrooms Total: | 2 | N or S of CSX Railroad Track: | N |
| Bathrooms Full: | 2 | Subdivision: | Duckworth Pond |
| Year Built: | 2014 | Parcel Number: | 0707h-02-002.068 |
| Approx H/C SqFt: | 1,563 | | |
| SqFt Source: | Other | | |
| Lot Size Dimensions: | 50x105x50x105 | | |
| County: | Harrison | | |

**Legal Description:** LOT 68 DUCKWORTH POND SEC 29-6-11

## 3378333 — 9 Hartford Place, Gulfport, MS 39507
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,750 | Property Sub Type: | Single Family Residence |
| Closing Price: | $1,750 | List Date: | 07/30/2021 |
| Lease Term: | 12 Months | Closing Date: | 08/11/2021 |
| Security Deposit: | $1,750 | List Price/SqFt: | $1.47 |
| Pets Allowed: | No | Sold Price/SqFt: | $1.47 |
| Bedrooms Total: | 3 | N or S of I-10: | S |
| Bathrooms Total: | 2 | N or S of CSX Railroad Track: | N |
| Bathrooms Full: | 2 | Subdivision: | Great South Golf |
| Year Built: | 1975 | Parcel Number: | 1010o-01-012.000 |
| Approx H/C SqFt: | 1,187 | | |
| SqFt Source: | Public Records | | |
| County: | Harrison | | |

**Legal Description:** LOT 13 BLK 4 GREAT SOUTHERN GOLF ESTATES UNIT # 1 RE-PLAT

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**4010552** — **14806-R Audubon Lake Boulevard, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,750** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,750 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 03/02/2022 |
| **Security Deposit:** | $1,750 | **Closing Date:** | 03/11/2022 |
| **Pets Allowed:** | Yes | **List Price/SqFt:** | $1.33 |
| **Bedrooms Total:** | 3 | **Sold Price/SqFt:** | $1.33 |
| **Bathrooms Total:** | 2 | **N or S of I-10:** | N |
| **Bathrooms Full:** | 2 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Three Quarter:** | 0 | **Subdivision:** | Audubon Lake |
| **Bathrooms Half:** | 0 | **Parcel Number:** | 0607a-01-015.077 |
| **Year Built:** | 2020 | | |
| **Approx H/C SqFt:** | 1,313 | | |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.15 | | |
| **Lot Size Dimensions:** | 0x0x0x0 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 147 AUDUBON LAKE SUB PH 2 SEC 25-6-12

**3378337** — **2417 Collins Boulevard, Gulfport, MS 39507**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,750** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,750 | **List Date:** | 07/30/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 08/02/2021 |
| **Security Deposit:** | $1,750 | **List Price/SqFt:** | $1.14 |
| **Pets Allowed:** | No | **Sold Price/SqFt:** | $1.14 |
| **Bedrooms Total:** | 3 | **N or S of I-10:** | S |
| **Bathrooms Total:** | 2 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Full:** | 2 | **Subdivision:** | College Park |
| **Year Built:** | 1970 | **Parcel Number:** | 1010o-01-008.000 |
| **Approx H/C SqFt:** | 1,526 | | |
| **SqFt Source:** | Estimated | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 17 BLK 4 GREAT SOUTHERN GOLF ESTATES UNIT # 1 RE-PLAT

**4010543** — **13747 Windwood Drive, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **S[illegible]g Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,750** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,750 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 03/02/2022 |
| **Security Deposit:** | $1,750 | **Closing Date:** | 03/14/2022 |
| **Bedrooms Total:** | 4 | **List Price/SqFt:** | $0.92 |
| **Bathrooms Total:** | 3 | **Sold Price/SqFt:** | $0.92 |
| **Bathrooms Full:** | 2 | **N or S of I-10:** | N |
| **Bathrooms Three Quarter:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Half:** | 1 | **Subdivision:** | Meadowbrook |
| **Year Built:** | 2013 | **Parcel Number:** | 0707n-01-012.061 |
| **Approx H/C SqFt:** | 1,898 | | |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.3 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 75 MEADOWBROOK SUBD PH 2 SEC 31-6-11

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**3378724** — **10199 Willow Leaf Drive, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Karen Peters B17527 | **LO:** Billy Hewes Real Estate | 228-323-4497 | 228-832-6262 | petersk727@gmail.com |
| **Selling Member:** | Karen Peters | **SO:** Billy Hewes Real Estate | 228-323-4497 | 228-832-6262 | petersk727@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,800** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,800 | **List Date:** | 08/09/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 08/11/2021 |
| **Security Deposit:** | $1,800 | **List Price/SqFt:** | $1.09 |
| **Pets Allowed:** | Yes | **Sold Price/SqFt:** | $1.09 |
| **Pet Deposit:** | $500 | **N or S of I-10:** | N |
| **Bedrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 2 | **Subdivision:** | Magnolia Springs |
| **Bathrooms Full:** | 2 | **Parcel Number:** | 0609g-01-001.082 |
| **Year Built:** | 2020 | | |
| **Approx H/C SqFt:** | 1,650 | | |
| **SqFt Source:** | Builder | | |
| **County:** | Harrison | | |

**Directions to Property:** Highway 49, right on Landon Road, Cross over Canal Road, left on Hutter Lane
**Legal Description:** LOT 49 MAGNOLIA SPRINGS PH V PART I SEC 13-7-12

**4006312** — **12125 Marlane Place, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Karen Peters B17527 | **LO:** Billy Hewes Real Estate | 228-323-4497 | 228-832-6262 | petersk727@gmail.com |
| **Selling Member:** | Karen Peters | **SO:** Billy Hewes Real Estate | 228-323-4497 | 228-832-6262 | petersk727@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,750** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,800 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 01/10/2022 |
| **Security Deposit:** | $1,600 | **Closing Date:** | 01/12/2022 |
| **Pets Allowed:** | Yes | **List Price/SqFt:** | $1.03 |
| **Pet Deposit:** | $250 | **Sold Price/SqFt:** | $1.06 |
| **Bedrooms Total:** | 4 | **N or S of I-10:** | N |
| **Bathrooms Total:** | 2 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Full:** | 2 | **Subdivision:** | Northwood Hills |
| **Bathrooms Three Quarter:** | 0 | **Parcel Number:** | 0808f-02-050.000 |
| **Bathrooms Half:** | 0 | | |
| **Year Built:** | 1972 | | |
| **Approx H/C SqFt:** | 1,700 | | |
| **SqFt Source:** | Owner | | |
| **Approx Lot Size Acres:** | 0 | | |
| **Lot Size Dimensions:** | 0 | | |
| **County:** | Harrison | | |

**Directions to Property:** Turn Right on St. Charles Street off Hwy 49, go to stop sigh and turn left, turn right on Government Street then left on Marlane Place
**Legal Description:** LOT 59 NORTHWOOD HILLS EAST SUBD

**4001090** — **12567 Crestwood Drive, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Liz V Corkren S30322 | **LO:** eAgent Solutions 23283 | 228-547-2890 | 228-364-1611 | eagentliz@gmail.com |
| **Selling Member:** | Liz V Corkren | **SO:** eAgent Solutions 23283 | 228-547-2890 | 228-364-1611 | eagentliz@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,800** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,800 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 10/22/2021 |
| **Security Deposit:** | $1,800 | **Closing Date:** | 12/07/2021 |
| **Bedrooms Total:** | 3 | **List Price/SqFt:** | $1 |
| **Bathrooms Total:** | 2 | **Sold Price/SqFt:** | $1 |
| **Bathrooms Full:** | 2 | **N or S of I-10:** | N |
| **Bathrooms Three Quarter:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Half:** | 0 | **Subdivision:** | Northwood Hills |
| **Year Built:** | 1974 | **Parcel Number:** | 0808d-02-088.000 |
| **Approx H/C SqFt:** | 1,793 | | |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.25 | | |
| **Lot Size Dimensions:** | 79x137 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 14 BLK 2 NORTHWOOD HILLS SUBD PHASE 3

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**3377727** — **13777 Laurelwood Lane, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Melinda Hackenbruch | **LO:** EXIT Prestige Luxury Realty 18932 | | 228-388-5888 | |
| **Selling Member:** | Melinda Hackenbruch | **SO:** EXIT Prestige Luxury Realty 18932 | | 228-388-5888 | |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | $1,800 | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $1,800 | **List Date:** | 07/15/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 07/21/2021 |
| **Security Deposit:** | $1,800 | **List Price/SqFt:** | $0.93 |
| **Pets Allowed:** | No | **Sold Price/SqFt:** | $0.93 |
| **Bedrooms Total:** | 3 | **N or S of I-10:** | N |
| **Bathrooms Total:** | 2 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Full:** | 2 | **Subdivision:** | Meadowbrook |
| **Year Built:** | 2012 | **Parcel Number:** | 0707n-01-012.018 |
| **Approx H/C SqFt:** | 1,933 | | |
| **SqFt Source:** | Public Records | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 26 MEADOWBROOK SUBD PHASE 2 SEC 31-6-11

**4008645** — **14762 Canal Crossing Boulevard, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,850** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,850 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months; Negotiable | **List Date:** | 02/08/2022 |
| **Security Deposit:** | $1,850 | **Closing Date:** | 03/02/2022 |
| **Bedrooms Total:** | 4 | **List Price/SqFt:** | $0.99 |
| **Bathrooms Total:** | 2 | **Sold Price/SqFt:** | $0.99 |
| **Bathrooms Full:** | 2 | **N or S of I-10:** | N |
| **Bathrooms Three Quarter:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Half:** | 0 | **Subdivision:** | Canal Crossing |
| **Year Built:** | 2015 | **Parcel Number:** | 0608a-01-021.056 |
| **Approx H/C SqFt:** | 1,877 | | |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.19 | | |
| **Lot Size Dimensions:** | 52x134x98x123 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 16 CANAL CROSSING SUBD PH 6 SEC 1-7-12

**4004998** — **15053 Belhaven Street, Gulfport, MS 39503**
**Residential Lease Closed** — **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$1,850** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $1,850 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 12/16/2021 |
| **Bedrooms Total:** | 4 | **Closing Date:** | 01/18/2022 |
| **Bathrooms Total:** | 2 | **List Price/SqFt:** | $0.81 |
| **Bathrooms Full:** | 2 | **Sold Price/SqFt:** | $0.81 |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | N |
| **Bathrooms Half:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Year Built:** | 2017 | **Subdivision:** | Savoy Place |
| **Approx H/C SqFt:** | 2,270 | **Parcel Number:** | 0706-20-017.075 |
| **SqFt Source:** | Other | | |
| **Approx Lot Size Acres:** | 0.29 | | |
| **Lot Size Dimensions:** | 0x0 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 41 SAVOY PLACE SEC 20-6-11

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## 4008170 — 15190 Belhaven Street, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,900 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,900 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months | List Date: | 02/01/2022 |
| Security Deposit: | $1,900 | Closing Date: | 02/04/2022 |
| Bedrooms Total: | 3 | List Price/SqFt: | $1.16 |
| Bathrooms Total: | 2 | Sold Price/SqFt: | $1.16 |
| Bathrooms Full: | 2 | N or S of I-10: | N |
| Bathrooms Three Quarter: | 0 | N or S of CSX Railroad Track: | N |
| Bathrooms Half: | 0 | Subdivision: | Savoy Place |
| Year Built: | 2018 | Parcel Number: | 0706-20-017.059 |
| Approx H/C SqFt: | 1,642 | | |
| SqFt Source: | Public Records | | |
| Approx Lot Size Acres: | 0.35 | | |
| Lot Size Dimensions: | 35X197X174X145 | | |
| County: | Harrison | | |

Legal Description: LOT 25 SAVOY PLACE SEC 20-6-11

## 4005421 — 11220 River Bend Drive, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Robby C Stroud | SO: Demand Realty - BSL Office | 985-518-2468 | 228-304-0770 | robby.demandrealty@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,975 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $1,975 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months | List Date: | 12/23/2021 |
| Security Deposit: | $1,975 | Closing Date: | 02/21/2022 |
| Bedrooms Total: | 3 | List Price/SqFt: | $0.92 |
| Bathrooms Total: | 3 | Sold Price/SqFt: | $0.92 |
| Bathrooms Full: | 2 | N or S of I-10: | N |
| Bathrooms Three Quarter: | 0 | N or S of CSX Railroad Track: | N |
| Bathrooms Half: | 1 | Subdivision: | Cypress Pointe |
| Year Built: | 2005 | Parcel Number: | 0608-12-052.000 |
| Approx H/C SqFt: | 2,148 | | |
| SqFt Source: | Public Records | | |
| Approx Lot Size Acres: | 0.27 | | |
| County: | Harrison | | |

Legal Description: LOT 86 CYPRESS POINTE SUBD PH 3 SEC 12-7-12

## 4005920 — 14860 Audubon Lake Boulevard, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| Rent/Lease Price: | $1,800 | Listing Agreement: | Exclusive Right To Lease |
| Closing Price: | $2,000 | Property Sub Type: | Single Family Residence |
| Lease Term: | 12 Months | List Date: | 01/04/2022 |
| Bedrooms Total: | 3 | Closing Date: | 01/17/2022 |
| Bathrooms Total: | 2 | List Price/SqFt: | $1.16 |
| Bathrooms Full: | 2 | Sold Price/SqFt: | $1.29 |
| Bathrooms Three Quarter: | 0 | N or S of I-10: | N |
| Bathrooms Half: | 0 | N or S of CSX Railroad Track: | N |
| Year Built: | 2020 | Subdivision: | Audubon Lake |
| Approx H/C SqFt: | 1,554 | Parcel Number: | 0607a-01-015.085 |
| SqFt Source: | Builder | | |
| Approx Lot Size Acres: | 0.18 | | |
| Lot Size Dimensions: | 60 X 128.56 X 60 X 132.13 | | |
| County: | Harrison | | |

Legal Description: LOT 155 AUDUBON LAKE SUB PH 2 SEC 25 -6-12

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**4008277** **19484 Morris Pond Road, Gulfport, MS 39503** **Agent Copy**
**Residential Lease Closed**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Christina Gaddis S53420 | **LO:** Stars and Stripes Realty, LLC. 22690 | 228-365-8384 | 228-219-7653 | sellthegulfcoast@gmail.com |
| **Selling Member:** | Christina Gaddis | **SO:** Stars and Stripes Realty, LLC. 22690 | 228-365-8384 | 228-219-7653 | sellthegulfcoast@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$2,300** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $2,000 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months; 24 Months; Renewal Option | **List Date:** | 02/02/2022 |
| **Bedrooms Total:** | 4 | **Closing Date:** | 02/28/2022 |
| **Bathrooms Total:** | 2 | **List Price/SqFt:** | $1.1 |
| **Bathrooms Full:** | 2 | **Sold Price/SqFt:** | $0.95 |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | N |
| **Bathrooms Half:** | 0 | **N or S of CSX Railroad Track:** | N |
| **Year Built:** | 2018 | **Subdivision:** | Walker Farm |
| **Approx H/C SqFt:** | 2,095 | **Parcel Number:** | 0606d-01-015.061 |
| **SqFt Source:** | Assessor | | |
| **Approx Lot Size Acres:** | 9.011 | | |
| **Lot Size Dimensions:** | 90 x 11 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 61 WALKER FARM PH I-B SEC 14-6-12

**4000480** **11807 Summerhaven Circle, Gulfport, MS 39503** **Agent Copy**
**Residential Lease Closed**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **Selling Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$2,000** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $2,000 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 10/12/2021 |
| **Security Deposit:** | $2,150 | **Closing Date:** | 10/15/2021 |
| **Pets Allowed:** | Yes | **List Price/SqFt:** | $0.65 |
| **Pet Deposit:** | $250 | **Sold Price/SqFt:** | $0.65 |
| **Bedrooms Total:** | 4 | **N or S of I-10:** | N |
| **Bathrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Full:** | 3 | **Subdivision:** | Summerhaven |
| **Bathrooms Three Quarter:** | 0 | **Parcel Number:** | 0608h-01-074.007 |
| **Bathrooms Half:** | 0 | | |
| **Year Built:** | 2004 | | |
| **Approx H/C SqFt:** | 3,085 | | |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0 | | |
| **Lot Size Dimensions:** | 0x0x0x0 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 66 SUMMERHAVEN SUBD SEC 1 & 12-7-12

**3380082** **11807 Summerhaven Circle, Gulfport, MS 39503** **Agent Copy**
**Residential Lease Closed**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Shannon R Knott S53782 | **LO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| **) Member:** | Shannon R Knott | **SO:** Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$2,150** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $2,150 | **List Date:** | 09/15/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 10/06/2021 |
| **Security Deposit:** | $2,150 | **List Price/SqFt:** | $0.7 |
| **Pets Allowed:** | Yes | **Sold Price/SqFt:** | $0.7 |
| **Pet Deposit:** | $250 | **N or S of I-10:** | N |
| **Bedrooms Total:** | 4 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Total:** | 3 | **Subdivision:** | Summerhaven |
| **Bathrooms Full:** | 3 | **Parcel Number:** | 0608h-01-074.007 |
| **Bathrooms Three Quarter:** | 0 | | |
| **Bathrooms Half:** | 0 | | |
| **Year Built:** | 2004 | | |
| **Approx H/C SqFt:** | 3,085 | | |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0 | | |
| **County:** | Harrison | | |

**Legal Description:** LOT 66 SUMMERHAVEN SUBD SEC 1 & 12-7-12

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## 3377377 — 10689 Chapelwood Drive, Gulfport, MS 39503
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Shannon R Knott S53782 | LO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |
| Selling Member: | Shannon R Knott | SO: Property Management Division of Busch Realty Group 21329 | 228-224-3976 | 228-224-3976 | shannonrknott@gmail.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$2,350** | **Property Sub Type:** | Single Family Residence |
| **Closing Price:** | $2,350 | **List Date:** | 07/07/2021 |
| **Lease Term:** | 12 Months | **Closing Date:** | 07/09/2021 |
| **Security Deposit:** | $2,350 | **List Price/SqFt:** | $1.01 |
| **Pets Allowed:** | No | **Sold Price/SqFt:** | $1.01 |
| **Bedrooms Total:** | 4 | **N or S of I-10:** | N |
| **Bathrooms Total:** | 3 | **N or S of CSX Railroad Track:** | N |
| **Bathrooms Full:** | 2 | **Subdivision:** | Chapelwood |
| **Bathrooms Half:** | 1 | **Parcel Number:** | 0708n-01-002.080 |
| **Year Built:** | 2020 | | |
| **Approx H/C SqFt:** | 2,306 | | |
| **SqFt Source:** | Estimated | | |
| **County:** | Harrison | | |
| **Legal Description:** | LOT 27 CHAPELWOOD PH III SEC 7-7-11 | | |

## 4007475 — 2320 Park Pl Drive, Gulfport, MS 39507
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Latrell Price S55662 | LO: EXIT Prestige Luxury Realty 18932 | 757-218-1089 | 228-388-5888 | latrell@exitbiloxi.com |
| Selling Member: | Latrell Price | SO: EXIT Prestige Luxury Realty 18932 | 757-218-1089 | 228-388-5888 | latrell@exitbiloxi.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$2,550** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $2,520 | **Property Sub Type:** | Single Family Residence |
| **Lease Term:** | 12 Months | **List Date:** | 01/24/2022 |
| **Bedrooms Total:** | 5 | **Closing Date:** | 01/31/2022 |
| **Bathrooms Total:** | 4 | **List Price/SqFt:** | $0.85 |
| **Bathrooms Full:** | 3 | **Sold Price/SqFt:** | $0.84 |
| **Bathrooms Three Quarter:** | 0 | **N or S of I-10:** | S |
| **Bathrooms Half:** | 1 | **N or S of CSX Railroad Track:** | N |
| **Year Built:** | 1986 | **Subdivision:** | Park Place |
| **Approx H/C SqFt:** | 2,991 | **Parcel Number:** | 1010j-02-066.002 |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 0.5 | | |
| **Lot Size Dimensions:** | 66.0 X 21.0 X 114.0 X 89.0 X 125.0 | | |
| **County:** | Harrison | | |
| **Legal Description:** | LOT 3 PARK PLACE S | | |

## 4002622 — 2228 Beach Drive, Gulfport, MS 39507 1304
**Residential Lease Closed** — Agent Copy

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| Listing Member: | Angela Troglen | LO: Dronet Realty & Property Management, PLLC 20838 | 228-239-5842 | 228-447-3727 | angela@dronetrealty.com |
| Co-listing Member: | Charlene P Dronet | CLO: Dronet Realty & Property Management, PLLC | 228-447-3727 | 228-447-3727 | support@dronetrealty.com |
| ] Member: | Angela Troglen | SO: Dronet Realty & Property Management, PLLC 20838 | 228-239-5842 | 228-447-3727 | angela@dronetrealty.com |

| | | | |
|---|---|---|---|
| **Rent/Lease Price:** | **$2,800** | **Listing Agreement:** | Exclusive Right To Lease |
| **Closing Price:** | $2,800 | **Property Sub Type:** | Condominium |
| **Lease Term:** | Short Term Lease; Other | **List Date:** | 11/11/2021 |
| **Security Deposit:** | $2,800 | **Closing Date:** | 01/21/2022 |
| **Pets Allowed:** | No | **List Price/SqFt:** | $2.41 |
| **Bedrooms Total:** | 2 | **Sold Price/SqFt:** | $2.41 |
| **Bathrooms Total:** | 2 | **N or S of I-10:** | S |
| **Bathrooms Full:** | 2 | **N or S of CSX Railroad Track:** | S |
| **Bathrooms Three Quarter:** | 0 | **Subdivision:** | Legacy II Condominiums |
| **Bathrooms Half:** | 0 | **Parcel Number:** | 1010p-01-006.215 |
| **Year Built:** | 2006 | | |
| **Approx H/C SqFt:** | 1,164 | | |
| **SqFt Source:** | Public Records | | |
| **Approx Lot Size Acres:** | 3 | | |
| **County:** | Harrison | | |
| **Legal Description:** | UNIT 1304 LEGACY CONDOS PH 2 SEC 32-7-10 | | |

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**3375690** **2228 Beach Drive, Gulfport, MS 39507 1205**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Melinda Hackenbruch | **LO:** EXIT Prestige Luxury Realty 18932 | | 228-388-5888 | |
| **Selling Member:** | Melinda Hackenbruch | **SO:** EXIT Prestige Luxury Realty 18932 | | 228-388-5888 | |

**Rent/Lease Price:** $3,800
**Closing Price:** $3,800
**Lease Term:** 6 Months
**Security Deposit:** $1,000
**Pets Allowed:** No
**Bedrooms Total:** 3
**Bathrooms Total:** 3
**Bathrooms Full:** 3
**Year Built:** 2006
**Approx H/C SqFt:** 1,819
**SqFt Source:** Public Records
**County:** Harrison
**Legal Description:** UNIT 1205 LEGACY CONDOS PH 2 SEC 32-7-10

**Property Sub Type:** Condominium
**List Date:** 05/27/2021
**Closing Date:** 06/16/2021
**List Price/SqFt:** $2.08
**Sold Price/SqFt:** $2.08
**N or S of I-10:** S
**N or S of CSX Railroad Track:** S
**Subdivision:** Legacy II Condominiums
**Parcel Number:** 1010p-01-006.207

**4011592** **1916 2nd Street, Gulfport, MS 39501 A**
**Residential Lease Closed** **Agent Copy**

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Holly Gibbs B22047 | **LO:** Berkshire Hathaway HomeServices Preferred Properties 23651 | 228-697-3714 | 228-896-6060 | brokergibbs@gmail.com |
| **Selling Member:** | Holly Gibbs | **SO:** Berkshire Hathaway HomeServices Preferred Properties 23651 | 228-697-3714 | 228-896-6060 | brokergibbs@gmail.com |

**Rent/Lease Price:** $1,500
**Closing Price:** $20,000
**Lease Term:** 6 Months; 12 Months; 24 Months
**Pets Allowed:** No
**Bedrooms Total:** 2
**Bathrooms Total:** 2
**Bathrooms Full:** 2
**Bathrooms Three Quarter:** 0
**Bathrooms Half:** 0
**Year Built:** 1983
**Approx H/C SqFt:** 1,004
**SqFt Source:** Owner
**Approx Lot Size Acres:** 0.5
**Lot Size Dimensions:** 00x00x00x00
**County:** Harrison
**Legal Description:** -COMMON AREA- SECOND STREET CONDO PH 1 PLAT BK 33 PG 28 E 63 FT OF LOTS 14 TO 18 INC & E 63 FT OF S 1.3 FT OF LOT 19 BLK 14 MCALPIN ADD

**Listing Agreement:** Exclusive Right To Lease
**Property Sub Type:** Condominium
**List Date:** 03/12/2022
**Closing Date:** 05/04/2022
**List Price/SqFt:** $1.49
**Sold Price/SqFt:** $19.92
**N or S of I-10:** S
**N or S of CSX Railroad Track:** S
**Subdivision:** Metes And Bounds
**Parcel Number:** 0811g-06-044.000

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1423 Jo Ellen N. Gulfport

*WAS A 5-PLEX
*HAS NOW BEEN REZONED To Single FAMILY

**3294106** **1423 Jo Ellen Circle Gulfport, MS 39501** **Agent Copy**
**Res Income Multi-Fam Expired**

| | | | |
|---|---|---|---|
| **List Price:** | $60,000 | **Days On Market:** | 452 |
| **List Date:** | 08/22/2015 | **CDOM:** | 452 |
| **Expiration Date:** | 02/21/2017 | **Lot Size:** | 8910.0 |
| **Approx H/C SqFt:** | 3,320 | **Dimensions:** | |
| **SqFt Source:** | Public Records | **Subdivision:** | Metes And Bounds |
| **List Price Sqft:** | $18.13 | **County:** | Harrison |
| **Year Built:** | 1960 (Public Records) | **N or S of CR 67:** | N |
| **Buyer Agency Comp:** | 3% | **N or S of I-10:** | S |
| **Sub Agency:** | No | **Listing Agreement:** | Exclusive Right To Sell |
| | | **New Construction:** | No |
| | | **Owner/Agent:** | No |
| | | **Complex Name:** | |

**Parcel #:** 0711K-04-037.002

**Tax Annual Amount:** 2,204 **Flood Insurance Required?:** No

**Agent Remarks:** buyers or buyers agent verify all info
**Public Remarks:** 5 Unit Complex located close to Memorial Hospital in Gulfport. Roof is less than 10 years old, exterior has been maintained, Priced to sell, Sold as is.

**Foundation Details:** Slab

**Structure Type:** Other; See Remarks
**Exterior Construction/Siding:** Steel Siding
**Approx Age Code:** Older Home 25+ Years

| | Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|---|
| **Listing Member:** | Sarah Carothers S50212 | **LO:** Amy Wood Properties mgc.ofc965 | 228-861-8100 | 228-452-5408 | sarah@amywoodproperties.c |

Information is deemed to be reliable, but is not guaranteed. © 2022 MLS and FBS. Prepared by Linda Guillotte on Tuesday, April 12, 2022 12:40 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Gmail Linda Guillotte <lindaguillotte@gmail.com>

## 1424 JO Ellen Circle

**Gregory Holmes** <GHolmes@gulfport-ms.gov> Mon, Apr 4, 4:45 PM
To: lindaguillotte@gmail.com <lindaguillotte@gmail.com>

Ms. Linda,

If you purchased the lot located at 1424 JO Ellen Circle located on tax parcel 0711K-04-020.001, it would meet the requirements to rezone the properties across the street due to the subject property being adjacent to a R-2 zoning district. The R-2 district would allow for duplexes and multi-family development. The proposed rezoning would need to heard by the Planning Commission, and if recommended for approval, it will be sent to the City Council for a decision.

Thanks,

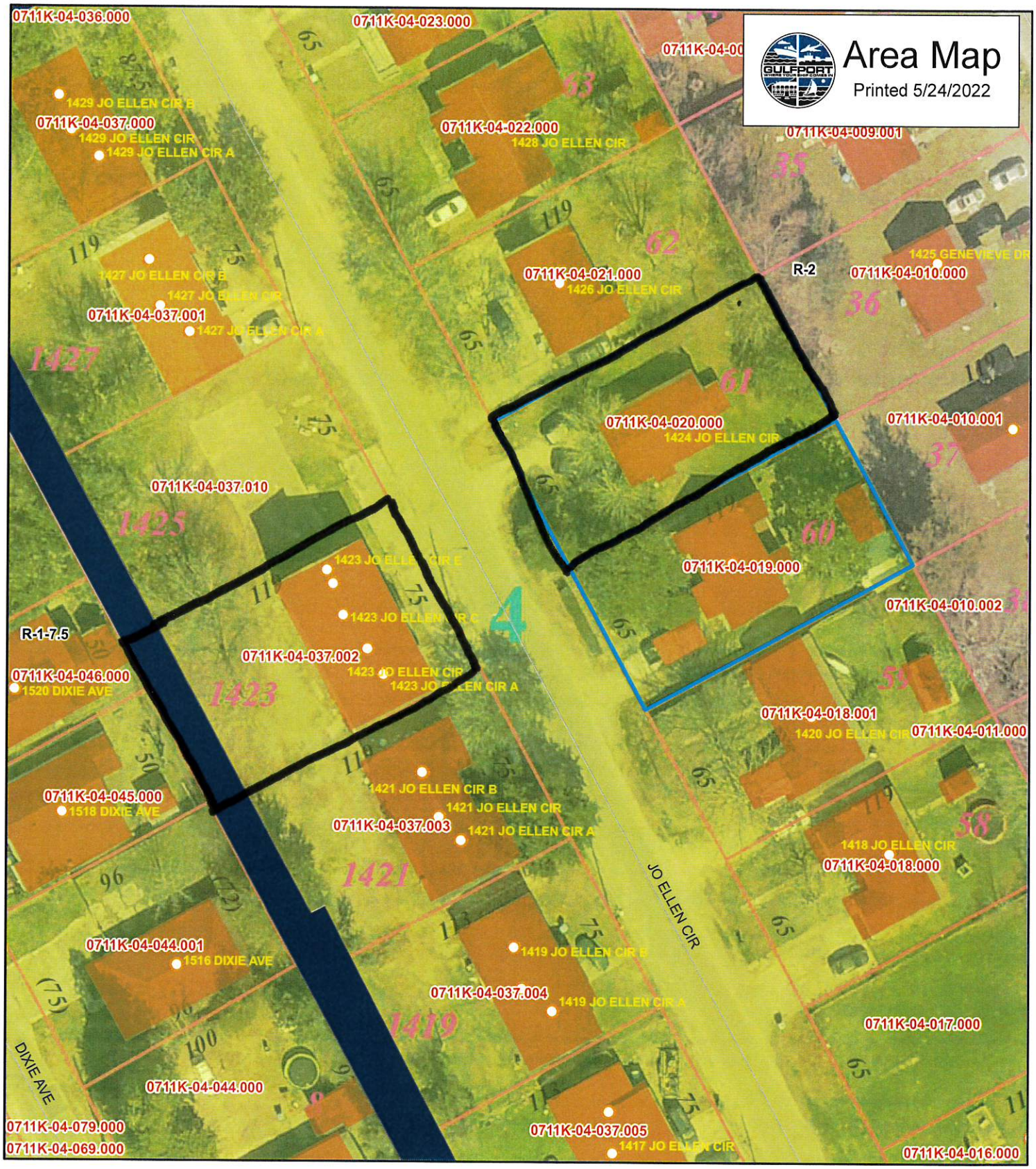
Gregory L. Holmes

Planning Administrator

The City of Gulfport

Phone: 228-868-5710

Fax: 228-868-5708




# Area Map

Printed 5/24/2022

N
W E
S

1 inch = 50 feet

Addresspoints
Minor/Residential
Parcels

Harrison_HughRes_2020.sid
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

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.

# Zoning Determination Letter

Printed 2/24/2022

Subject Site
Street Centerline
Parcels
Zoning

0 3 6 12 18
Yards

1 inch equals 50 feet

N
W E
S

**Site Information**

0711K-04-037.002
Zoning: R-1-7.5
(Single-Family Resdence)
Flood: X
Size: 8,909 sq ft
Use: Proposed

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.

Prepared by: LUCKETT LAND TITLE, INC.
918 Washington Avenue
Ocean Springs, Mississippi 39564
(228) 875-0176

Return to: LUCKETT LAND TITLE, INC.
918 Washington Avenue
Ocean Springs, MS 39564
(228) 875-0176

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

# QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, I,

LARS FULLER
60 North Keeble Avenue
San Jose, California 95126
408-329-0594

do hereby sell, convey and quitclaim unto

JOELLEN PROPERTIES, LLC
60 North Keeble Avenue
San Jose, California 95126
408-329-0594

the property situated and being in HARRISON County, State of MISSISSIPPI, described as follows, to wit:

Lots One Thousand Four Hundred Nine (1409), One Thousand Four Hundred Eleven (1411), One Thousand Four Hundred Thirteen (1413), One Thousand Four Hundred Fifteen (1415), One Thousand Four Hundred Nineteen (1419), One Thousand Four Hundred Twenty-one (1421), and One Thousand Four Hundred Twenty-three (1423), OWEN HOMES SUBDIVISION, Phase Two (2), 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 33 at Page 34 thereof, reference to which is hereby made in aid of and as a part of this description.

INDEXING: Lots 1409, 1411, 1413, 1415, 1419, 1421 & 1423, Owen Homes S/D, Phase 2, 1st JD, Harrison County, MS

Ad valorem taxes have been prorated as of the date of this conveyance, and are hereby assumed by the Grantee herein.

This conveyance is subject to any and all restrictions, easements and reservations affecting said property of record in the office of the Chancery Clerk of HARRISON COUNTY, Mississippi.

WITNESS THE SIGNATURE of the undersigned on this the 23rd day of December, 2013

Lars Fuller
LARS FULLER, Grantor

GIVEN under my hand and seal of office on this the 23 day of December, 2013.

NOTARY PUBLIC

(S E A L)

My Commission Expires: NOV 18 2015

PREPARED BY:

LUCKETT LAND TITLE, INC.
918 Washington Avenue
Ocean Springs, MS 39564
228-875-0176.

JENNIFER LIGON
Commission # 1957534
Notary Public - California
Santa Clara County
My Comm. Expires Nov 18, 2015

bjm

LUCKETT LAND TITLE, INC.
918 Washington Avenue
Ocean Springs, Mississippi 39564
(228) 875-0176

1st Judicial District
Instrument 2014 36 D -J1
Filed/Recorded 1/ 3/2014 09:58 A
Total Fees $ 18.00
2 Pages Recorded

Prepared by: LUCKETT LAND TITLE, INC.
918 Washington Avenue
Ocean Springs, Mississippi 39564
(228) 875-0176

Return to: LUCKETT LAND TITLE, INC.
918 Washington Avenue
Ocean Springs, MS 39564
(228) 875-0176

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

# QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, I,

LARS FULLER
60 North Keeble Avenue
San Jose, California 95126
408-329-0594

do hereby sell, convey and quitclaim unto

JOELLEN PROPERTIES, LLC

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

Grantor:
**B C 3 Properties, LLC**
**a Mississippi limited liability company**
7247 Live Oak Way
Pass Christian, MS 39571
(228) 493-8910

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

Grantee:
**JoEllen Properties, LLC**
**a Mississippi limited liability company**
1424 Jo Ellen Cir.
Gulfport, MS 39501
(408) 329-0594

**File No. Z221219S**

**INDEXING INSTRUCTIONS: Lot 61, Owen Homes S/D, 1st JD, Harrison County, MS**

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

## WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **B C 3 Properties, LLC, a Mississippi limited liability company,** does hereby sell, convey and warrant unto **JoEllen Properties, LLC, a Mississippi limited liaibilty company**, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

**Lot Sixty-One (61), Owen Homes Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, in Plat Book 22, at Page 34.**

This being the same property as that conveyed to B C 3 Properties, LLC, by Quitclaim Deed recorded in Instrument No. 2014-7537-D-J1, Land Deed Records of Harrison County, Mississippi.

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

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

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

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

WITNESS MY SIGNATURE, on this the 12th day of April, 2022.

**B C 3 Properties, LLC**
**a Mississippi limited liability company**

**By: Randa Craig, Managing Member**

**CORPORATE ACKNOWLEDGMENT**

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **Randa Craig**, the duly appointed Managing Member of **B C 3 Properties, LLC, a Mississippi limited liability company**, who acknowledged before me that she signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of the aforesaid company, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 12th day of April, 2022.

(AFFIX SEAL)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 293514 ANNA MARIE KENDRICK Commission Expires Nov. 1, 2025 HARRISON COUNTY

NOTARY PUBLIC

My commission expires: Nov. 1, 2025

# CORPORATE RESOLUTION

In a duly called meeting of all of the Members/Managers/Shareholders of the below named Company, it was unanimously approved by all of the Members/Managers/Board of Directors that **Randa Craig**, Managing Member, has complete authority to sell on behalf of the below named company the property located at, or described as:

Property Address: 1424 Jo Ellen Cir., Gulfport, MS 39501

**Lot 61, Owen Homes Subdivision, 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 22, at Page 34.**

So approved and acknowledged this, the 11th day of April, 2022.

**B C 3 Properties, LLC,**
**a Mississippi Limited Liability Company**

**By: Randa Craig, Managing Member**

**B C 3 Properties, LLC,**
**a Mississippi Limited Liability Company**

**By: Adam Craig, Managing Member**

## CORPORATE ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Randa Craig and Adam Craig**, the members of **B C 3 Properties, LLC, a Mississippi Limited Liability Company**, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of said Limited Liability Company as its own act and deed, after first having been duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 11th day of April, A.D. 2022.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 111532 MITZI M. HODA (AFFIX SEAL) Commission Expires Feb. 22, 2023 HARRISON COUNTY

NOTARY PUBLIC

My commission expires: 2/22/2023

# A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

| B. Type of Loan | | | |
|---|---|---|---|
| 1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins. 4. ☐ VA 5. ☐ Conv. Ins. | 6. File Number Z221219S | 7. Loan Number | 8. Mortgage Insurance Case Number |

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.

| D. Name and Address of Borrower | E. Name and Address of Seller | F. Name and Address of Lender |
|---|---|---|
| JoEllen Properties LLC<br>60 N. Keeble Ave.<br>San Jose, CA 95126 | B C 3 Properties LLC<br>7247 Live Oak Way<br>Pass Christian, MS 39571 | CASH |

| G. Property Location | H. Settlement Agent | |
|---|---|---|
| 1424 Jo Ellen Cir.<br>Gulfport, MS 39501<br>Lot 61, Owen Homes S/D<br>1st Judicial District<br>Harrison | Pilger Title Co.<br>Ocean Springs, MS 39564<br>Place of Settlement<br>9034 A Carl Legett Road<br>Gulfport, MS 39503 | I. Settlement Date<br>04/12/2022<br>DD: 04/12/2022 |

| J. SUMMARY OF BORROWER'S TRANSACTION: | | K. SUMMARY OF SELLER'S TRANSACTION: | |
|---|---|---|---|
| 100. GROSS AMOUNT DUE FROM BORROWER | | 400. GROSS AMOUNT DUE TO SELLER | |
| 101. Contract sales price | 5,000.00 | 401. Contract sales price | 5,000.00 |
| 102. Personal property | | 402. Personal property | |
| 103. Settlement charges to borrower (line 1400) | 1,686.00 | 403. | |
| 104. | | 404. | |
| 105. | | 405. | |
| Adjustments for items paid by seller in advance | | Adjustments for items paid by seller in advance | |
| 106. City/town taxes to | | 406. City/town taxes to | |
| 107. County taxes to | | 407. County taxes to | |
| 108. Assessments to | | 408. Assessments to | |
| 109. | | 409. | |
| 110. | | 410. | |
| 111. | | 411. | |
| 112. | | 412. | |
| 120. GROSS AMOUNT DUE FROM BORROWER | 6,686.00 | 420. GROSS AMOUNT DUE TO SELLER | 5,000.00 |
| 200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER | | 500. REDUCTIONS IN AMOUNT TO SELLER | |
| 201. Deposit or earnest money | | 501. Excess Deposit (see instructions) | |
| 202. Principal amount of new loan(s) | | 502. Settlement charges to seller (line 1400) | 0.00 |
| 203. Existing loan(s) taken subject to | | 503. Existing loans taken subject to | |
| 204. | | 504. Payoff of first mortgage loan | |
| 205. | | 505. Payoff of second mortgage loan | |
| 206. | | 506. | |
| 207. | | 507. | |
| 208. | | 508. | |
| 209. | | 509. | |
| Adjustments for items unpaid by seller | | Adjustments for items unpaid by seller | |
| 210. City/town taxes to | | 510. City/town taxes to | |
| 211. County taxes 01/01/2022 to 04/12/2022 | 194.00 | 511. County taxes 01/01/2022 to 04/12/2022 | 194.00 |
| 212. Assessments to | | 512. Assessments to | |
| 213. | | 513. | |
| 214. | | 514. | |
| 215. | | 515. | |
| 216. | | 516. | |
| 217. | | 517. | |
| 218. | | 518. | |
| 219. | | 519. | |
| 220. TOTAL PAID BY / FOR BORROWER | 194.00 | 520. TOTAL REDUCTION AMOUNT DUE SELLER | 194.00 |
| 300. CASH AT SETTLEMENT FROM OR TO BORROWER | | 600. CASH AT SETTLEMENT TO OR FROM SELLER | |
| 301. Gross amount due from borrower (line 120) | 6,686.00 | 601. Gross amount due to seller (line 420) | 5,000.00 |
| 302. Less amounts paid by/for borrower (line 220) | 194.00 | 602. Less reduction amount due to seller (line 520) | 194.00 |
| 303. CASH FROM BORROWER | 6,492.00 | 603. CASH TO SELLER | 4,806.00 |

| | L. SETTLEMENT CHARGES: | File Number: Z221219S | | PAID FROM BORROWER'S FUNDS AT SETTLEMENT | PAID FROM SELLER'S FUNDS AT SETTLEMENT |
|---|---|---|---|---|---|
| 700. | TOTAL SALES/BROKER'S COMMISSION based on price $ | 5,000.00 @ 10.00 = | 500.00 | | |
| | Division of commission (line 700) as follows: | | | | |
| 701. | $ 500.00 to Coldwell Banker Smith Homes | | | | |
| 702. | $ to | | | | |
| 703. | Commission paid at Settlement | | | 500.00 | |
| 704. | | | | | |
| 800. | ITEMS PAYABLE IN CONNECTION WITH LOAN | | P.O.C. | | |
| 801. | Loan Origination Fee % | | | | |
| 802. | Loan Discount % | | | | |
| 803. | Appraisal Fee to | | | | |
| 804. | Credit Report to | | | | |
| 805. | Lender's Inspection Fee to | | | | |
| 806. | Mtg. Ins. Application Fee to | | | | |
| 807. | Assumption Fee to | | | | |
| 808. | | | | | |
| 809. | | | | | |
| 810. | | | | | |
| 811. | | | | | |
| 812. | | | | | |
| 813. | | | | | |
| 814. | | | | | |
| 815. | | | | | |
| 900. | ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE | | | | |
| 901. | Interest from to | @$ /day | | | |
| 902. | Mortgage Insurance Premium | to | | | |
| 903. | Hazard Insurance Premium | yrs. to | | | |
| 904. | | | | | |
| 905. | | | | | |
| 1000. | RESERVES DEPOSITED WITH LENDER FOR | | | | |
| 1001. | Hazard Insurance | mo. @$ | / mo. | | |
| 1002. | Mortgage Insurance | mo. @$ | / mo. | | |
| 1003. | City property taxes | mo. @$ | / mo. | | |
| 1004. | County property taxes | mo. @$ | / mo. | | |
| 1005. | Annual Assessments | mo. @$ | / mo. | | |
| 1006. | | mo. @$ | / mo. | | |
| 1007. | | mo. @$ | / mo. | | |
| 1008. | Aggregate Reserve for Hazard/Flood Ins, City/Count | | | | |
| 1100. | TITLE CHARGES | | | | |
| 1101. | Settlement or closing fee to | Pilger Title Co. | | 350.00 | |
| 1102. | Abstract or title search to | Pilger Title Co. | | 245.00 | |
| 1103. | Title examination to | | | | |
| 1104. | Title insurance binder to | Pilger Title Co. | | 150.00 | |
| 1105. | Document preparation to | Pilger Title Co. | | 175.00 | |
| 1106. | Notary fees to | | | | |
| 1107. | Attorney's fees to | | | | |
| | (includes above item No: | ) | | | |
| 1108. | Title insurance to | Old Republic National Title Ins. Co. | | 150.00 | |
| | (includes above item No: | ) | | | |
| 1109. | Lender's coverage | | | | |
| 1110. | Owner's coverage 5,000.00 — 150.00 | | | | |
| 1111. | Express Mail/Courier | Pilger Title Co. | | 65.00 | |
| 1112. | Wire | Pilger Title Co. | | 25.00 | |
| 1113. | | | | | |
| 200. | GOVERNMENT RECORDING AND TRANSFER CHARGES | | | | |
| 201. | Recording fees Deed $ 26.00 | ; Mortgage $ | ; Releases $ 0.00 | 26.00 | |
| 202. | City/county/stamps Deed $ | ; Mortgage $ | | | |
| 203. | State tax/stamps Deed $ | ; Mortgage $ | | | |
| 204. | | | | | |
| 205. | | | | | |
| 300. | ADDITIONAL SETTLEMENT CHARGES | | | | |
| 301. | Survey to | | | | |
| 302. | Pest inspection to | | | | |
| 303. | | | | | |
| 304. | | | | | |
| 305. | | | | | |
| 306. | | | | | |
| 307. | | | | | |
| 308. | | | | | |
| 400. | TOTAL SETTLEMENT CHARGES | (enter on lines 103 and 502, Sections J and K) | | 1,686.00 | 0.00 |

# ADDENDUM TO
# SETTLEMENT STATEMENT

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on Line 401 above constitutes the Gross Proceeds of this transaction.

SELLER INSTRUCTIONS: To determine if you have to report the sale or exchange of your primary residence on your tax return, see the Schedule D (Form 1040) instructions. If the real estate was not your primary residence, complete the applicable parts of Form 4797, Form 6252, and /or Schedule D (Form 1040).

You are required by law to provide the settlement agent with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

**B-C-3 Properties LLC**

By: **Randa Craig, Managing Member**

**JoEllen Properties LLC**

By: **Lars Fuller, Managing Member**

Dated: **April 12, 2022**

Dated: **April 12, 2022**

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

**Pilger Title Co.**

By: , Settlement Agent

Dated: **April 12, 2022**

**WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.**

# ADDENDUM TO
# SETTLEMENT STATEMENT

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on Line 401 above constitutes the Gross Proceeds of this transaction.

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You are required by law to provide the settlement agent with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

**B C 3 Properties LLC**

By: Randa Craig, Managing Member

**JoEllen Properties LLC**

By: Lars Fuller, Managing Member

Dated: April 12, 2022

Dated: April 12, 2022

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

**Pilger Title Co.**

By: , Settlement Agent

Dated: April 12, 2022

**WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.**

# DECLARATION OF ACCEPTANCE

**This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS® makes no statement or warranty as to this form, its contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS® nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any question, the party should seek advice from a competent legal professional before signing.**

1. **PROPERTY ADDRESS:**
2. 1424 JoEllen Cir., Gulfport, MS 39501,
3. Lot 61, Owen Homes S/D, 1st JD,
4. Harrison County, Mississippi

5. All warranties and statements, expressed or implied, as to Property condition, financing terms, and all representations of all parties,
6. including Seller, Buyer and all brokers, contained or associated with this Contract for Sale and Purchase of Real Estate with a
7. contract date of 4/4/2022, and signed by the undersigned Buyers and Seller have been complied with to
8. our satisfaction.

9. We, the undersigned, do hereby declare that without any reservations we hereby accept the Property as to the condition of the house,
10. other improvements, fixtures and equipment, decoration, suitability and readiness for use as our home, as well as financing terms, and
11. all other representations of Buyer(s), Seller(s) and all Brokers and any other statements or representations contained in the Contract or
12. any addendum thereof. We understand that, with the acceptance of the Deed, and except for misrepresentation or fraud, Seller(s) will
13. have no further responsibility or liability for any repairs to the Property. Buyer(s) and Seller(s) hold harmless all brokers for any
14. representations, expressed or implied, in the aforementioned Contract or in any other form not thus merged in the Deed.

15. We do further declare that the consideration paid is acceptable to us, and that we understand that market conditions change, and
16. That property values therefore change. We, therefore, release Seller(s), Sellers(s)' agents, Buyer(s), Buyer(s)' agents and all Brokers
17. in this transaction from any responsibility whatsoever resulting from changes in market conditions.

18. We acknowledge that we, as Owners, Sellers, Invitees and Buyers of real property using any audio and/or video surveillance devices or
19. devices capable of photography, videography or videotelephony are solely responsible for compliance with applicable state, local and
20. federal laws concerning use of such devices including, but not limited to, cameras, phones, security systems, monitors or other devices
21. capable of making or transmitting audio and/or video recordings or photographs. We have been informed and acknowledge our
22. understanding that audio or video recordings and/or photographs may be illegal under state, local and/or federal laws, depending on the
23. circumstances. We have had an opportunity to consult legal counsel concerning applicable laws and acknowledge that we have taken
24. steps to protect against practices violative of rights of persons owning, inhabiting, utilizing, viewing or visiting the property. **We**
25. **hereby agree to hold the brokerages and their agents harmless from all claims (excepting only claims under the exclusive**
26. **jurisdiction of the Mississippi Real Estate Commission under license law or claims under the National Association of**
27. **REALTORS® Code of Ethics and Arbitration Manual) or damages arising out of use of video and audio surveillance systems or**
28. **photography, videography, or videotelephony by us or our agents, representatives, relatives, masters, servants, assigns,**
29. **principals, employee or any other persons or entities associated with us.**

30. In the event the parties have agreed to use of a Post-Closing Possession Addendum (F18), this Declaration of Acceptance is effective
31. through the date of Closing only, but the provisions of the Post-Closing Possession Addendum shall control as to any material changes
32. to the Property during the period covered by the Post-Closing Possession Addendum. Buyer(s) make no declaration of acceptance of
33. the Property for any period of Post-Closing Possession by Seller(s) and specifically reserve any and all rights they have by virtue of the
34. Post-Closing Possession Addendum.

35. The foregoing notwithstanding, nothing herein shall operate to void or negate any warranties made by a builder of new construction or
36. those arising under Mississippi law applicable to new construction.

37. _____ _____
38. **JoEllen Properties, LLC**
**a Mississippi limited liability company**
**By: Lars Fuller, Managing Member,** BUYER

**B C 3 Properties, LLC**
**a Mississippi limited liability company**
**By: Randa Craig, Managing Member,** SELLER

39. _____ 4/12/2022
40. DATE DATE

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# DECLARATION OF ACCEPTANCE

**This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS® makes no statement or warranty as to this form, its contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS® nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any question, the party should seek advice from a competent legal professional before signing.**

1. **PROPERTY ADDRESS:**
2. 1424 JoEllen Cir., Gulfport, MS 39501,
3. Lot 61, Owen Homes S/D, 1st JD,
4. Harrison County, Mississippi

5. All warranties and statements, expressed or implied, as to Property condition, financing terms, and all representations of all parties,
6. including Seller, Buyer and all brokers, contained or associated with this Contract for Sale and Purchase of Real Estate with a
7. contract date of 4/4/2022, and signed by the undersigned Buyers and Seller have been complied with to
8. our satisfaction.

9. We, the undersigned, do hereby declare that without any reservations we hereby accept the Property as to the condition of the house,
10. other improvements, fixtures and equipment, decoration, suitability and readiness for use as our home, as well as financing terms, and
11. all other representations of Buyer(s), Seller(s) and all Brokers and any other statements or representations contained in the Contract or
12. any addendum thereof. We understand that, with the acceptance of the Deed, and except for misrepresentation or fraud, Seller(s) will
13. have no further responsibility or liability for any repairs to the Property. Buyer(s) and Seller(s) hold harmless all brokers for any
14. representations, expressed or implied, in the aforementioned Contract or in any other form not thus merged in the Deed.

15. We do further declare that the consideration paid is acceptable to us, and that we understand that market conditions change, and
16. That property values therefore change. We, therefore, release Seller(s), Sellers(s)' agents, Buyer(s), Buyer(s)' agents and all Brokers
17. in this transaction from any responsibility whatsoever resulting from changes in market conditions.

18. We acknowledge that we, as Owners, Sellers, Invitees and Buyers of real property using any audio and/or video surveillance devices or
19. devices capable of photography, videography or videotelephony are solely responsible for compliance with applicable state, local and
20. federal laws concerning use of such devices including, but not limited to, cameras, phones, security systems, monitors or other devices
21. capable of making or transmitting audio and/or video recordings or photographs. We have been informed and acknowledge our
22. understanding that audio or video recordings and/or photographs may be illegal under state, local and/or federal laws, depending on the
23. circumstances. We have had an opportunity to consult legal counsel concerning applicable laws and acknowledge that we have taken
24. steps to protect against practices violative of rights of persons owning, inhabiting, utilizing, viewing or visiting the property. We
25. **hereby agree to hold the brokerages and their agents harmless from all claims (excepting only claims under the exclusive**
26. **jurisdiction of the Mississippi Real Estate Commission under license law or claims under the National Association of**
27. **REALTORS® Code of Ethics and Arbitration Manual) or damages arising out of use of video and audio surveillance systems or**
28. **photography, videography, or videotelephony by us or our agents, representatives, relatives, masters, servants, assigns,**
29. **principals, employee or any other persons or entities associated with us.**

30. In the event the parties have agreed to use of a Post-Closing Possession Addendum (F18), this Declaration of Acceptance is effective
31. through the date of Closing only, but the provisions of the Post-Closing Possession Addendum shall control as to any material changes
32. to the Property during the period covered by the Post-Closing Possession Addendum. Buyer(s) make no declaration of acceptance of
33. the Property for any period of Post-Closing Possession by Seller(s) and specifically reserve any and all rights they have by virtue of the
34. Post-Closing Possession Addendum.

35. The foregoing notwithstanding, nothing herein shall operate to void or negate any warranties made by a builder of new construction or
36. those arising under Mississippi law applicable to new construction.

37. _____
38. JoEllen Properties, LLC
a Mississippi limited liability company
By: Lars Fuller, Managing Member, BUYER

_____
B C 3 Properties, LLC
a Mississippi limited liability company
By: Randa Craig, Managing Member, SELLER

39. 4/12/22
40. DATE

_____
DATE

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MISSISSIPPI REALTORS

# EXCLUSIVE BUYER AGENCY AGREEMENT

**This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS® makes no statement or warranty as to this form, its contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS® nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any question, the party should seek advice from a competent legal professional before signing.**

Buyer

Client name(s): LARS FULLER

Mailing Address: 60 N. Keeble Ave, SAN JOSE, CA 95126

Phone: (Cell) 408-329-6594 (Work) _____ (Home) _____

Email: LARSFULLER@ABI.com Facsimile _____

Client(s) hereby employs Linda Guillotte, Coldwell Banker Smith Homes as their exclusive Broker from this date until midnight on _____ ("Term"). Client may terminate this agreement upon fifteen (15) calendar days written notice to the Broker.

Client's preferred price range is $ 5,000. to $ 5,000 —

Client agrees to pay Compensation to Broker as follows [CHOOSE ALL THAT MAY APPLY]:

**For purchase of a property:**

☑ 10.00 % of the gross sales price* Commission = $500.00

☐ a flat fee of $ _____

☐ an hourly fee of $ _____ for services performed

**For a lease or rental:**

☐ a flat commission of $ _____

☐ a fee of _____ % of the first month's rent

☐ a fee of _____ % of all rents to be paid over the term of the lease, including any extensions

**For an option entered into during the Term of this Contract (irrespective of when it is exercised or closed):**

☐ _____ % of the gross sales price*

☐ a flat commission of $ _____

☐ an hourly fee of $ _____ for services performed

*For properties listed in the MLS, if the commission offered in the MLS is less that the agreed upon amount, Client agrees to pay the difference. Broker will make every effort to obtain the above Compensation from the Listing Agency and/or the Seller (structured within an offer to purchase from the proceeds of sale).

In addition, Broker may accept any incentive, bonus, rebate and/or other valuable consideration offered through the MLS or otherwise which, together with Compensation above, shall be reflected as "Commission" to Broker on any closing statement.

Compensation above is payable to Broker (i) when Client enters into an agreement to purchase, lease, exchange or option any property prior to the Termination Date, and (ii) within _____ days after the Termination Date when Client enters into an agreement to purchase, lease, exchange or option any property introduced to Client during the Term, unless Client has entered into a valid buyer agency agreement with another Broker under which Client pays compensation to a different Broker.

Buyer Disclosure & Waiver ☐ is ☐ is not attached and incorporated herein by reference.

Signed this the 5th day of April 2022, and a copy hereof received.

CLIENT _____ REALTOR: Linda Guillotte

Print name: LARS FULLER Print name: Linda Guillotte

Broker:



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F8 -Exclusive Buyer Agency Agreement Rev. Date 11/2020

Coldwell Banker Smith Homes RI, P.O. Box 819 Gautier, MS 39553 Phone: (228)497-1800 Fax: (228)497-1824
Suzanne Martin

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Untitled

# UNIMPROVED PROPERTY DISCLOSURE STATEMENT

**This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS® makes no statement or warranty as to this form, its contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS® nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any question, the party should seek advice from a competent legal professional before signing. Use of this form is separate and apart from any required disclosures under Mississippi License Law of 1954, as amended, and nothing in this form is intended to affect required disclosures under License Law.**

**Property Description/Address** 1424 Jo Ellen Circle Gulfport, MS 39501-3616

1. Has any part of the property been classified as wetlands by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act? Yes ____ No ____ Unknown ✓
   a. Is a determination pending? Yes ____ No ____ Unknown ✓
   b. If pending, what was the date the determination was requested? N/A
   c. By whom was the determination requested? (seller or Agent and name) N/A

   The U.S. Army Corps of Engineers has commenced active enforcement of Section 404 of the Clean Water Act. Under this federal law, designed to protect the wetlands of the United States, certain permit requirements must be met for altering or building or filling property that is determined to be wetlands as defined by the Corps. BUYER or SELLER may be charged by the Corps for making the determination. A determination that the property is wetlands will result in additional fees and charges associated with a Section 404 permit.

2. Is a survey of the property available? Yes ____ No ✓ If yes, indicate the date of the survey. ____

3. Is an environmental audit available? Yes ____ No ✓ If yes, indicate the date of the audit. ____

4. Are you aware of the existence of any of the following?

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Encroachments | Yes ____ | No ✓ | Unknown ____ | Standing water | Yes ____ | No ✓ | Unknown ____ |
| Easements | Yes ____ | No ✓ | Unknown ____ | Bluff/Erosion | Yes ____ | No ✓ | Unknown ____ |
| Soil Problems | Yes ____ | No ✓ | Unknown ____ | Subsoil problems | Yes ____ | No ✓ | Unknown ____ |
| Flood Zone | Yes ____ | No ✓ | Unknown ____ | Land Fill | Yes ____ | No ✓ | Unknown ____ |

5. Are there any specific problems that make the subject property a non-conforming use such as proper lot size, set backs, zoning etc.
   Yes ____ No ✓ If yes, please explain. ____

6. Has the property ever flooded? Yes ____ No ____ Unknown ✓ Is Flood Elevation known? Yes ____ No ✓
   *Flood Zones are subject to change at any time by the U.S. Army Corps of Engineers.

7. Are there any right of way easements, etc. that affect your ownership interest in the property? Yes ____ No ✓

8. Is the subject situated on Leasehold or Sixteenth Section Land? Yes ____ No ✓ Unknown ____
   If yes, explain. ____

9. Is there any existing or threatening legal action affecting the property? Yes ____ No ✓ Unknown ____
   If yes, explain. ____

*The undersigned hereby certify that the above answers are true and correct to the best of my/our knowledge.*

Owner/Seller Signature: BC 3 PROPERTIES - RANDA CRAIG — 04/04/2022 Date

Owner/Seller Signature: BC 3 PROPERTIES - ADAM CRAIG — 04/04/2022 Date

We acknowledge receipt of a copy hereof.

Buyer Signature: JO ELLEN PROPERTIES, LLC — 04/04/2022 Date

Buyer Signature: LARS PITTNER — 04/04/2022 Date



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F226 Unimproved Property Disclosure Statement
Rev. Date 02/2019

Coldwell Banker Smith Lowe, 7040 Old Canton Rd Ste 200 Jackson MS 39211
Phone: 2816123186 Fax:
Lars Pittner
1424 Jo Ellen Cir, Gulfport, MS 39501-3616
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

PERMITS/INSP PAYMENT  RECPT#: 11301735
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 05/24/22  TIME: 11:32
CLERK: lbarefoot  DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD  PLANNING AND ZO  185.00

AMOUNT PAID:  185.00

PAID BY:  THOMAS MCNAIR
PAYMENT METH:  CHECK
1151
REFERENCE:

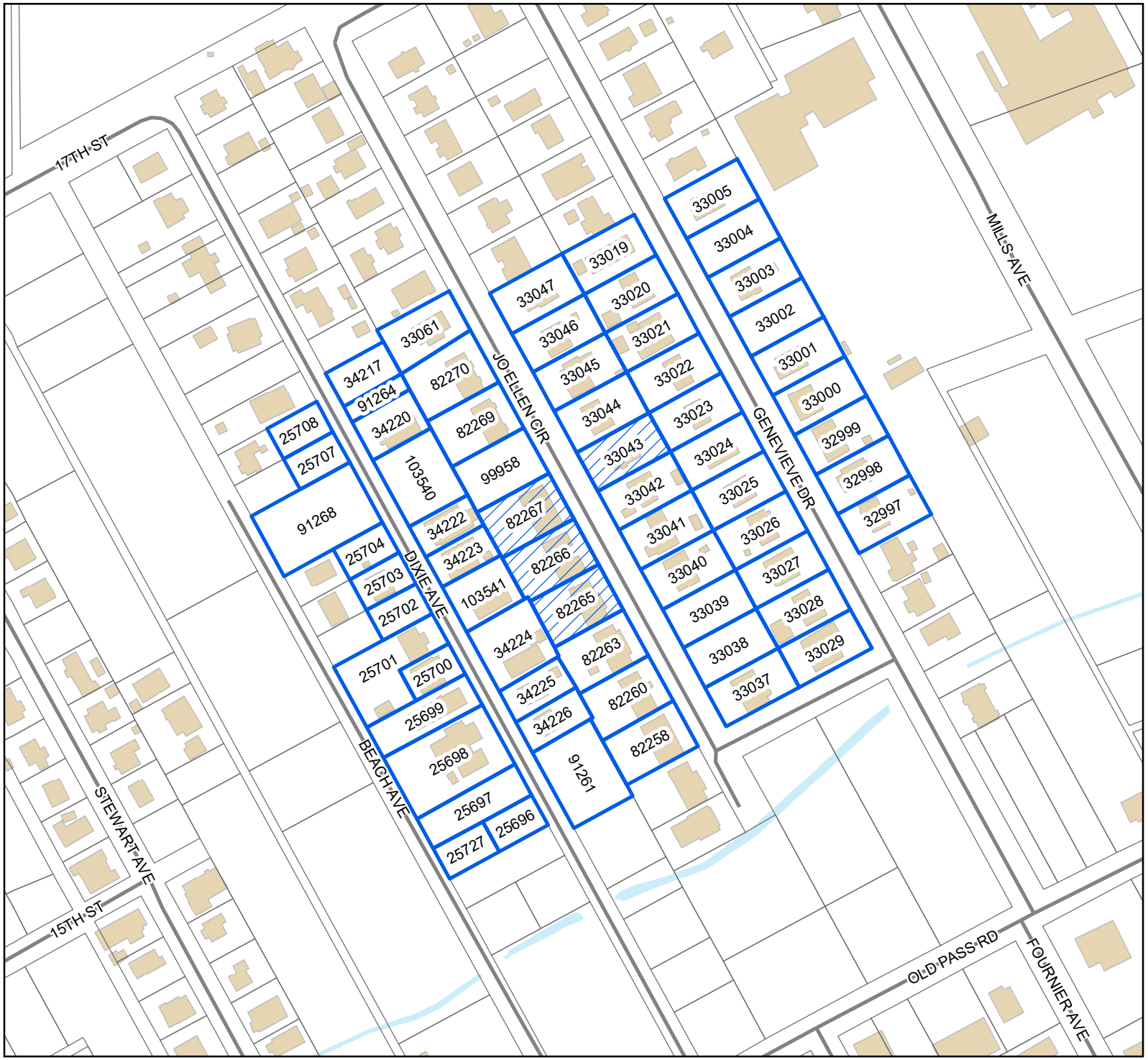
AMT TENDERED:  185.00
AMT APPLIED:  185.00
CHANGE:  .00

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 82267 | 0711K-04-037.002 | JOELLEN PROPERTIES, LLC (OWNER) | 60 N. KEEBLE AVE. | SAN JOSE | CA | 95126 |
| N | 33043 | 0711K-04-020.000 | JOELLEN PROPERTIES, LLC (OWNER) | 60 N. KEEBLE AVE. | SAN JOSE | CA | 95126 |
| N | 82266 | 0711K-04-037.003 | JOELLEN PROPERTIES, LLC (OWNER) | 60 N. KEEBLE AVE. | SAN JOSE | CA | 95126 |
| N | 82265 | 0711K-04-037.004 | JOELLEN PROPERTIES, LLC (OWNER) | 60 N. KEEBLE AVE. | SAN JOSE | CA | 95126 |
| | | | LINDA GUILLOTTE SHADDIX (AGENT) | 1232 KINGS CT. | GAUTIER | MS | 39553 |
| | | | PATRICK MERRILL (AGENT) | 2503 WILSON AVE. | PASCAGOULA | MS | 39567 |
| | | | **Adjacent Property Owners (130)** | | | | |
| | 33019 | 0711K-04-007.000 | ARMSTRONG WILLIE RUTH | 1433 GENEVIEVE DR | GULFPORT | MS | 39501 |
| | 33005 | 0711K-01-052.000 | BAUMANN DONALD DOUGLAS | 5482 CLUB DR | SAN JOSE | CA | 95127 |
| N | 33001 | 0711K-01-049.000 | BAUMANN DONALD DOUGLAS | 5482 CLUB DRIVE | SAN JOSE | CA | 95127 |
| | 25700 | 0711K-04-069.000 | BAYOU RENTAL PROPERTIES | 1502 MILL RD | GULFPORT | MS | 39507 |
| | 82263 | 0711K-04-037.005 | BOLER LUCKY LINELL | 1417 JO ELLEN CIRCLE | GULFPORT | MS | 39501 |
| | 25699 | 0711K-04-070.000 | BOWERS SHARON | 1407 DALECREST COURT | CHATTANOOGA | TN | 37411 |
| | 33028 | 0711K-04-013.000 | BUCKNER KENDAL L | 1415 GENEVIEVE DR | GULFPORT | MS | 39501 |
| | 33029 | 0711K-04-014.000 | BUCKNER LUELLA | 1413 GENEVIEVE DR | GULFPORT | MS | 39501 |
| | 33046 | 0711K-04-023.000 | BUTLER BRYANT H & CLARA H | 1430 JO ELLEN CIR | GULFPORT | MS | 39501 |
| | 33045 | 0711K-04-022.000 | CALLAHAN JUANITA | 1428 JO ELLEN CIR | GULFPORT | MS | 39501 |
| | 25696 | 0711K-04-073.000 | CRUMPTON DOROTHY | P O BOX 1244 | GULFPORT | MS | 39502 |
| | 34217 | 0711K-04-048.000 | DAY LETICIA | 11334 FAIRFIELD LN | GULFPORT | MS | 39503 |
| | 33021 | 0711K-04-009.000 | DEAL MILDRED | 1429 GENEVIEVE DR | GULFPORT | MS | 39501 |
| | 25703 | 0711K-04-067.000 | DELOACH JAMES -EST- | 1511 DIXIE AVE | GULFPORT | MS | 39501 |
| | 25704 | 0711K-04-066.000 | DELOACH JEROME & JUANITA BAILEY | 1511 DIXIE AVE | GULFPORT | MS | 39501 |
| N | 25702 | 0711K-04-068.000 | DELOACH JEROME OTTO | 1511 DIXIE AVE | GULFPORT | MS | 39501 |
| | 32997 | 0711K-01-045.000 | FAIRLEY DONZELLA | 1416 GENEVIEVE DR | GULFPORT | MS | 39501 |
| | 33000 | 0711K-01-048.000 | GIBBS CHARLES ROLAND -ESTATE- | 1007 PLEASANT OAKS RD APT E | PARKVILLE | MD | 21234 |
| | 33026 | 0711K-04-011.000 | HALL PAULINE | 1419 GENEVIVE DR | GULFPORT | MS | 39501 |
| | 33038 | 0711K-04-016.000 | HARPER LEE JR | 1414 GENEVIVE DR | GULFPORT | MS | 39501 |
| N | 33039 | 0711K-04-017.000 | HARPER LEE MARVIN JR | 1414 GENEVIEVE DR | GULFPORT | MS | 0 |
| | 25698 | 0711K-04-071.000 | HARRIS JOHN & BESSIE -EST- | 1409 DIXIE AVE | GULFPORT | MS | 39501 |
| N | 25701 | 0711K-04-079.000 | HARRIS JOHN & BESSIE MAE | 1409 DIXIE AVE | GULFPORT | MS | 39501 |
| | 33002 | 0711K-01-050.000 | HULUM JEFFREY III | 3601 OAK AVE | GULFPORT | MS | 39507 |
| N | 82260 | 0711K-04-037.006 | JOELLEN PROPERTIES LLC | 60 N KEEBLE AVE | SAN JOSE | CA | 95126 |
| N | 82258 | 0711K-04-037.007 | JOELLEN PROPERTIES LLC | 60 N KEEBLE AVE | SAN JOSE | CA | 95126 |
| N | 82267 | 0711K-04-037.002 | JOELLEN PROPERTIES LLC | 60 N KEEBLE AVE | SAN JOSE | CA | 95126 |
| | 33025 | 0711K-04-010.002 | JOHNSON MARVIN -ETAL- | 1421 GENEVIEVE DR | GULFPORT | MS | 39501 |
| | 33022 | 0711K-04-009.001 | KELLER TIYANIKA N | 1436 GENEVIEVE DRIVE | GULFPORT | MS | 39501 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 91261 | 0711K-04-041.001 | LAMPLEY JOAN E | 2622 BROADWATER DR | GULFPORT | MS | 39507 |
| | 33061 | 0711K-04-036.000 | LASHAIN GREEN SHANDER ETAL | 1433 JO ELLEN CIR | GULFPORT | MS | 39501 |
| | 33044 | 0711K-04-021.000 | LIZANA MICHAEL H & LINDA F | 215 CLARENCE AVENUE | PASS CHRISTIAN | MS | 39571 |
| | 34224 | 0711K-04-044.000 | MAGEE GLORIA YVONNE | 1500 DIXIE AVENUE | GULFPORT | MS | 39501 |
| | 33042 | 0711K-04-019.000 | MAGEE JOHNNIE | 1422 JO ELLEN CIR | GULFPORT | MS | 39501 |
| | 34223 | 0711K-04-045.000 | MASTON ETHEL T | 1518 DIXIE AVE | GULFPORT | MS | 39501 |
| | 33004 | 0711K-01-051.001 | MAY JESSIE LEE C/O DONA LAVALAIS | P O BOX 111253 | TACOMA | WA | 98411 |
| | 34220 | 0711K-04-047.000 | MCGEE ROXIE BOLTON | 1510 DIXIE AVE | GULFPORT | MS | 39501 |
| | 33023 | 0711K-04-010.000 | MCNAIR GERALDINE | 1425 GENEVIEVE DR | GULFPORT | MS | 39501 |
| | 33041 | 0711K-04-018.001 | MULLINS DORETHA J -L/E- | 1420 JOELLEN CIRCLE | GULFPORT | MS | 39501 |
| | 25727 | 0711K-04-077.000 | NOBLE TYCOA | 1283 JIMI LN | CONYERS | GA | 30012 |
| | 32998 | 0711K-01-046.000 | OBI DENISE & WILLIAMS GWENDOLYN-EST | 754 CHAPMAN ST | JONESBORO | GA | 30238 |
| | 103540 | 0711K-04-046.002 | OWEN JOSEPH SAM & TOFIE M JR | P O BOX 673 | GULFPORT | MS | 39502 |
| N | 91264 | 0711K-04-047.001 | OWEN JOSEPH SAM & TOFIE M JR | P O BOX 673 | GULFPORT | MS | 39502 |
| | 33024 | 0711K-04-010.001 | OWENS ROSIA M -ESTATE- C/O MAXINE OW | 1423 GENEVIEVE DR | GULFPORT | MS | 39501 |
| | 25708 | 0711K-04-063.000 | PITTMAN GREGORY | 3601 MEADOWLARK DR | GULFPORT | MS | 39501 |
| | 34225 | 0711K-04-043.000 | RAY MELVIN JEROME | 1512 DIXIE AVE | GULFPORT | MS | 39501 |
| | 33003 | 0711K-01-051.000 | ROBERTS DAVID H & SHIRLEY J | 1428 GENEVIEVE DR | GULFPORT | MS | 39501 |
| | 33037 | 0711K-04-015.000 | SKKM PROPERTIES LLC | 179 KENMORE AVE | BILOXI | MS | 39530 |
| | 33040 | 0711K-04-018.000 | SLOAN RUBY JEAN | 1418 JO ELLEN CIR | GULFPORT | MS | 39501 |
| | 33027 | 0711K-04-012.000 | SMITH JAMES RICHARD JR | 2209 S.CENTRAL AVE | LUTCHER | LA | 70071 |
| | 34226 | 0711K-04-042.000 | SMITH VANESSA ANN | 1502 DIXIE AVE | GULFPORT | MS | 39501 |
| | 34222 | 0711K-04-046.000 | ST CLAIR SHANIEL | 1520 DIXIE AVE | GULFPORT | MS | 39501 |
| N | 99958 | 0711K-04-037.010 | STATE OF MISS #334 | | | | 0 |
| N | 91268 | 0711K-04-065.000 | STATE OF MISS 2019 | | | | 0 |
| N | 25707 | 0711K-04-064.000 | STATE OF MISS 8/26/2013 | | | | 0 |
| | 25697 | 0711K-04-072.000 | STUBBS NATISHA JEFFERSON | 1018 HARDY AVE | GULFPORT | MS | 39501 |
| | 32999 | 0711K-01-047.000 | THIGPEN ETHEL MAE -L/E- | 1420 GENEVIEVE DR | GULFPORT | MS | 39502 |
| | 82269 | 0711K-04-037.001 | TYLER HENRY PROPERTIES LLC | 449 WALDA DR | BILOXI | MS | 39531 |
| | 82270 | 0711K-04-037.000 | TYLER HENRY PROPERTIES LLC | 1429 JO ELLEN CIRCLE | GULFPORT | MS | 39501 |
| | 33020 | 0711K-04-008.000 | WILLIAMS CHRISTOPHER & LATASHA | 1522 RICH AVE | GULFPORT | MS | 39501 |
| | 33047 | 0711K-04-024.000 | WINTERS ERNIE LEE | 1432 JO ELLEN CIR | GULFPORT | MS | 39501 |
| | 103541 | 0711K-04-044.001 | WORTHINGTON TAMARA L & MICHAEL W | 1516 DIXIE AVE | GULFPORT | MS | 39501 |

# 2207PC130

# Zoning Map Amendment




## Legend

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

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.

## 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:**
**IPL0080719**
**Order Status:**
Submitted
**Classification:**
Legals & Public Notices
**Package:**
BLX - Legal Ads
**Final Cost:**
45.00
**Payment Type:**
Account Billed
**User ID:**
IPL0018837

### ACCOUNT INFORMATION

HARRISON CO DEVELOPMENT IP
12281 INTRAPLEX PKWY
GULFPORT, MS 39503
228-896-5020
mmcgraw@mscoast.org
HARRISON CO DEVELOPMENT

### TRANSACTION REPORT

**Date**
July 8, 2022 12:11:51 PM EDT
**Amount:**
45.00

### SCHEDULE FOR AD NUMBER IPL00807190

July 13, 2022
SunHerald (Biloxi)

### PREVIEW FOR AD NUMBER IPL00807190

**LEGAL NOTICE**
**PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, July 28, 2022 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.

Planning Commission Approval 2207PC122, by owner Jelicia Mallory, tax parcel 0808F-01-001.083, Request for home occupation office use, 12212 Emily Cv, Zoned R-1-10 (Single-family), Ward 7

Resubdivision 2207PC127, by owners Toleado Harper and Grant Curtis, tax parcel 0911D-03-041.000, Divide into two new parcels, 2208 Gulf Ave, Zoned R-2 (Single-family), Ward 3

Resubdivision 2207PC129, by owner T&D Homes, LLC, tax parcel 0810D-03-010.000, Divide into two new parcels, Zoned R-1-5 (Single-family), Ward 3

Zoning Map Amendment 2207PC130, by agent Linda Shaddix, tax parcels 0711K-04-037.002, 0711K-04-020.000, 0711K-04-037.003, &0711K-

04-037.004, Requests to rezone from R-1-7.5 (Single-family) to R-2 (Single-family), 1423 JoEllen Cir, Ward 1
Planning Commission Approval 2207PC131, by owner Misty & Calvin Stevenson, tax parcel 0808D-03-069.000, Request home occupation for a medical care use, 15377 Pinewood Ct, Zoned R-1-10 (Single-family), Ward 7
Zoning Map Amendment 2207PC132, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.000, and 0908E-01-001.001, Requests to rezone from R-1-10 & R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Ward 6
General Plan 2207PC133, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908D-01-015.000, 0908E-01-001.000, 0908C-01-001.000, Approval of General Plan for 42-lot and 7-outparcel subdivision (Forest Ridge Phase 2), Zoned R-1-15 (Single-family), R-1-7.5 (Single-family) & T4+ (General Urban Zone "Plus"), Ward 6
Zoning Map Amendment 2207PC135, by owner Qi Lu, tax parcel 0908M-01-001.000, Request to rezone from R-1-10 (Single-family) to B-2 (General Business), 13283 Dedeaux Rd, Ward 5
This the 7th day of July 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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

**RE: Zoning Map Amendment 2207PC130, by agent Linda Shaddix, tax parcels 0711K-04-037.002, 0711K-04-020.000, 0711K-04-037.003, &0711K-04-037.004, Requests to rezone from R-1-7.5 (Single-family) to R-2 (Single-family), 1423 JoEllen Cir, 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 28, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit http://www.gulfport-ms.gov/agenda/ then click the City of Gulfport Planning Commission for **Thursday, July 28, 2022.** 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 28, 2022**

**Re:** **Planning Commission Approval 2207PC131:**

Planning Commission Approval 2207PC131, by owner Misty & Calvin Stevenson, tax parcel 0808D-03-069.000, Request home occupation for a medical care use, 15377 Pinewood Ct, Zoned R-1-10 (Single-family), Ward 7

# Technical Report

*PLANNING COMMISSION APPROVAL*

## *GENERAL INFORMATION*

Case File Number: 2207PC131

Hearing Date: July 28, 2022

Current Zoning/Use: R-1-10/Single-family Home

Legal: Planning Commission Approval 2207PC131, by owner Misty & Calvin Stevenson, tax parcel 0808D-03-069.000, Request home occupation for a medical care use, 15377 Pinewood Ct, Zoned R-1-10 (Single-family), Ward 7

## *TECHNICAL DETAILS*

The applicant requests to operate a home occupation home office (Elite Care Homecare Services) located at 15377 Pinewood Court. The applicant mentions the business being a home care-based business where they will enter the client's homes and "assist them with light medical and daily household activities." All home care aspects of the business will be taken care of at the patient's homes and not at the applicant's home, other than administrative operations.

Further, there will be no patients coming to the home for assistance, all services are done by appointment only. In addition, the applicant's hours of operation will be Monday through Friday 8:00 am to 5:00 pm.

## *EXECUTIVE SUMMARY*

The applicant will use their home occupation solely as a home-based office. There will be no customers coming to the applicant's home; therefore, there will be no undue traffic congestion caused by the applicant. Further, no packages will be dropped off at the house concerning the business, which in return coincides with not creating anymore irregular traffic in the immediate neighborhood.

Any approval should consider these conditions:

1. No customers coming to the home.
2. Approval allows the applicant to conduct a home office.
3. As a mixed-use occupancy, a one-hour fire separation wall and R13 sprinkler system is required.
4. Compliance with occupancy classification will dictate actual NFPA code.

## *DEPARTMENTAL CONDITIONS*

**Engineering:** No conditions. Memo dated 07/20/2022.

**Public Works:** No conditions. Memo dated 07/19/2022.

**Traffic and Safety:** No comments as of 07/20/2022.

# Technical Report

*PLANNING COMMISSION APPROVAL*

| | |
|---|---|
| **Building Code Services:** | As a mixed-use occupancy, a one-hour fire separation wall and R13 sprinkler system is required. Memo dated 07/19/2022. |
| **GIS:** | No conditions. Memo dated 07/18/2022. |
| **Police Department:** | No comments as of 07/20/2022. |
| **Fire Department:** | Compliance with occupancy classification will dictate actual NFPA code. Memo dated 07/15/2022. |
| **City Arborist:** | No conditions. Memo dated 07/12/2022. |

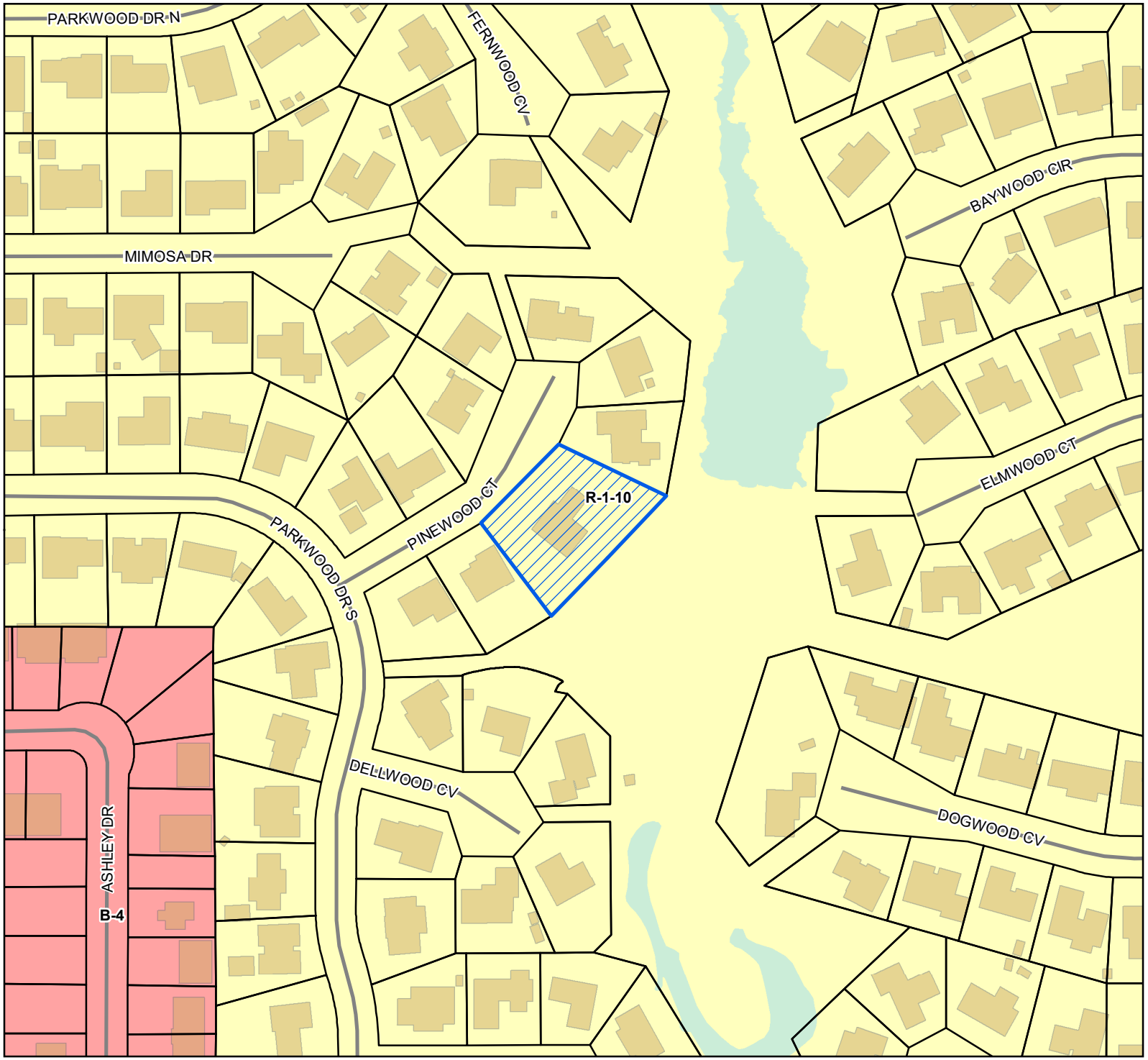
***DIRECTOR APPROVAL***

This report has been reviewed and approved by:

Greg Pietrangelo
Director of Urban Development Department

# 2207PC131

# Planning Commission Approval




Site
Street
Parcels
Buildings
Water Features

**Zoning**

B-4 - Highway Business District

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

**Site Information**

0808D-03-069.000
Zoning: R-1-10 (Single Family)
Size: 24,000 sq ft
Flood: X

0 25 50 75
Yards

1 inch = 170 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

For Staff Use Only

Case Number: 2207PC131
Date Received: 6/6/2022
Receipt Number:
Received By: L.E.
Zoning: R-1-10
Ward: 7 Flood: X
Size: 24,000 sqft

# APPLICATION FOR PLANNING COMMISSION APPROVAL FOR A HOME OCCUPATION

**Property Information**

TAX PARCEL # 0808D-03-069.000

(If necessary, use separate sheet of paper)

Address of Property Involved: 15377 pine wood ct. Gulfport, ms. 39503

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

General Location:_____

**GENERAL DESCRIPTION OF REQUEST:**

Home office

**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 |
|---|---|
| Mishy Stevenson | |
| Printed Name of Owner | Printed Name of Agent |
| 15377 pinewood ct. Gulfport, ms | |
| Mailing Address | Mailing Address |
| Gulfport ms. 39503 | |
| City State Zip code | City State Zip code |
| 228-596-5911 | |
| Home Phone Work/Cell Phone | Home Phone Work/Cell Phone |
| info@elitehomecare.services | |
| Email | Email |
| 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) ~~Misty Stevenson~~ Calvin Stevenson

ADDRESS (STREET, CITY, STATE, ZIP CODE) 1537 M Pinewood Ct., Gulfport, MS. 39503

PHONE # (H) 119-596-5911 (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: _____

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: Misty Stewmson

Address. 15377 Pinewood Cv. Gulfport MS. 39503

Phone: (Home) 228-596-5911 (Work/Cell) _____

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

Name of business or service to be used as home occupation: Elite Care Home Care Services

Nature of business: NON medical Home care agency

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? ND

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

Describe size of vehicle making deliveries: _____

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

N/A

Specify number and frequency of visits by clients and customers: N/A

Is everything made, manufactured, or provided on site? N/A

Is special equipment required in production? N/A

If so, described it, giving size of motor, etc. N/A

Are sales made from the premises? N/A

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

Local stores on consignment: _____

Arts and crafts or flea markets: _____

Trade shows: _____

Other: _____

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

Yes _____ No ✓

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

Printed Name: Misty Stinson

Signature: [signature]

Date: 4/4/2022

Gulfport MISSISSIPPI ONE COAST

## Covenant Affidavit

I, Mishy Stevenson, being owner or agent of the property 15377 Pinewood Ct
PRINT NAME PRIMARY ADDRESS OR PARCEL
Gulfport, MS. 39503

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

M. [signature] 6/6/2022

*Signature* *Date*

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 6th day of June, 20 23

Leslie Ervin

*Notary Public*

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 290631 LESLIE ERVIN Commission Expires April 19, 2025 HARRISON COUNTY

April 19, 2025

*Commission Expiration*

Elite Care home care services Non medical Pg 1

Provides reliable, friendly caregivers to individuals that need care and assistance. Our goal is to enhance the individuals independence by allowing them to remain in the comfort of their own home.

Services provided

Homemaker services - Light house work from meals to laundry

Nursing assistants.

Experienced assistants that can help with personal needs Bathing, dressing, activities of daily living.

Sitter + errand services

to provide assistance when needed with grocery pick up or Non Narcotic medication pick up.

The site plan is appropriate with regard to

- transportation and access - there will be no traffic. No clients will come to the home. The employees will not come to my home.
- water supply - there won't be water usage. Clients will not be at my home.
- waste disposal - Clients will not be at the home. I will not require ~~water~~ extra water or waste.
- fire and police protection - No clients will be kept in my home.
- other public facilities - N/A

- Why the proposal will Not cause undue traffic congestion or create a traffic hazard

- There will be NO traffic

- Why the proposal is in harmony with the orderly and appropriate development of the district in which the use is located.

~~this~~ there will be no clients or employees coming to the location. I will visit the clients homes.

# Area Map

Printed 6/6/2022

Addresspoints
Minor/Residential
WaterFeatures
Parcels

**Harrison_HughRes_2020.sid**
**RGB**
Red: Band_1
Green: Band_2
Blue: Band_3

N
W E
S

1 inch = 33 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.

1st Judicial District
Instrument 2017 6418 D -J1
Filed/Recorded 9/19/2017 09:11 A
Total Fees $ 13.00
4 Pages Recorded

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

Grantor:
D AND P Properties, LLC,
a Mississippi limited liability company
6704 Little Bluff Cove
Vancleave, MS 39565
Telephone: (228) 348-0289

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011
File No. Z175913N

Grantees:
Calvin Stevenson and
Misty Stevenson
15377 Pinewood Ct.
Gulfport, MS 39503
Telephone: (601) 310-5916

INDEXING INSTRUCTIONS: Lots 24 & 25, Block 12, Northwood Hills S/D, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

# WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, **D AND P Properties, LLC, a Mississippi limited liability company,** does hereby sell, convey and warrant unto **Calvin Stevenson and Misty Stevenson,** as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

**Lots 24 and 25, Block 12, Northwood Hills Subdivision, a subdivision according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 26, at Page 19, reference to which is hereby made in aid of and as a part of this description.**

**This being the same property as that conveyed to D AND P Properties, LLC, a Mississippi limited liability company, by Substitute Trustee's Deed filed as Instrument No. 2017-1512-D-J1, Land Deed Records of Harrison County, Mississippi.**

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

The Grantor quitclaims any and all oil, gas, and other minerals owned, if any, to Grantee. No mineral search was requested or performed by preparer.

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

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

WITNESS MY SIGNATURE, on this the 11th day of September, A.D., 2017.

**D AND P Properties, LLC,**
**a Mississippi limited liability company**

**By: Chad Joseph Pickich**
**It's Managing Member**

## ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, the within named **Chad Joseph Pickich**, who acknowledged that he is **Managing Member** of **D AND P Properties, LLC, a Mississippi limited liability company**, and that for and on behalf of the said entity, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said entity so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 11th day of September, A.D. 2017

(AFFIX SEAL)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 116265 CASSIE J. MALLEY Commission Expires May 8, 2020 HARRISON COUNTY

NOTARY PUBLIC

My commission expires:

**DEED ACCEPTED BY:**

**Calvin Stevenson, Grantee**

**Misty Stevenson, Grantee**

2

**CORPORATE RESOLUTION**

In a duly called meeting of all of the Officers of the below named Company, it was unanimously approved by all of the Officers that **Chad Joseph Pickich**, has complete authority to sell 15377 Pinewood Ct., Gulfport, MS 39503, also described as follows:

> Lots 24 and 25, Block 12, Northwood Hills Subdivision, a subdivision according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 26, at Page 19, reference to which is hereby made in aid of and as a part of this description.

So, approved and acknowledged this, the 11th day of September, 2017.

**D AND P Properties, LLC,**
**a Mississippi limited liability company**

**By:** _____
**Anthony Desporte**

**D AND P Properties, LLC,**
**a Mississippi limited liability company**

**By:** _____
**Chad Joseph Pickich**

**CORPORATE ACKNOWLEDGMENT**

STATE OF MISSISSIPPI

COUNTY OF Harrison County

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **ANTHONY DESPORTE AND CHAD JOSEPH PICKICH,** the **MANAGING MEMBERS** of **D AND P PROPERTIES, LLC, a Mississippi limited liability company,** who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of said company as its own act and deed, after first having been duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 11th day of September, 2017.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 98134 TERRY LEE DESPORTE Commission Expires Jan. 31, 2019 HARRISON COUNTY

(AFFIX SEAL)

Terry Lee Desporte

NOTARY PUBLIC

My commission expires: 1-31-2019

PERMITS/INSP PAYMENT  RECPT#: 11321563
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 06/06/22  TIME: 14:42
CLERK: cbrown  DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD  PLANNING AND ZO  75.00

AMOUNT PAID:  75.00

PAID BY:
PAYMENT METH: CREDIT CARD

REFERENCE:

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

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 52057 | 0808D-03-069.000 | STEVENSON CALVIN & MISTY | 15377 PINEWOOD CT | GULFPORT | MS | 39503 |
| N | | | **Adjacent Property Owners (2207PC131)** | | | | |
| | 51997 | 0808D-03-037.000 | 12344 MAGNOLIA CT LLC | P O BOX 10567 | GULFPORT | MS | 39505 |
| | 48060 | 0808E-02-040.000 | ABSHIRE TINA JENNINGS | 15304 NORTHWOOD DR | GULFPORT | MS | 39503 |
| | 51991 | 0808D-03-002.000 | ACQUAH EKOW & O'DELL ANITA | 15281 PARKWOOD DR NORTH | GULFPORT | MS | 39503 |
| | 51895 | 0808D-03-097.000 | ALLEN PATRICIA A -L/E- | 15538 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 51983 | 0808D-03-048.000 | ANDERSEN ROBERT W | 15298 BAYWOOD CIR | GULFPORT | MS | 39503 |
| | 51951 | 0808E-01-012.000 | ANDERSON BRITTANY NICOLE & KOREY V | 15287 DOGWOOD CV | GULFPORT | MS | 39503 |
| | 52046 | 0808D-03-088.000 | ARD SHIRLEY A | 15547 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 52036 | 0808D-03-078.000 | ARMSTRONG SPENCER R | 15391 MIMOSA DR | GULFPORT | MS | 39503 |
| | 48056 | 0808E-02-045.000 | ARNETT JANE DIANE | 15297 NORTHWOOD DRIVE | GULFPORT | MS | 39503 |
| | 51861 | 0808D-02-066.000 | ASHER DWAYNE | 15308 PARKWOOD DR N | GULFPORT | MS | 39503 |
| | 52076 | 0808E-01-048.000 | ATEN RICHARD D & KIMBERLY D COLLINS | 15366 CEDAR CT | GULFPORT | MS | 39503 |
| | 51894 | 0808D-03-098.000 | BAILEY LORRAINE K | 15528 S PARKWOOD DR | GULFPORT | MS | 39503 |
| | 51859 | 0808D-02-068.000 | BARNARD TRUST | 15290 N PARKWOOD DR | GULFPORT | MS | 39503 |
| | 51998 | 0808D-03-036.000 | BARNES FRANKLIN T | 12340 MAGNOLIA CT | GULFPORT | MS | 39503 |
| | 52238 | 0808F-05-057.000 | BARTELS JEFFRY LYNN & BERNADITH | 15244 CINDY CV | GULFPORT | MS | 39503 |
| | 51905 | 0808E-02-024.000 | BATTLE VALLI & JONES PAMELIA | 15460 PARKWOOD DRIVE SOUTH | GULFPORT | MS | 39503 |
| | 51981 | 0808D-03-050.000 | BEATTY AMBER E | 15314 BAYWOOD CIR | GULFPORT | MS | 39503 |
| | 51924 | 0808E-02-004.000 | BOGERS RONNY J | 7602 SEQUOIA DRDIVE | NEW PORT RICHEY | FL | 34653 |
| | 51900 | 0808E-02-029.000 | BREAZEALE STEPHEN O & PATRICIA S | 15594 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 51930 | 0808E-01-033.000 | BRIGHTMAN WALTER WILLIAM | 15795 PARKWOOD SOUTH DRIVE | GULFPORT | MS | 39503 |
| | 52094 | 0808D-02-073.000 | BRM REAL ESTATE HOLDINGS LLC | 20012 DANIELS RD | SAUCIER | MS | 39574 |
| | 52050 | 0808D-03-092.000 | BROCK ERIC J JR & BARBARA A | 15394 PINEWOOD CT | GULFPORT | MS | 39503 |
| | 52193 | 0808F-05-016.000 | BROOKS JR FAMILY LIVING TRUST | 15260 CHRISTY CV | GULFPORT | MS | 39503 |
| | 52098 | 0808D-02-077.000 | BURDICK FELICIA TOMIKO | 12472 CRESTWOOD DR | GULFPORT | MS | 39503 |
| | 51944 | 0808E-01-019.000 | BURDICK RINCHIRO | 15314 OAKWOOD CT | GULFPORT | MS | 39503 |
| | 51945 | 0808E-01-018.000 | BURKE MYRTLE S -L/E- | 15304 OAKWOOD CT | GULFPORT | MS | 39503 |
| | 51995 | 0808D-03-039.000 | BURNETT RUFUS SR & SARAH | 12352 MAGNOLIA CT | GULFPORT | MS | 39503 |
| | 52021 | 0808D-03-014.000 | CALDWELL MARGARET ARLINE | 15425 PARKWOOD DR N | GULFPORT | MS | 39503 |
| | 51999 | 0808D-03-035.000 | CAPUANO JOSEPH N | 12336 MAGNOLIA COURT | GULFPORT | MS | 39503 |
| | 52011 | 0808D-03-032.000 | CAREY DEBORAH & ROBERT | 12334 FERNWOOD CV | GULFPORT | MS | 39503 |
| | 51950 | 0808E-01-013.000 | CATHERMAN KIMBERLY & JOHN VANCE | 15279 DOGWOOD CV | GULFPORT | MS | 39503 |
| | 57048 | 0808C-01-014.000 | CATHOLIC DIOCESE OF BILOXI | 1790 POPPS FERRY ROAD | BILOXI | MS | 39532 |
| | 52192 | 0808F-05-006.000 | CLARK KENISSIA ANN & CARBINE MECHEL | 15259 DEBBIE COVE | GULFPORT | MS | 39503 |
| | 52206 | 0808F-05-030.000 | CLOLINGER LEVI TYLER & LEANNA | 15031 GOVERNMENT ST | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 51912 | 0808E-02-017.000 | COAST MAGNOLIA PROPERTIES LLC | 16559 MALLARD DRIVE | GULFPORT | MS | 39503 |
| | 51890 | 0808D-02-032.000 | COGGINS JAN L | 15506 PARKWOOD DR N | GULFPORT | MS | 39503 |
| | 52047 | 0808D-03-089.000 | COLINET LOUIS J | 15557 PARKWOOD DR SOUTH | GULFPORT | MS | 39503 |
| | 51975 | 0808D-03-055.000 | COLLIER PRECIOUS U | 15274 ELMWOOD CT | GULFPORT | MS | 39503 |
| | 51929 | 0808E-01-034.000 | COOKE PAMELA & PATRICK SNELL | 15789 S PARKWOOD DR | GULFPORT | MS | 39503 |
| | 48035 | 0808E-02-065.000 | CULBERTH MELTON L & TONI L | 15304 ST CHARLES ST | GULFPORT | MS | 39503 |
| | 51888 | 0808D-02-030.000 | CUNNINGHAM CHARLES C | 15488 PARKWOOD DR | GULFPORT | MS | 39503 |
| | 48049 | 0808E-02-052.000 | CURRY JAVIS L & ALICIA G | 15294 GOVERNMENT ST | GULFPORT | MS | 39503 |
| | 52045 | 0808D-03-087.000 | CURRY JOHN R & RITA E | 15539 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 51977 | 0808D-03-053.000 | DANIELS CHARLES T | 15281 BAYWOOD CIR | GULFPORT | MS | 39503 |
| | 52034 | 0808D-03-076.000 | DAVILA RUSSELL A & ROBERTS MARIE F | 15377 MIMOSA DR | GULFPORT | MS | 39503 |
| | 51901 | 0808E-02-028.000 | DAVIS BETTY H | 15604 PARKWOOD DR SOUTH | GULFPORT | MS | 39503 |
| | 52239 | 0808F-05-058.000 | DAVIS Q'VONDRA SANTRICE & MALCOLM J | 15250 CINDY COVE | GULFPORT | MS | 39503 |
| | 48034 | 0808E-02-064.000 | DAVIS TAMMY DENISE | 15314 ST CHARLES ST | GULFPORT | MS | 39503 |
| | 52044 | 0808D-03-086.000 | DAWSON MATHEW W | 15529 S PARKWOOD DRIVE | GULFPORT | MS | 39503 |
| | 52058 | 0808D-03-068.000 | DEAN KIMBERLY DELORIS | 15385 PINEWOOD CT | GULFPORT | MS | 39503 |
| | 51867 | 0808D-02-060.000 | DEDEAUX SHANA M | 15356 N PARKWOOD DRIVE | GULFPORT | MS | 39503 |
| | 52054 | 0808D-03-072.000 | DILL RYAN S | 15360 PINEWOOD CT | GULFPORT | MS | 39503 |
| | 51962 | 0808E-01-001.000 | DUBUISSON HERBERT SR | P O BOX 2159 | BAY SAINT LOUIS | MS | 39520 |
| | 51984 | 0808D-03-047.000 | DUCOMB WAYNE JR & ELIZABETH | 15290 BAYWOOD CIR | GULFPORT | MS | 39503 |
| | 51942 | 0808E-01-021.000 | DUGGAN GEORGE JR & JUDY K -TRUSTEES | 15307 OAKWOOD CT | GULFPORT | MS | 39503 |
| | 51923 | 0808E-02-005.000 | EDENS BENNY R | 9155 WOOLMARKET RD | BILOXI | MS | 39532 |
| | 52246 | 0808F-05-065.000 | EDWARDS SYDNEY & ROHN | 15219 CINDY COVE | GULFPORT | MS | 39503 |
| | 48041 | 0808E-02-059.000 | EILERMANN JANET | 14352 CHESTWOOD CV | GULFPORT | MS | 39503 |
| N | 52082 | 0808E-01-042.000 | EILERMANN JANET M | 14352 CHESTWOOD CV | GULFPORT | MS | 39503 |
| | 52028 | 0808D-03-021.000 | EILERMANN KEITH -EST- & JANET & TOLAR T | 15687 S PARKWOOD DR | GULFPORT | MS | 39503 |
| | 48046 | 0808E-02-049.000 | EILERMANN KEITH -EST- & JANET & TERRY T( | 15322 GOVERNMENT ST | GULFPORT | MS | 39503 |
| | 52052 | 0808D-03-074.000 | EILERMANN KEITH -EST- & JANET ETAL | 14352 CHESTWOOD COVE | GULFPORT | MS | 39503 |
| | 51887 | 0808D-02-029.000 | ELLIS BRYAN B | 15478 N PARKWOOD DR | GULFPORT | MS | 39503 |
| | 51865 | 0808D-02-062.000 | ELLIS DOYLE E & JULIE L | 15342 PARKWOOD DR N | GULFPORT | MS | 39503 |
| | 52251 | 0808F-05-060.000 | ENTRUST GROUP INC THE | 555 12TH ST, STE 900 | OAKLAND | CA | 94607 |
| | 48055 | 0808E-02-046.000 | ETTER CHRISTOPHER L & TUCKER RACHEL | 15305 NORTHWOOD DR | GULFPORT | MS | 39503 |
| | 52069 | 0808E-01-055.000 | EUBANKS JEANNIE ETAL | 2800 19TH AVE | GULFPORT | MS | 39502 |
| | 52221 | 0808F-05-044.000 | EVANS DUSTIN Q & STACY N | 15260 GINGER COVE | GULFPORT | MS | 39503 |
| | 51870 | 0808D-02-057.001 | FALLS KAREN E -EST- | 12394 CYPRESS DR | GULFPORT | MS | 39503 |
| | 48050 | 0808E-02-053.000 | FARNER JAMES E -ESTATE- | 15288 GOVERNMENT ST | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 85341 | 0808D-03-051.000 | FERRIS JONATHAN D & MEGAN JOY RINES | 15313 BAYWOOD CIR | GULFPORT | MS | 39503 |
| | 52007 | 0808D-03-009.000 | FERRY ROBERT | 15369 PARKWOOD DR NORTH | GULFPORT | MS | 39503 |
| | 52014 | 0808D-03-030.000 | FIORANELLI SANDRA H | 12308 FERNWOOD CV | GULFPORT | MS | 39503 |
| | 52056 | 0808D-03-070.000 | FITCH CHRISTOPHER | 15369 PINEWOOD CT | GULFPORT | MS | 39503 |
| | 51976 | 0808D-03-054.000 | FLAGGS ERNEST JAMES | 15273 BAYWOOD CIR | GULFPORT | MS | 39503 |
| | 48048 | 0808E-02-051.000 | FLEMING DOLAN CURTIS | 15304 GOVERNMENT ST | GULFPORT | MS | 39503 |
| | 51996 | 0808D-03-038.000 | FORD MADELYN E | 12348 MAGNOLIA CT | GULFPORT | MS | 39503 |
| | 48058 | 0808E-02-038.000 | FORE MARIE M A | 15324 NORTHWOOD DR | GULFPORT | MS | 39503 |
| | 52063 | 0808E-01-061.000 | FRANCIS LEROY & VIOLA J | 15351 DELLWOOD CV | GULFPORT | MS | 39503 |
| | 48063 | 0808E-02-042.000 | FRETENBOROUGH SAMUEL J & TAMMY | 15274 NORTHWOOD DR | GULFPORT | MS | 39503 |
| | 52005 | 0808D-03-007.000 | FRISANCHO JULIO & ELIZABETH | 15327 PARKWOOD DRIVE NORTH | GULFPORT | MS | 39503 |
| | 51903 | 0808E-02-026.000 | GAIGE LUCAS MICHAEL | 15620 PARKWOOD DRIVE S | GULFPORT | MS | 39503 |
| | 51863 | 0808D-02-064.000 | GATEWAY UNITED METHODIST CHURCH | 16020 SOUTH SWAN RD | GULFPORT | MS | 39503 |
| | 52022 | 0808D-03-015.000 | GILLUM PATRICIA | P O BOX 6327 | GULFPORT | MS | 39506 |
| | 52026 | 0808D-03-019.000 | GMC ENTERPRISES LLC | 205 BARTLETT AVE | WOODLAND | CA | 95695 |
| | 51946 | 0808E-01-017.000 | GRANT JAMES EDWARD III | 15290 OAKWOOD CT | GULFPORT | MS | 39503 |
| | 51907 | 0808E-02-022.000 | GRAVES LANEY E | 15664 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 52059 | 0808D-03-067.000 | GRAVES TOMMY C & LYNNE M G | 308 REGATTA DRIVE | NICEVILLE | FL | 32578 |
| | 51964 | 0808D-03-056.000 | GREEN ROBERT E | 15273 ELMWOOD COURT | GULFPORT | MS | 39503 |
| | 57091 | 0808D-02-057.000 | GRIFFITH ERIC WAYNE | 15372 PARKWOOD DR N | GULFPORT | MS | 39503 |
| | 51914 | 0808E-02-015.000 | GURKLIS CHARLES B & ELAINE B | 15710 PARKWOOD DR SOUTH | GULFPORT | MS | 39503 |
| | 51864 | 0808D-02-063.000 | GUTHRIE JOSEPH & DESTI | 15334 PARKWOOD DR N | GULFPORT | MS | 39503 |
| | 51941 | 0808E-01-022.000 | HALES ANTHONY JR & SHARI | 3700 HANSBERRY CT NE | WASHINGTON | DC | 20018 |
| | 52096 | 0808D-02-075.000 | HAMITER RHETT D & KATHERINE A | 12458 CRESTWOOD DR | GULFPORT | MS | 39503 |
| | 52066 | 0808E-01-059.000 | HANES ALISHA D | 15371 DELLWOOD CV | GULFPORT | MS | 39503 |
| | 51869 | 0808D-02-058.000 | HANSEN DOROTHY -TRUSTEE- | 15372 PARKWOOD DR N | GULFPORT | MS | 39503 |
| | 52248 | 0808F-05-063.000 | HANSHEW RALPH P III & HEATHER S | 15235 CINDY COVE | GULFPORT | MS | 39503 |
| | 52092 | 0808D-02-071.000 | HARGROVE SUSAN MARIE | 12424 CRESTWOOD DR | GULFPORT | MS | 39503 |
| | 51938 | 0808E-01-025.000 | HARPER CONNIE S | 15273 OAKWOOD CT | GULFPORT | MS | 39503 |
| | 52073 | 0808E-01-051.000 | HARRINGTON GARY D & RUTH PITRE | 15361 WILLOW CIR | GULFPORT | MS | 39503 |
| | 51866 | 0808D-02-061.000 | HARRIS TINA L | 15348 N PARKWOOD | GULFPORT | MS | 39503 |
| | 51931 | 0808E-01-032.000 | HEARN DONIA G | 15803 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 52065 | 0808E-01-058.000 | HENSLEY DAVID ORA | 15627 PARKWOOD DR | GULFPORT | MS | 39503 |
| | 51913 | 0808E-02-016.000 | HENSON DARLENE | 15704 PARKWOOD DR SOUTH | GULFPORT | MS | 39503 |
| | 52081 | 0808E-01-043.000 | HERBERT HARRY | 15365 CEDAR COURT | GULFPORT | MS | 39503 |
| | 52061 | 0808E-01-063.000 | HINTON JUANITA H | 15362 DELLWOOD COVE | GULFPORT | MS | 39503 |

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|---|---|---|---|---|---|---|---|
| | 51937 | 0808E-01-026.000 | HOERLER JOHN J & MARGARET R | 701 N PARK STREET | MCLEANSBORO | IL | 62859 |
| | 48047 | 0808E-02-050.000 | HOLLEN ALEXIS | 15312 GOVERNMENT ST | GULFPORT | MS | 39503 |
| | 52093 | 0808D-02-072.000 | HOLLEY LINDA DAWN | 12432 CRESTWOOD DR | GULFPORT | MS | 39503 |
| | 48044 | 0808E-02-056.000 | HOLLOWAY DIANE E | 15283 GOVERNMENT ST | GULFPORT | MS | 39503 |
| | 48039 | 0808E-02-061.000 | HOLMES PEARLIE L | 15323 GOVERNMENT ST | GULFPORT | MS | 39503 |
| | 52025 | 0808D-03-018.000 | HOSMER MARY T -TRUSTEE- | 15465 N PARKWOOD DR | GULFPORT | MS | 39503 |
| | 52068 | 0808E-01-056.000 | HOUILLON PENNY D & ORTEGA YVETTE M | 15360 WILLOW CIR | GULFPORT | MS | 39503 |
| | 51921 | 0808E-02-007.000 | HUBER RANDAL R | 15792 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 51959 | 0808E-01-004.000 | JACKSON PATRICIA A | 15292 DOGWOOD COVE | GULFPORT | MS | 39503 |
| | 48036 | 0808E-02-066.000 | JAMES WILLIAM JR & LORNA CAROLINE | 15294 ST CHARLES ST | GULFPORT | MS | 39503 |
| | 52043 | 0808D-03-085.000 | JENKINS ODIES | 15515 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 52240 | 0808F-05-056.000 | JFK INVESTMENTS LLC | 11397 PALM VALLEY COVE | GULFPORT | MS | 39503 |
| | 52085 | 0808E-01-039.000 | JOHNSON BRUCE G & MILDRED B | 15729 PARKWOOD DR SOUTH | GULFPORT | MS | 39503 |
| | 103352 | 0808D-03-005.001 | JOHNSON JOHNNY L & ERIKA R | 12375 MAGNOLIA CT | GULFPORT | MS | 39503 |
| | 85339 | 0808D-03-005.000 | JONES JEDEDIAH P & DANIELLE E | 12365 MAGNOLIA CT | GULFPORT | MS | 39503 |
| | 52019 | 0808D-03-012.000 | JONES MICHELLE R & JAMES A | 15409 PARKWOOD DR N | GULFPORT | MS | 39503 |
| | 52062 | 0808E-01-062.000 | KELLER CHERYL & HARRIS | 15354 DELLWOOD COVE | GULFPORT | MS | 39503 |
| | 51899 | 0808D-03-093.000 | KELLY KENNEDY & ELIJAH VAN-ALYSTYNE | 15580 PARKWOOD DR SOUTH | GULFPORT | MS | 39503 |
| | 51908 | 0808E-02-021.000 | KENDRICK JAMES D & LORI M | 15670 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 51994 | 0808D-03-040.000 | KINCAID NORA M & LARRY W | 12358 MAGNOLIA CT | GULFPORT | MS | 39503 |
| | 52048 | 0808D-03-090.000 | KING BRUCE E -TRUSTEE- | 14379 BEULAH CHURCH RD | GULFPORT | MS | 39507 |
| | 125576 | 0808D-03-051.001 | KING CHARLIE J & KASEY | 15307 BAYWOOD CIRCLE | GULFPORT | MS | 39503 |
| | 52204 | 0808F-05-018.000 | KING JAMES A & DWANA J | 15249 CHRISTY COVE | GULFPORT | MS | 39503 |
| | 52015 | 0808D-03-029.000 | KING LEVI C & TRESHERRA L | 12309 FERNWOOD CV | GULFPORT | MS | 39503 |
| | 51919 | 0808E-02-010.000 | KMJB LLC | 13440 WOODLAND DR | GULFPORT | MS | 39503 |
| | 85294 | 0808E-02-037.000 | KROL ALEXANDER G JR-TRUSTEE | 12090 NEW ORLEANS AVE | GULFPORT | MS | 39503 |
| | 105575 | 0808E-02-037.001 | KROL ALEXANDER G JR & MELISSA B | 12090 NEW ORLEANS AVE | GULFPORT | MS | 39503 |
| | 47952 | 0808E-02-036.000 | KROL ELECTRIC INC | 12090 NEW ORLEANS AVE | GULFPORT | MS | 39503 |
| | 52055 | 0808D-03-071.000 | LABOY JUAN C & FANNY | 15361 PINEWOOD CT | GULFPORT | MS | 39503 |
| | 48059 | 0808E-02-039.000 | LANDRY-FAYARD LLC | 15314 NORTHWOOD DR | GULFPORT | MS | 39503 |
| N | 48053 | 0808E-02-047.000 | LANDRY FAYARD LLC | 15317 NORTHWOOD DR | GULFPORT | MS | 39503 |
| | 51898 | 0808D-03-094.000 | LANDRY LYNNELL Y | 15564 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 52203 | 0808F-05-019.000 | LANE DAVID T & KIANNA J | 15239 CHRISTY COVE | GULFPORT | MS | 39503 |
| | 48032 | 0808E-02-062.000 | LARRISON SHARON W & ROBERT C | 15324 ST CHARLES ST | GULFPORT | MS | 39503 |
| N | 48033 | 0808E-02-063.000 | LARRISON SHARON W & ROBERT C | 15324 ST CHARLES | GULFPORT | MS | 39503 |
| | 85340 | 0808D-03-031.000 | LATHAM TYLER BROOKS | 12320 FERNWOOD CV | GULFPORT | MS | 39503 |

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| | 48040 | 0808E-02-060.000 | LAWRENCE RESHONDA | 15317 GOVERNMENT ST | GULFPORT | MS | 39503 |
| | 51973 | 0808D-03-060.000 | LAWSON COMALISA | 15290 ELMWOOD CT | GULFPORT | MS | 39503 |
| | 52074 | 0808E-01-050.000 | LEUENBERGER GLORIA L | 15371 WILLOW CIRCLE | GULFPORT | MS | 39503 |
| | 51934 | 0808E-01-029.000 | LINSCOMB ROLAND HOMER & CYNTHIA RIC | 12161 DEPEW RD | GULFPORT | MS | 39503 |
| | 51868 | 0808D-02-059.000 | LLOYD DELLA M | 15364 PARKWOOD DR N | GULFPORT | MS | 39503 |
| | 51958 | 0808E-01-005.000 | LOLLEY CHARLENE C | 15300 DOGWOOD CV | GULFPORT | MS | 39503 |
| | 51915 | 0808E-02-014.000 | LOMAX RASHENA & MICHAEL S JR | 15716 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 52035 | 0808D-03-077.000 | LUCY KURT VOHN & BETTY JEAN | 15381 MIMOSA DR | GULFPORT | MS | 39503 |
| | 85278 | 0808E-01-037.000 | LYONS SARAH | 15749 PARKWOOD DRIVE S | GULFPORT | MS | 39501 |
| | 52099 | 0808D-02-078.000 | MADDOX ARTHUR | 12478 CRESTWOOD DR | GULFPORT | MS | 39503 |
| | 51925 | 0808E-02-003.000 | MANNING KELLY | 15820 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 52006 | 0808D-03-008.000 | MAREK BARBARA | 15357 PARKWOOD DR N | GULFPORT | MS | 39503 |
| | 52018 | 0808D-03-011.000 | MARSH KENNETH C JR | 12343 FERNWOOD COURT | GULFPORT | MS | 39503 |
| | 48057 | 0808E-02-043.000 | MARSHALL TERRI B & AMOS L | 15275 NORTHWOOD DR | GULFPORT | MS | 39503 |
| | 52016 | 0808D-03-028.000 | MARTIN ISIAH DWIGHT JR & VANESSA F | 12319 FERNWOOD COVE | GULFPORT | MS | 39503 |
| | 51909 | 0808E-02-020.000 | MAX RENTALS LLC -L/E- | 12803 JACKSON LEE DR | OCEAN SPRINGS | MS | 39564 |
| | 51957 | 0808E-01-006.000 | MAXCEY JAMES AARON | 15310 DOGWOOD CV | GULFPORT | MS | 39503 |
| | 52245 | 0808F-05-066.000 | MAY ADA THERESA | 15211 CINDY CV | GULFPORT | MS | 39503 |
| | 51862 | 0808D-02-065.000 | MAYNE JEAN E | 3022 53RD AVE | GULFPORT | MS | 39501 |
| | 51906 | 0808E-02-023.000 | MCCALL JOSHUA CHRISTIAN | 15652 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 52243 | 0808F-05-053.000 | MCCULLOUGH PROPERTIES LLC | 20337 ROBINSON RD | GULFPORT | MS | 39503 |
| | 51965 | 0808D-03-058.000 | MCDANIEL DAMON J & SHANA R | 1325 SQUIRES LANE | AUBREY | TX | 76227 |
| | 51926 | 0808E-02-002.000 | MCDANIEL KEVIN M & KIMBERLY J | 14619 JOHN CLARK RD | GULFPORT | MS | 39503 |
| | 52247 | 0808F-05-064.000 | MCDONALD VICTORY HUGO & JANET F | #16 LAWRENCE PL | GULFPORT | MS | 39507 |
| | 48038 | 0808E-02-068.000 | MCKELVEY BOBBYE | P O BOX 726 | DEL MAR | CA | 92014 |
| | 52207 | 0808F-05-029.000 | MCKELVY JOHN B & SANDRA D | 15252 BARBARA DR | GULFPORT | MS | 39503 |
| | 48037 | 0808E-02-067.000 | MCKENZIE KRISTOPHER W & JENNIFER E | 15286 ST CHARLES ST | GULFPORT | MS | 39503 |
| | 51948 | 0808E-01-015.000 | MCLEAN GYPSIE B | 15272 OAKWOOD CT | GULFPORT | MS | 39503 |
| | 52077 | 0808E-01-047.000 | MCNEAL COZY D & AUNGELET J | 15358 CEDAR CT | GULFPORT | MS | 39503 |
| | 52004 | 0808D-03-006.000 | MCQUEEN WAYNE D & MARY CLEO | 15317 PARKWOOD DR N | GULFPORT | MS | 39503 |
| | 52033 | 0808D-03-026.000 | MEINTS DONALD J | 15380 MIMOSA DR | GULFPORT | MS | 39503 |
| | 52078 | 0808E-01-046.000 | MERCER CHERYL D | 15348 CEDAR CT | GULFPORT | MS | 39503 |
| | 52080 | 0808E-01-044.000 | MERRITT HAL A & DOROTHY J | 18385 ROBINWOOD DR | SAUCIER | MS | 39574 |
| | 52097 | 0808D-02-076.000 | MIER VICTORIA M & CHRISTOPHER J | 12466 CRESTWOOD DR | GULFPORT | MS | 39503 |
| | 51968 | 0808D-03-065.000 | MILLER LARRY L | 15313 ELMWOOD CT | GULFPORT | MS | 39503 |
| | 52100 | 0808D-02-079.000 | MILLER WILLIAM P & LINDA C | 12482 CRESTWOOD DR | GULFPORT | MS | 39503 |

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|---|---|---|---|---|---|---|---|
| | 51857 | 0808D-02-070.000 | MITCHELL HERMAN L & ANGIE LEKIM | 15274 N PARKWOOD DR | GULFPORT | MS | 39503 |
| | 51940 | 0808E-01-023.000 | MITTON GLORIA J | 15291 OAKWOOD COURT | GULFPORT | MS | 39503 |
| | 48051 | 0808E-02-054.000 | MOORE NORMA -L/E- | 15274 GOVERNMENT ST | GULFPORT | MS | 39503 |
| | 109469 | 0808E-01-003.001 | MORAN PERRY A & DEBORAH A | 15270 DOGWOOD COVE | GULFPORT | MS | 39503 |
| | 85343 | 0808D-03-063.000 | MORILLON LEAH | 15308 ELMWOOD CT | GULFPORT | MS | 39503 |
| | 51956 | 0808E-01-007.000 | MURRAY ERIC R | 15318 DOGWOOD CV | GULFPORT | MS | 39503 |
| | 51992 | 0808D-03-003.000 | MURRAY WILLIAM W & JOANNE C | 15291 PARKWOOD DR N | GULFPORT | MS | 39503 |
| | 51990 | 0808D-03-001.000 | MUSGROVE ETHEL | 15275 PARKWOOD DR N | GULFPORT | MS | 39503 |
| | 51933 | 0808E-01-030.000 | MYERS DAVID R & JENNIFER C | 15541 OLD OAK CT | GULFPORT | MS | 39503 |
| | 52053 | 0808D-03-073.000 | NEAL WILLIAM R -ESTATE- | P O BOX 808 | GULFPORT | MS | 39502 |
| | 52249 | 0808F-05-062.000 | NEIDEFFER JOHN RAYMOND | 15245 CINDY CV | GULFPORT | MS | 39503 |
| | 51947 | 0808E-01-016.000 | NEWKIRK MICHAEL N & SILVANA C | 15280 OAKWOOD CT | GULFPORT | MS | 39503 |
| | 52089 | 0808E-01-036.000 | NORTHWOOD HILLS HOME OWNERS ASSO | P O BOX 1862 | GULFPORT | MS | 39501 |
| | 85293 | 0808E-02-035.000 | NORWOOD VILLAGE INC | P O BOX 6 | WIGGINS | MS | 39577 |
| | 57133 | 0808E-02-033.000 | NORWOOD VILLAGE INC C/O WENDELTA | 263 WAGNER PLACE | MEMPHIS | MS | 38103 |
| N | 57134 | 0808E-02-035.004 | NORWOOD VILLAGE INC | P O BOX 6 | WIGGINS | MS | 39577 |
| | 52250 | 0808F-05-061.000 | ONEAL GREGORY D | 15251 CINDY CV | GULFPORT | MS | 39503 |
| | 51985 | 0808D-03-046.000 | ORR WILLIAM F & PATRICIA A | 18401 STONE HOLLOW DR | GERMANTOWN | MD | 20874 |
| | 51952 | 0808E-01-011.000 | PANZICA JOE E -ESTATE- | 15297 DOGWOOD COVE | GULFPORT | MS | 39503 |
| | 51927 | 0808E-02-001.000 | PARKS KATRINA | 15834 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 51978 | 0808D-03-052.000 | PATTEN ROBERT C & BRITTNEY N | 15297 BAYWOOD CIRCLE | GULFPORT | MS | 39503 |
| | 51969 | 0808D-03-066.000 | PATTON DOMINIQUE R & JOHNNY R | 15321 ELMWOOD CT | GULFPORT | MS | 39503 |
| | 52095 | 0808D-02-074.000 | PAYNE GEORGE C & BARBARA W | 13112 WIND ROSE CIR | GULFPORT | MS | 39503 |
| | 51922 | 0808E-02-006.000 | PERKINS JERRY B & JACKSON BARBARA J | 15800 S PARKWOOD DRIVE | GULFPORT | MS | 39503 |
| | 51911 | 0808E-02-018.000 | PETERSEN CRAIG ALAN | 15694 S PARKWOOD DR | GULFPORT | MS | 39503 |
| | 52241 | 0808F-05-055.000 | PETERSON RONALD J | 15228 CINDY CV | GULFPORT | MS | 39503 |
| | 51875 | 0808D-02-041.000 | PHAM KIM N THANH | 15398 PARKWOOD DR N | GULFPORT | MS | 39503 |
| | 48045 | 0808E-02-055.000 | PITTMAN CARLENE C | 12079 DEPEW RD | GULFPORT | MS | 39503 |
| | 52180 | 0808F-05-005.000 | PITTMAN HURD A JR | 15260 DEBBIE CV | GULFPORT | MS | 39503 |
| | 51920 | 0808E-02-009.000 | POPE RUBY W | 15752 S PARKWOOD DR | GULFPORT | MS | 39503 |
| | 51989 | 0808D-03-042.000 | POTTER DONALD G & CYNTHIA E OLIVER | 12361 DEPEW RD | GULFPORT | MS | 39503 |
| | 51966 | 0808D-03-061.000 | PRYOR CHRISTOPHER C | 15293 ELMWOOD CT | GULFPORT | MS | 39503 |
| | 52083 | 0808E-01-041.000 | QUIN SHERYL | 24178 LEEWARD DR | GULFPORT | MS | 39503 |
| | 52067 | 0808E-01-057.000 | RABALAIS KENNETH J JR | 620 NORTHLINE ST | METAIRIE | LA | 70005 |
| | 52038 | 0808D-03-080.000 | RABORN CAROLYN F | 15405 MIMOSA DR | GULFPORT | MS | 39503 |
| | 51902 | 0808E-02-027.000 | RANDAZZO CARICIA T | 15612 PARKWOOD DRIVE S | GULFPORT | MS | 39503 |

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|---|---|---|---|---|---|---|---|
| | 52037 | 0808D-03-079.000 | REDDING ZACHARY BENJAMIN & CASSIDY | 15395 MIMOSA DR | GULFPORT | MS | 39503 |
| | 52070 | 0808E-01-054.000 | REED ANDREW C & DONNA G | 15344 WILLOW CIR | GULFPORT | MS | 39503 |
| | 51955 | 0808E-01-008.000 | REED CORA ANN & SYKES ADOLPH | 15325 DOGWOOD COVE | GULFPORT | MS | 39503 |
| | 52237 | 0808F-05-059.000 | REED EDWARD & CLAYTON KENNY | 15260 CINDY COVE | GULFPORT | MS | 39503 |
| | 51974 | 0808D-03-059.000 | REED ROGER H & REBA N -TRUSTEES- | 15280 ELMWOOD CT | GULFPORT | MS | 39503 |
| | 52039 | 0808D-03-081.000 | REEVES FAY T | 15415 MIMOSA DR | GULFPORT | MS | 39503 |
| | 52075 | 0808E-01-049.000 | RHODES MONICA | 15374 CEDAR ST | GULFPORT | MS | 39503 |
| | 51918 | 0808E-02-011.000 | RICE ALYSSA NICOLE | 15738 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 51954 | 0808E-01-009.000 | RICH DOROTHY ANN | 15315 DOGWOOD CV | GULFPORT | MS | 39503 |
| | 52001 | 0808D-03-004.000 | RIEMANN JANE M | 12345 MAGNOLIA CT | GULFPORT | MS | 39503 |
| | 48042 | 0808E-02-058.000 | RIVERA JULIO | 15301 GOVERNMENT ST | GULFPORT | MS | 39503 |
| | 52208 | 0808F-05-028.000 | RIVERS GASTON ELWIN & CATHY JO | 15244 BARBARA COVE | GULFPORT | MS | 39503 |
| | 52042 | 0808D-03-084.000 | RODRIGUEZ NESTOR | 15449 MIMOSA DRIVE | GULFPORT | MS | 39503 |
| | 51893 | 0808D-03-099.000 | ROGERS JOHN ELLIS | 15520 S PARKWOOD DR | GULFPORT | MS | 39503 |
| | 57129 | 0808E-02-034.000 | ROGERS JOHN T REVOCABLE TRUST | 12100 HIGHWAY 49 | GULFPORT | MS | 39503 |
| | 52220 | 0808F-05-031.000 | ROONEY MICHAEL J & ANGELA M | 15259 BARBARA DR | GULFPORT | MS | 39503 |
| | 51917 | 0808E-02-012.000 | ROSE JEAN BALE -TRUSTEE- ETAL | 369 E VAN KOEVERING ST | RIALTO | CA | 92376 |
| | 51910 | 0808E-02-019.000 | ROWAN CHARLES KEITH & JOSEPHINE E | 15686 PARKWOOD DRIVE SOUTH | GULFPORT | MS | 39503 |
| | 52032 | 0808D-03-025.000 | RUSSELL BOBBY M JR & SUSAN | 15390 MIMOSA DR | GULFPORT | MS | 39503 |
| | 52020 | 0808D-03-013.000 | RUSSELL NICHOLAS A & MAEGAN | 15415 PARKWOOD DR N | GULFPORT | MS | 39503 |
| | 51988 | 0808D-03-043.000 | RYE PATRICIA SUE & KNIGHT TERESA | 12351 DEPEW RD | GULFPORT | MS | 39503 |
| | 51897 | 0808D-03-095.000 | SAENZ ADAM D | 15556 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 48052 | 0808E-02-048.000 | SAMAYOA WALTER J | 15325 NORTHWOOD DR | GULFPORT | MS | 39503 |
| | 52000 | 0808D-03-034.000 | SAMS GARY W & JUDITH ELAINE | 9511 CHAMPIONS COVE DR | SPRING | TX | 77379 |
| | 51889 | 0808D-02-031.000 | SAUCIER MARY ANN | 15496 N PARKWOOD DR | GULFPORT | MS | 39503 |
| | 52030 | 0808D-03-023.000 | SCREVEN DARRYL A & MARIA T | 15404 MIMOSA DR | GULFPORT | MS | 39503 |
| | 51960 | 0808E-01-003.000 | SLOAN TIMOTHY D & TRACY L | 15282 DOGWOOD CV | GULFPORT | MS | 39503 |
| | 52060 | 0808E-01-064.000 | SMITH CANDACE L | 15372 DELLWOOD CV | GULFPORT | MS | 39503 |
| | 52040 | 0808D-03-082.000 | SMITH STEVIE SR & ANNE JOHNSON | 15425 MIMOSA DR | GULFPORT | MS | 39503 |
| | 52086 | 0808E-01-038.000 | SPEARS BRENDA | 15737 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 52244 | 0808F-05-067.000 | STAIRS DAVID LEE | 15208 CINDY COVE | GULFPORT | MS | 39503 |
| | 51993 | 0808D-03-041.000 | STEVENS LISA L | 12366 MAGNOLIA CT | GULFPORT | MS | 39503 |
| | 51932 | 0808E-01-031.000 | STEWART GREGORY L & PHYLLIS OWENS | 15819 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 51939 | 0808E-01-024.000 | STRAHAN TOLBERT J & BARBARA H | 15281 OAKWOOD COURT | GULFPORT | MS | 39503 |
| | 51972 | 0808D-03-062.000 | SWACKHAMER NORMA | 15298 ELMWOOD CT | GULFPORT | MS | 39503 |
| | 51928 | 0808E-01-035.000 | TADEJ SHARON L | 15783 PARKWOOD DRIVE S | GULFPORT | MS | 39503 |

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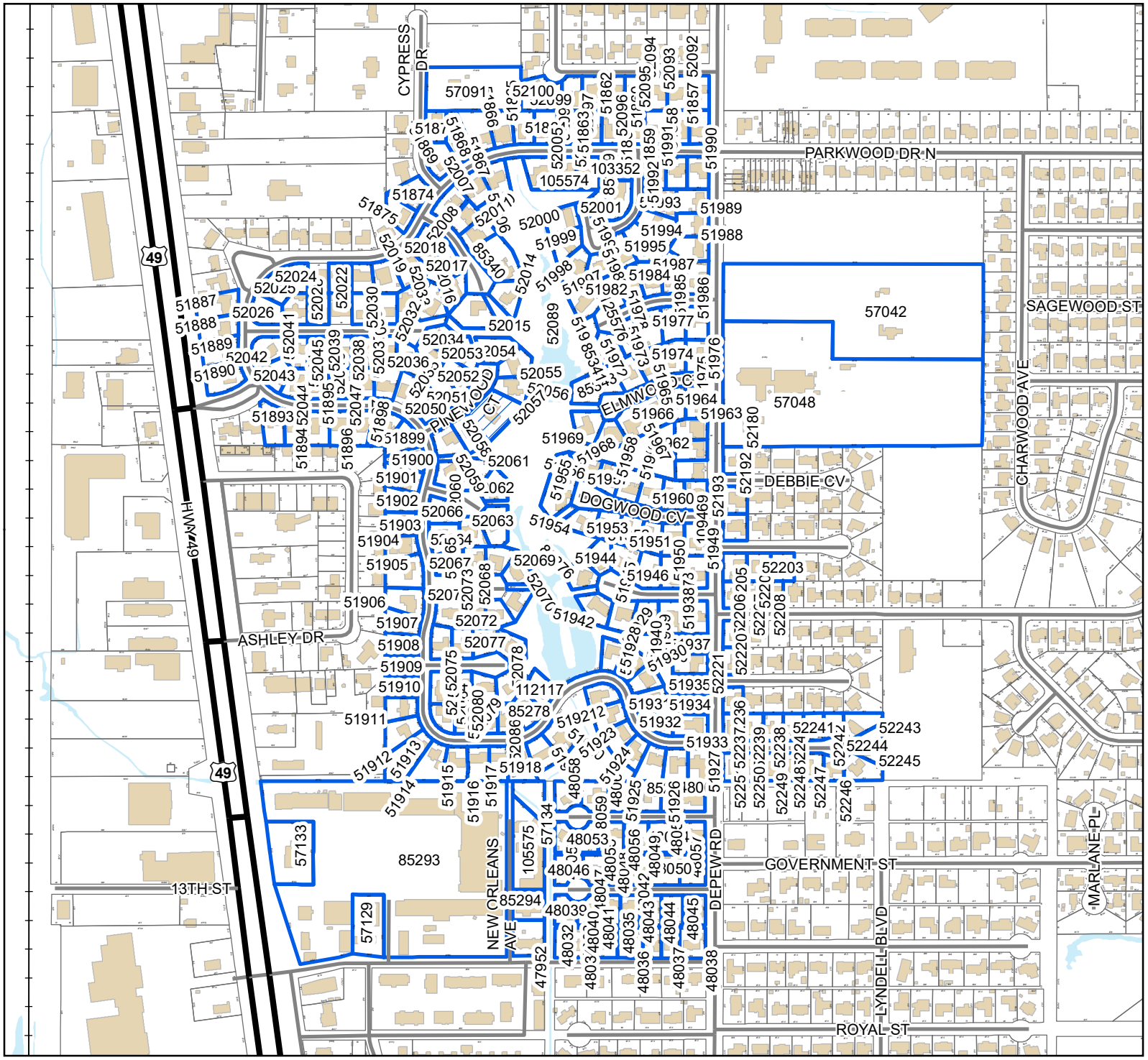
|---|---|---|---|---|---|---|---|
| | 51982 | 0808D-03-049.000 | TAYLOR CARL R JR | 15306 BAYWOOD CIRCLE | GULFPORT | MS | 39503 |
| | 51860 | 0808D-02-067.000 | TAYLOR PAMELA G | 15298 PARKWOOD DR N | GULFPORT | MS | 39503 |
| | 51935 | 0808E-01-028.000 | THOMPSON JERRY D | 12169 DEPEW RD | GULFPORT | MS | 39503 |
| | 48054 | 0808E-02-044.000 | TODD MICHAEL W | 15285 NORTHWOOD DRIVE | GULFPORT | MS | 39503 |
| | 85276 | 0808E-01-020.000 | TOLAR TERRY & EILERMANN JANET | 2620 RUE PALAFOX | BILOXI | MS | 39531 |
| N | 52242 | 0808F-05-054.000 | TOLAR TERRY & EILERMANN JANET | 2620 RUE PALAFOX | BILOXI | MS | 39531 |
| N | 52064 | 0808E-01-060.000 | TOLAR TERRY L & EILERMANN JANET | 2620 RUE PALAFOX | BILOXI | MS | 39531 |
| N | 52031 | 0808D-03-024.000 | TOLAR TERRY L & EILERMANN JANET M | 2620 RUE PALAFOX | BILOXI | MS | 39531 |
| | 52236 | 0808F-05-045.000 | TORRES JESSICA R | 18074 CARSON CT | SAUCIER | MS | 39574 |
| | 51858 | 0808D-02-069.000 | TOWERY JERRY J & BETTY J -TRUSTEES- | 15280 PARKWOOD DR NORTH | GULFPORT | MS | 39503 |
| | 51896 | 0808D-03-096.000 | TRAVIS GORDON & BURNETTA | 15546 PARKWOOD DR SOUTH | GULFPORT | MS | 39507 |
| | 51936 | 0808E-01-027.000 | TROTTER GEORGE E JR | 12179 DEPEW RD | DAYTON | OH | 45458 |
| | 57042 | 0808C-01-013.000 | TRUE DELIVERANCE OUTREACH MINISTRY | 2727 22ND AVE | GULFPORT | MS | 39503 |
| | 51904 | 0808E-02-025.000 | TUBBS FLOYD J & BARBARA T | 15628 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 52084 | 0808E-01-040.000 | VALDELAMAR TYLERE MORGAN | 15719 PARKWOOD DR SOUTH | GULFPORT | MS | 39503 |
| | 52079 | 0808E-01-045.000 | VANDENHEUVEL WILLIAM J | 15347 CEDAR CT | GULFPORT | MS | 39503 |
| | 52205 | 0808F-05-017.000 | VAUTOUR VINCENT ROGER & DANA LEE | 15259 CHRISTY CV | GULFPORT | MS | 39503 |
| | 48043 | 0808E-02-057.000 | VELEZ ELVIS & CROCHET NORMA E | 15291 GOVERNMENT ST | GULFPORT | MS | 39503 |
| | 52024 | 0808D-03-017.000 | VELEZ WANDA IVETTE & FIDEL CASTILLO | 15449 PARKWOOD DR N | GULFPORT | MS | 39503 |
| | 51987 | 0808D-03-044.000 | VELOZ JUAN M DE LEON | 12341 DEPEW RD | GULFPORT | MS | 39503 |
| | 85295 | 0808E-02-041.000 | WATT MELVA J | 15292 NORTHWOOD DR | GULFPORT | MS | 39503 |
| | 51986 | 0808D-03-045.000 | WEBSTER BRYON QUINN & KIMBERLY RENE | 15274 BAYWOOD CIR | GULFPORT | MS | 39503 |
| | 105574 | 0808D-03-007.001 | WEIHER TIMOTHY L | 15335 PARKWOOD DRIVE NORTH | GULFPORT | MS | 39503 |
| | 51916 | 0808E-02-013.000 | WELCH ZACHARY S & ALEXIS L | 7642 STAGECOASH RD | PENSACOLA | FL | 32526 |
| | 52010 | 0808D-03-033.000 | WHEATON LAWRENCE & PATRICIA | 12340 FERNWOOD CV | GULFPORT | MS | 39503 |
| | 51949 | 0808E-01-014.000 | WHITE LAWRENCE H -EST- | 15271 DOGWOOD CV | GULFPORT | MS | 39501 |
| | 51963 | 0808D-03-057.000 | WILBORN ZACHARY L & HANNAH | 12271 DEPEW RD | GULFPORT | MS | 39503 |
| | 52051 | 0808D-03-075.000 | WILLIAM P SCHROEDER REVOCABLE TRUST | 14619 JOHN CLARK RD | GULFPORT | MS | 39503 |
| | 112117 | 0808E-01-037.002 | WILLIAMS ELIZABETH MICHELLE | 1309 MACFARLAND ST | LEANDER | TX | 78641 |
| | 52017 | 0808D-03-027.000 | WILLIAMS OKI RAGINS & GEORGE III | 12329 FERNWOOD COVE | GULFPORT | MS | 39503 |
| | 51874 | 0808D-02-042.000 | WILLIAMS SHELLEY | 12371 CYPRESS DR | GULFPORT | MS | 39503 |
| | 51967 | 0808D-03-064.000 | WILLISTON ROBERT B & CINDY C | 15303 ELMWOOD CT | GULFPORT | MS | 39503 |
| | 52008 | 0808D-03-010.000 | WILSON MICHAEL & TERRI J | 15381 PARKWOOD DR N | GULFPORT | MS | 39503 |
| | 52041 | 0808D-03-083.000 | WINSTEAD MARY K | 15433 MIMOSA DR | GULFPORT | MS | 39503 |
| | 51953 | 0808E-01-010.000 | WINTERS PATSY | 15305 DOGWOOD CV | GULFPORT | MS | 39503 |
| | 52027 | 0808D-03-020.000 | WOODLAND JOHNNY R II | 15432 MIMOSA DR | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 52072 | 0808E-01-052.000 | ZDZIEMBORSKI RICHARD & PATRICIA | 15353 WILLOW CIR | GULFPORT | MS | 39503 |

# 2207PC131 Planning Commission Approval




## Legend

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

0 90 180 270

Yards

1 inch = 550 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.

**RE: Planning Commission Approval 2207PC131, by owner Misty & Calvin Stevenson, tax parcel 0808D-03-069.000, Request home occupation for a medical care use, 15377 Pinewood Ct, 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 28, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit http://www.gulfport-ms.gov/agendas/ then click the City of Gulfport Planning Commission for **Thursday, July 28, 2022.** 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.

## 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:**
**IPL0080719**
**Order Status:**
Submitted
**Classification:**
Legals & Public Notices
**Package:**
BLX - Legal Ads
**Final Cost:**
45.00
**Payment Type:**
Account Billed
**User ID:**
IPL0018837

**ACCOUNT INFORMATION**

HARRISON CO DEVELOPMENT IP
12281 INTRAPLEX PKWY
GULFPORT, MS 39503
228-896-5020
mmcgraw@mscoast.org
HARRISON CO DEVELOPMENT

**TRANSACTION REPORT**

**Date**
July 8, 2022 12:11:51 PM EDT
**Amount:**
45.00

**SCHEDULE FOR AD NUMBER IPL00807190**

July 13, 2022
SunHerald (Biloxi)

**PREVIEW FOR AD NUMBER IPL00807190**

**LEGAL NOTICE**
**PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, July 28, 2022 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.

Planning Commission Approval 2207PC122, by owner Jelicia Mallory, tax parcel 0808F-01-001.083, Request for home occupation office use, 12212 Emily Cv, Zoned R-1-10 (Single-family), Ward 7

Resubdivision 2207PC127, by owners Toleado Harper and Grant Curtis, tax parcel 0911D-03-041.000, Divide into two new parcels, 2208 Gulf Ave, Zoned R-2 (Single-family), Ward 3

Resubdivision 2207PC129, by owner T&D Homes, LLC, tax parcel 0810D-03-010.000, Divide into two new parcels, Zoned R-1-5 (Single-family), Ward 3

Zoning Map Amendment 2207PC130, by agent Linda Shaddix, tax parcels 0711K-04-037.002, 0711K-04-020.000, 0711K-04-037.003, &0711K-

04-037.004, Requests to rezone from R-1-7.5 (Single-family) to R-2 (Single-family), 1423 JoEllen Cir, Ward 1
Planning Commission Approval 2207PC131, by owner Misty & Calvin Stevenson, tax parcel 0808D-03-069.000, Request home occupation for a medical care use, 15377 Pinewood Ct, Zoned R-1-10 (Single-family), Ward 7
Zoning Map Amendment 2207PC132, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.000, and 0908E-01-001.001, Requests to rezone from R-1-10 & R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Ward 6
General Plan 2207PC133, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908D-01-015.000, 0908E-01-001.000, 0908C-01-001.000, Approval of General Plan for 42-lot and 7-outparcel subdivision (Forest Ridge Phase 2), Zoned R-1-15 (Single-family), R-1-7.5 (Single-family) & T4+ (General Urban Zone "Plus"), Ward 6
Zoning Map Amendment 2207PC135, by owner Qi Lu, tax parcel 0908M-01-001.000, Request to rezone from R-1-10 (Single-family) to B-2 (General Business), 13283 Dedeaux Rd, Ward 5
This the 7th day of July 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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

# MEMORANDUM

**To:** City of Gulfport Planning Commission

**From:** Greg Holmes, Planning Administrator
Urban Development Department

**Date of Hearing: July 28, 2022**

**Re: <u>Zoning Map Amendment 2207PC132</u>:**

Zoning Map Amendment 2207PC132, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.000, and 0908E-01-001.001, Requests to rezone from R-1-10 & R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Ward 6

# Technical Report

*Zoning Map Amendment*

## *GENERAL INFORMATION*

Case File Number: 2207PC132

Hearing Date: July 28, 2022

Current Zoning/Use: R-1-10 & R-1-7.5 / Vacant land

Legal: Zoning Map Amendment 2207PC132, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.000, and 0908E-01-001.001, Requests to rezone from R-1-10 & R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Ward 6

## *TECHNICAL DETAILS*

> Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:
>
> When requesting rezoning of real property, **an applicant must prove**, by **clear and convincing evidence**, one of the following:
> 1. That there was a mistake in the original zoning, or
> 2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone approximately 40.58 acres of property from R-1-10 & R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus") zone. At present, the property is vacant land and as stated by the applicant, "the area to the east is currently zoned T4+. This allows the area to be similar in appearance to the T4+ layout to the adjacent east of the proposed rezoning area, helping with the overall appearance and master plan goal for Florence Gardens." According to Florence Gardens Development schedule, construction will start October 24, 2022 and finish March 5, 2023.

The applicant has chosen that the character of the neighborhood has changed as justification for change of the current zoning district:

1. Mistake or error is not addressed by the applicant.

2. It is mentioned by the applicant a change in condition is justification for this change in zoning due to the desire to create a denser populated area compared to the current zoning. In addition, this also allows the area to be similar in appearance to the T4+ layout to the adjacent east of the proposed rezoning area, helping with the overall appearance and master

plan goal of Florence Gardens. Per ordinance as required by the state, an applicant must prove by clear and convincing evidence that the character of the neighborhood has changed. Although this was not stated, upon staff review of the application, the staff believes that is referenced by the applicant as a change in condition.

3. Public need is not addressed by the applicant.

***EXECUTIVE SUMMARY***

The area is currently zoned R-1-10 and R-1-7.5 (Single-family) and is adjacent to T4+ zoning. Therefore, the rezoning would be in harmony with the existing area.

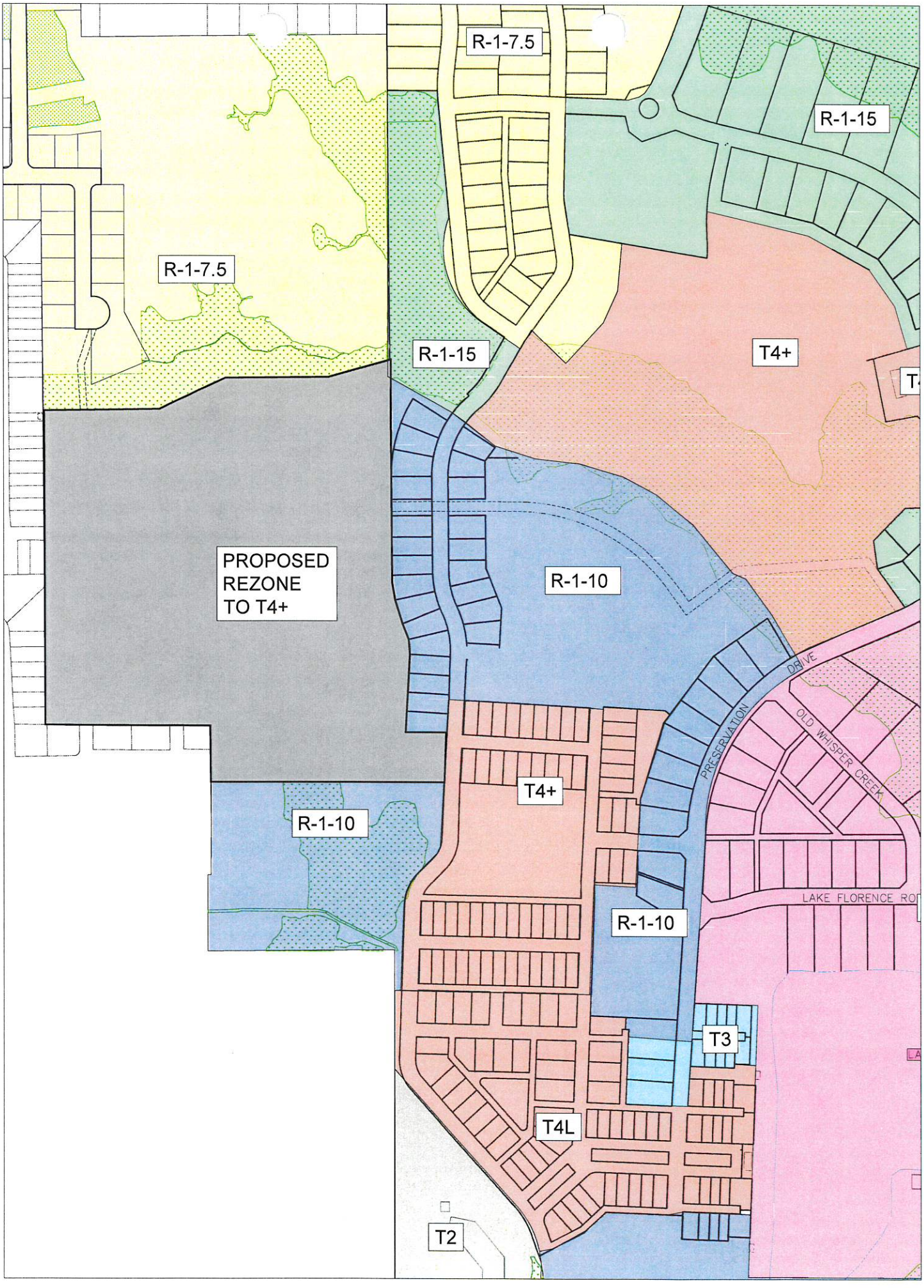
Any approval should consider these conditions:

1. Approval would grant the applicant to rezone property from R-1-10 and R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus").

***DIRECTOR APPROVAL***

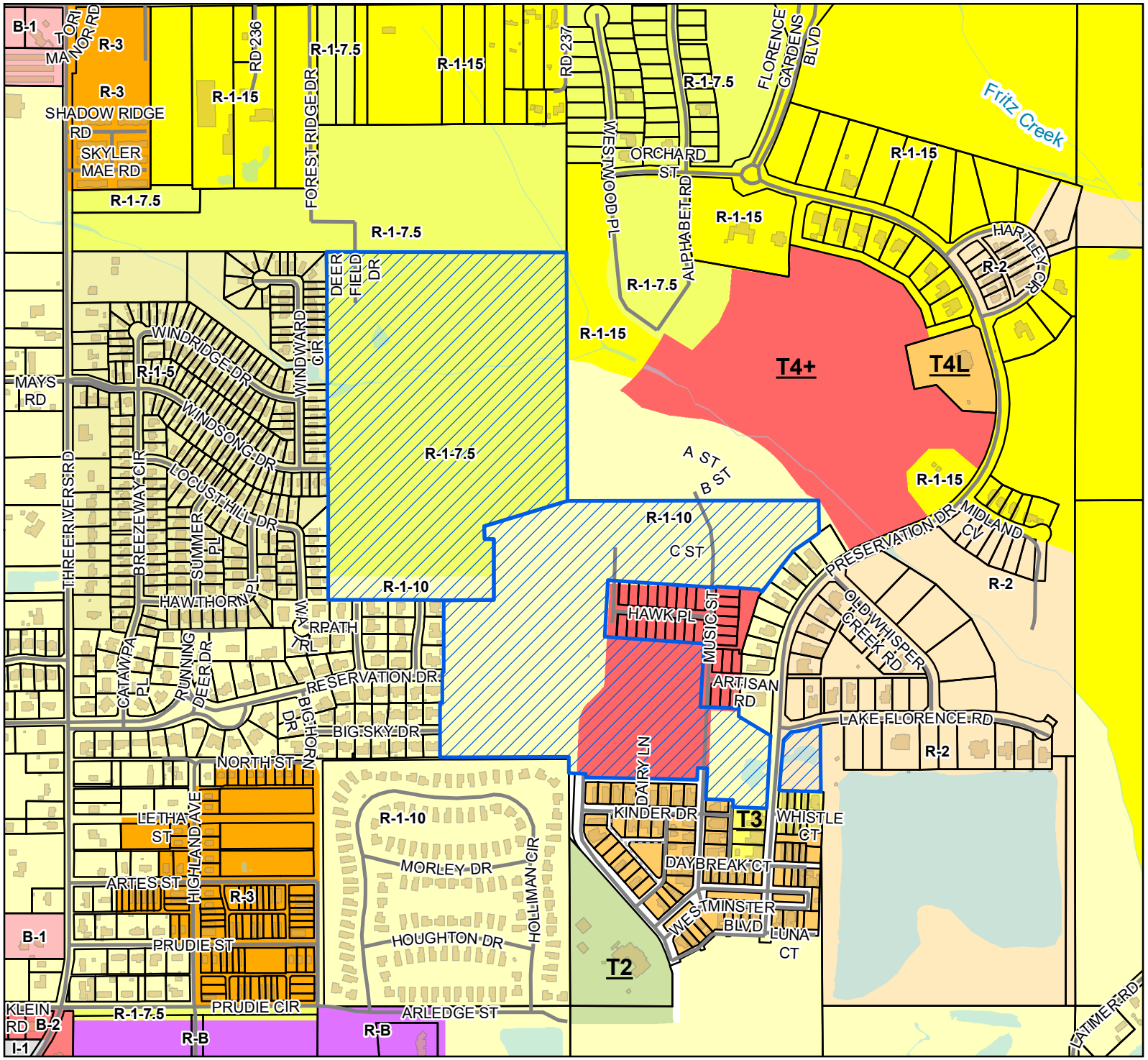
This report has been reviewed and approved by:

Greg Pietrangelo
Director of Urban Development Department


R-1-7.5
R-1-15
R-1-7.5
R-1-15
T4+
PROPOSED
REZONE
TO T4+
R-1-10
PRESERVATION DRIVE
OLD WHISPER CREEK
T4+
R-1-10
LAKE FLORENCE RO
R-1-10
T3
T4L
T2

# 2207PC132

# Zoning Map Amendment




Site
Street
Alley
Parcels
Buildings
Water Features

**Smart Code**

T4+
T4L
T3
T2

**Zoning**

B-1 - Neighborhood Business District
B-2 - General Business District
I-1 - Light Industry District
R-1-10 - Single Family Residence (Low Density)
R-1-15 - Single Family Residence District (Low Density)
R-1-5 - Single Family Residence District (Medium Density)
R-1-7.5 - Single Family Residence District (Low Density)
R-2 - Single Family Residence District (Medium Density)
R-3 - General Residence (High Density)
R-B - Residence-Business District

## Site Information

0908E-01-001.000
0908E-01-001.001
Zoning: R-1-7.5 (Single Family Residence)
R-1-10 (Single Family Residence)
Size: 97.1 acres
Flood: X, AE

0 110 220 330
Yards

1 inch = 730 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

For Staff Use Only

Case File #: 2207PC132

Date Received: 6/7/2022

Receipt #:

Received By: MR/CH

Zoning: T4L

Ward: 6 Flood: X

# APPLICATION FOR ZONING MAP AMENDMENT/LAND USE RECLASSIFICATION (SMARTCODE)

**Property Information**

**TAX PARCEL #**

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | 9 | 0 | 8 | E | – | 0 | 1 | – | 0 | 0 | 1 | . | 0 | 0 | 0 |
| 0 | 9 | 0 | 8 | E | – | 0 | 1 | – | 0 | 0 | 1 | . | 0 | 0 | 1 |
| | | | | | – | | | – | | | | . | | | |

**(If necessary, use separate sheet of paper)**

Address of Property Involved:

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

General Location: south of O'Neal Road, east of Alphabet Road, north of Reservation Drive and west of Winward Circle

## GENERAL DESCRIPTION OF REQUEST:

Rezone approximately 40.58 acres of property currently zoned R-1-7.5 & R-1-10 to T4+

## 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 reauest.*

| OWNER | | | AGENT | | |
|---|---|---|---|---|---|
| Florence Gardens, LLC | | | Brown, Mitchell & Alexander, Inc. | | |
| Printed Name Of Owner | | | Printed Name Of Agent | | |
| 12321 Preservation Drive | | | 131 Rue Magnolia | | |
| Mailing Address | | | Mailing Address | | |
| Gulfport | MS | 39503 | Biloxi | MS | 39530 |
| City | State | Zip code | City | State | Zip code |
| n/a | (228) 575-7738 | | n/a | (228) 436-7612 | |
| Home Phone | Work/Cell Phone | | Home Phone | Work/Cell Phone | |
| ryan@florencegardens.com | | | nick@bmaengineers.com | | |
| Email | | | Email | | |
| **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.**

STATE OF MISSISSIPPI

COUNTY OF HARRISON

I, Ryan Goldin, attest that there are no restrictive or prohibitive covenants prohibiting the rezoning of property associated with Tax Parcel #0908E-01-001.000 & 0908E-01-001.001.

_____ DATE: 6-6-22

FLORENCE GARDENS, LLC

VICE PRESIDENT

TITLE

SWORN TO AND SUBSCRIBED TO ME before this 6 day of June, 2022.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 314783 JAMIE A. GRYDER Commission Expires May 4, 2026 HARRISON COUNTY

_____

NOTARY PUBLIC

December 1, 2021

City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Rezoning Submittal**
**Florence Gardens**
**Tax Parcel No(s): 0908E-01-001.000 & 0908E-01-001.001)**
**Gulfport, Mississippi**

To Whom It May Concern:

This is to advise that Florence Gardens, LLC, currently owns property, more specifically located south of O'Neal Road, east of Alphabet Road, north of Reservation Drive and west of Winward Circle. Also being Tax Parcel No(s). 0908E-01-001.000 & 0908E-01-001.001

With this letter, Florence Gardens, LLC, appoints Brown, Mitchell & Alexander, Inc., as its agents for the purpose of obtaining Rezoning approval with the City of Gulfport.

Sincerely,

Florence Gardens, LLC
12321 Preservation Drive
Gulfport, MS 39503
(228) 575-7738

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 314783 JAMIE A. GRYDER Commission Expires May 1, 2026 HARRISON COUNTY

NOTARY PUBLIC 6/6/22

c:\users\ryan\appdata\local\microsoft\windows\inetcache\content.outlook\6a01nn9v\ltr authority to act as agent (for fg signature notary) (003).docx

BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS

401 Cowan Road, Suite A
Gulfport, MS 39507
228-864-7612

131 Rue Magnolia
Biloxi, MS 39530
228-436-7612

3221 Market Street
Pascagoula, MS 39567
228-436-7612

www.bmaengineers.com

June 7, 2022

Gregory Holmes – Planning Administrator
City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Application for Zoning Map Amendment**
**Florence Gardens, LLC**
**Gulfport, Mississippi**

Dear Mr. Holmes:

Enclosed is a complete Application for Zoning Map Amendment for portions of Tax Parcel No(s). 0908E-01-001.000 & 0908E-01-001.001. Please find attached the following:

- Zoning Map Amendment Application
- Proof of Ownership (Warranty Deed)
- Notarized Authority to Act as Agent Letter
- Proposed Rezoning Site Plan
- Statement for Rezoning Request
- Development Schedule
- Check in the amount of $175.00

BMA hereby requests, on behalf of our client, Florence Gardens, LLC to rezone approximately 40.58 acres of property that is currently zoned R-1-7.5 & R-1-10 to T4+.

Should you have any questions or comments, please feel free to contact me at (228) 436-7612.

Sincerely,

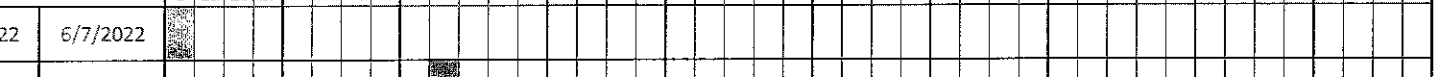
Nicholas Gant, P.E.

Attachments

BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS

# Florence Gardens, Development Schedule

| ACTIVITY | START | FINISH |
|---|---|---|
| Submit Rezoning Request | 6/7/2022 | 6/7/2022 |
| Submit General Plan Application, Initial Phase | 8/6/2022 | 8/6/2022 |
| Planning Commission Rezoning Approval | 7/21/2022 | 7/21/2022 |
| Planning Commission General Plan Approval, Initial Phase | 10/20/2022 | 10/20/2022 |
| Construction, Initial Phase | 10/24/2022 | 9/1/2023 |
| Final Plat Approval, Initial Phase | 9/5/2023 | 9/5/2023 |



## CERTIFICATION BY CORPORATE SECRETARY

**BE IT KNOWN**, that I, **LISA HALEY**, Secretary of First Bank and Trust (the "Corporation"), a Louisiana state-chartered banking institution, having its Main Office located at 909 Poydras Street, New Orleans, Louisiana 70112.

**HEREBY CERTIFY** that pursuant to the by-laws of the corporation and a resolution of the Board of Directors passed on June 23, 2021, which remains in effect as of the date hereof,

**JAMES R. NOEL**

**IN HIS CAPACITY** as Vice President is authorized to execute on behalf of the Corporation as the Seller, all such documentation reasonably required for the sale of real estate described as undeveloped acreage, all known as Whitetail Ridge Subdivision, O'Neal Road, City of Gulfport, Harrison County, Mississippi to the Purchaser, Florence Gardens, LLC. The sale amount being $1,098,444.50.

**THUS CERTIFIED UNDER MY HAND AND SEAL**, in New Orleans, Louisiana, this 23 of June, 2021.

FIRST BANK AND TRUST

BY: Lisa Haley

Lisa Haley, Secretary of the Corporation

EXHIBIT

tabbies

"A"

Whitetail Ridge MS

BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS

401 Cowan Road, Suite A
Gulfport, MS 39507
228-864-7612

131 Rue Magnolia
Biloxi, MS 39530
228-436-7612

3221 Market Street
Pascagoula, MS 39567
228-436-7612

www.bmaengineers.com

June 7, 2022

Mr. Gregory Holmes – Planning Administrator
City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Statement for Rezoning Request**
**Florence Gardens, LLC**
**Gulfport, Mississippi**

Dear Mr. Holmes:

Brown, Mitchell & Alexander, Inc. (BMA) hereby requests, on behalf of our client, Florence Gardens, LLC to rezone approximately 40.58 acres of property (Tax Parcel No(s). 0908E-01-001.000 & 0908E-01-001.001) that is currently zoned R-1-7.5 & R-1-10 to T4+.

We are submitting this request due to a ***Change in Condition***. The condition which warrants this change in zoning is due to the desire to create a denser populated area compared to the current zoning. The area to the east is currently zoned T4+. This allows the area to be similar in appearance to the T4+ layout to the adjacent east of the proposed rezoning area, helping with the overall appearance and master plan goal for Florence Gardens.

Please see attached proposed development schedule detailing the anticipated time schedule for beginning and completion and any successive stages in the development.

BMA will represent the applicant / owner in all matters involving this request for re-zoning in the above-mentioned parcel. Owner: Florence Gardens, LLC, 12321 Preservation Drive, Gulfport, MS 39503.

Should you have any questions or comments, please feel free to contact me at (228) 436-7612.

Sincerely,

Nicholas Gant, P.E.
Project Engineer

Attachments

# LIMITED LIABILITY COMPANY AUTHORIZING RESOLUTION

I, Martin C. Goldin, certify that I am the manager of the below named limited liability company organized under the laws of Mississippi, Federal Employer I.D. No. 41-2163665, engaged in business under the trade name of FLORENCE GARDENS LLC, and that the following is a correct copy of the resolution adopted at a duly and properly called meeting held on June 20, 2018 of all managers/members of the limited liability company as provided in the operating agreement:

1. The persons named below, so long as they act in a representative capacity as agents of this limited liability company, are authorized to sign any and all documents necessary to effectuate the sale and purchase of property located in Harrison County, Mississippi, including but not limited to agreements, closing statements, contracts for the sale of real estate, and warranty deeds.

2. The persons named below, so long as they act in a representative capacity as agents of this limited liability company, are authorized to sign any and all documents necessary to effectuate borrowing money for real estate ventures for property located in Harrison County, Mississippi, including but not limited to notes, deeds of trust, joint venture agreements, and Letters of Credit.

3. This resolution shall continue to have effect until express written notice of its rescission or modification.

AGENTS:

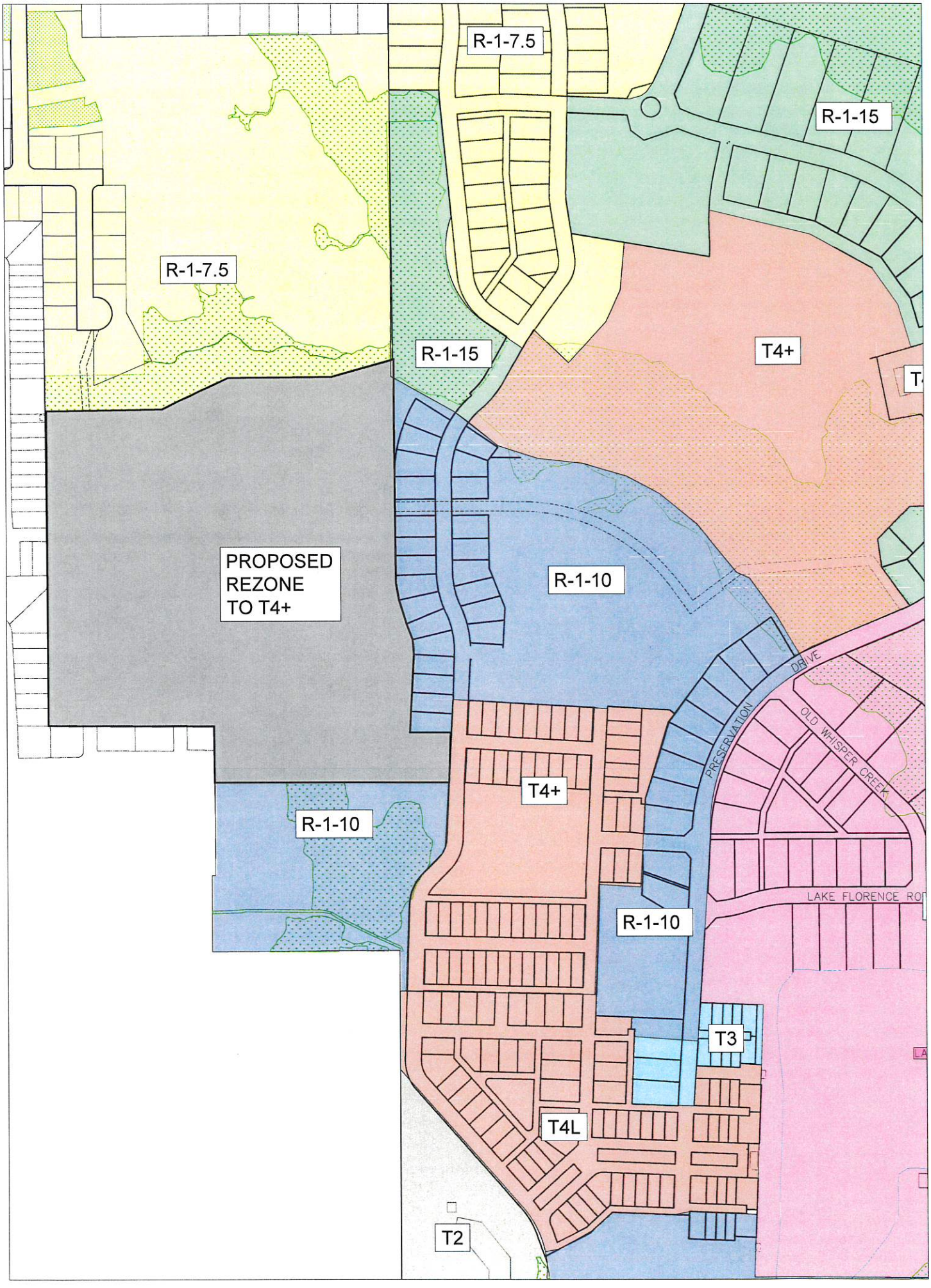
| | | |
|---|---|---|
| Martin C. Goldin | 12321 Preservation Drive | Gulfport, MS 39503 |
| Alan H. Goldin | 12321 Preservation Drive | Gulfport, MS 39503 |
| Ryan M. Goldin | 12321 Preservation Drive | Gulfport, MS 39503 |
| Ana L. Johnson | 12321 Preservation Drive | Gulfport, MS 39503 |

IN WITNESS WHEREOF, I have hereunto subscribed my named and affixed the seal of this Limited Liability Company on June 20, 2018.

Martin C. Goldin, Member/Manager

ATTEST:

Alan H. Goldin, Member


R-1-7.5
R-1-15
R-1-7.5
R-1-15
T4+
PROPOSED
REZONE
TO T4+
R-1-10
PRESERVATION DRIVE
OLD WHISPER CREEK
T4+
R-1-10
LAKE FLORENCE RO
R-1-10
T3
T4L
T2

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

1st Judicial District
Instrument 2005 18959 D J1
Filed/Recorded 4 4 2005 3 53 P
Total Fees 14.00
5 Pages Recorded

0908-01-001,000
0908-01-206,000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, SEAWAY DEVELOPMENT COMPANY, LLC, a Mississippi limited liability company, does hereby sell, convey and warrant unto FLORENCE GARDENS, LLC, a Mississippi limited liability company, the following described real property situated and being located in the First Judicial District, Harrison County, State of Mississippi, as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

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

The taxes for the current year are assumed by the Grantee.

WITNESS THE SIGNATURE of the duly authorized member of said company this the 1st day of November, 2004.

SEAWAY DEVELOPMENT COMPANY, LLC

BY: _____
Martin C. Goldin, Member

3405H-09

3262-14

EXHIBIT A
Page 1

PARCEL I
Being one and the same as that parcel acquired by Warranty Deed from William Russell Love and Amanda Collins Love dated January 22, 1999, and recorded in Deed Book 1439 at Page 11:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL WITH CAP FOUND AT THE NORTHWEST CORNER OF SECTION 1, SAID POINT LYING IN THE CENTERLINE OF O'NEAL ROAD; THENCE ALONG THE WEST LINE OF SAID SECTION 1, S00°24'10"W 25.04' TO AN IRON ROD ON THE SOUTH MARGIN OF O'NEAL ROAD, BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH MARGIN, N89°12'31"E 344.74' TO AN IRON ROD FOUND; THENCE S01°10'15"W 871.18' TO AN IRON ROD FOUND; THENCE S89°08'57"E 149.99' TO AN IRON ROD FOUND; THENCE S01°10'45"W 442.60' TO AN IRON ROD LYING ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE ALONG SAID SOUTH LINE, S89°50'03"W 477.00' TO AN IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE ALONG THE WEST LINE OF SECTION 1, N00°24'10"E 1312.39' TO THE POINT OF BEGINNING, CONTAINING 11.661 ACRES.

EXHIBIT A
Page 2

PARCEL II

Being one and the same as that parcel acquired by Warranty Deed from Adrian O'Neal, et al, Trustees of the Edon Family Trust, dated September 28, 1998, and recorded in Deed Book 1426 at Page 205:

A PARCEL OF LAND BEING THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, LYING SOUTH OF THE SOUTH MARGIN OF O'NEAL ROAD, AND ALSO THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL WITH CAP LOCATED AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, SAID POINT LYING IN THE CENTERLINE OF O'NEAL ROAD; THENCE ALONG THE EAST LINE OF SAID SECTION 2, S00°13'23"W 25.04' TO AN IRON ROD ON THE SOUTH MARGIN OF O'NEAL ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST SECTION LINE, S00°24'10"W 2649.82' TO A FENCE CORNER FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE FURTHER ALONG SAID EAST SECTION LINE, S00°08'28"E 1319.91' TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, N89°53'59"W 1346.42' TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, N00°11'30"W 1327.36' TO A LIGHTARD KNOT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, S89°46'21"W 1329.38' TO A WOOD FENCE CORNER POST FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, N00°35'03"W 1343.79' TO AN IRON ROD FOUND AT A FENCE CORNER POST, BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, N00°37'03"W 838.84' TO AN IRON PIPE FOUND; THENCE N00°24'31"E 451.93' TO AN IRON PIPE FOUND ON THE SOUTH MARGIN OF O'NEAL ROAD; THENCE ALONG SAID SOUTH MARGIN OF O'NEAL ROAD, N89°48'16"E 2715.42' TO THE POINT OF BEGINNING, CONTAINING 204.433 ACRES. SAID PROPERTY BEING SUBJECT TO A 5 ACRE SOUTHERN NATURAL GAS CORP. RIGHT-OF-WAY LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2 AND DESCRIBED IN DEED BOOK 187, PAGE 530.

PARCEL III

Being one and the same as that parcel acquired by Alan H. Goldin, et al., by Warranty Deed from Lewis N. Vance and Jeff Vance dated July 15, 1998, and recorded in Deed Book 1416 at Page 417:

All of the NW 1/4 of the SE 1/4, all of the SW 1/4 of the SE 1/4, a portion of the NE 1/4 of the SW 1/4; Section 2, Township 7 South, Range 11 West; also a portion of the NW 1/4 of the NE 1/4 of Section 11, Township 7 South, Range 11 West; City of Gulfport, First Judicial District of Harrison County, Mississippi; said parcels of land being more particularly described as follows: For the Point Of Beginning, Commence at a light wood post located at the northeast corner of the NW 1/4 of the SE 1/4 of said Section 2; thence S 00°08'18" W 2667.72 feet along the east line of the W 1/2 of the SE 1/4 of said Section 2; thence continue S 00°08'18" W 1217.01 feet along the east line of the NW 1/4 of the NE 1/4 of said Section 11, to a point located on the southeast right-of-way of a 100-foot wide easement to Mississippi Power Company; thence S 67°22'17" W 268.00 feet along said southeast right-of-way of a 100-foot wide easement to Mississippi Power Company, to a point located on the south line of the NW 1/4 of the NE 1/4 of said Section 11; thence S 89°27'02" W 642.21 feet along the south line of the NW 1/4 of the NE 1/4 of said Section 11; thence N 00°02'19" W 842.36 feet; thence N 89°35'47" W 444.55 feet to a point located on the west line of the NW 1/4 of the NE 1/4 of said Section 11; thence N 00°03'04" W 489.69 feet along the west line of the NW 1/4 of the NE 1/4 of said Section 11; thence N 00°26'34" E 1324.71 feet along the west line of the SW 1/4 of the SE 1/4 of said Section 2; thence S 89°59'19" W 687.38 feet along the south line of the NE 1/4 of the SW 1/4 of said Section 2, to a point located on the east line of Reservation Estates, Unit 2 Part 3, said point being located 11.28 feet northerly from an iron rod located at the southeast corner of Lot 10, Reservation Estates, Unit 2 Part 3; thence N 00°30'22" E 277.36 feet; thence S 89°32'08" E 11.39 feet; thence N 00°48'55" E 116.81 feet; thence N 00°23'29" E 59.78 feet to an iron rod located at the southeast corner of Lot 43, Reservation Estates, Unit 2 Part 3; thence N 00°28'23" E 365.20 feet to an iron rod located at the northeast corner of Lot 46, Reservation Estates, Unit 2 Part 3; thence S 89°31'51" E 269.51 feet; thence N 00°28'09" E 320.00 feet; thence N 89°31'51" W 45.00 feet; thence N 00°28'09" E 70.00 feet; thence N 73°39'43" E 464.44 feet; thence S 89°50'48" E 1329.30 feet along the north line of the NW 1/4 of the SE 1/4 of said Section 2, to the said Point Of Beginning.

Together with a non-exclusive, perpetual easement for ingress and egress more particularly described as follows:

Commence at the Southwest corner of the NW 1/4 of the NE 1/4, Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence South 89°57'10" East a distance of 334.29 feet to a point of beginning; thence Northeasterly along the arch of a curve to the right whose radius is 110.57 feet and delta angle is 89°35'04", a distance of 172.88 feet to a point; thence South 0°22'06" East a distance of 50 feet to a point; thence Southwesterly along the arch of a curve to the right whose radius is 60.57 feet and delta angle is 89°35'04" a distance of 94.57 feet to a point; thence North 89°57'10" West a distance of 50 feet to the point of beginning.

AND ALSO, the following parcel which is conveyed by quitclaim, without warranty and may be subject to claims of others:

A parcel of land within the SW¼ of the NE¼ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi, lying North of the Mississippi Power Company easement and described as starting at the SE corner of the NW¼ of the NE¼ of Section 11, Township 7 South, Range 11 West and run West a distance of 465.6 feet for the point of beginning; thence continue West a distance of 203.9 feet; thence run South 84.3 feet; run thence Northeast along the Southern boundary of the Mississippi Power Company easement a distance of 220.6 feet to the point of beginning

1st Judicial District
Instrument 2021-9190-D-J1
Filed/Recorded 06/28/2021 03:10 PM
Total Fees $28.00
7 Pages Recorded

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

# SPECIAL WARRANTY DEED

| | |
|---|---|
| GRANTOR: | FIRST BANK AND TRUST,<br>a Louisiana state-chartered banking institution<br>909 Poydras Street<br>New Orleans, LA 70112<br>Telephone: (985) 249-6777 |
| GRANTEE: | FLORENCE GARDENS, LLC,<br>a Mississippi limited liability company<br>12321 Preservation Drive<br>Gulfport, MS 39503<br>Telephone: (228) 326-7292 |
| INDEXING INSTRUCTIONS: | T7S, R11W, Section 2:<br>NW ¼ NW ¼; NE ¼ NW ¼;<br>SE ¼ NW ¼; NE ¼ SW ¼; and<br>NW ¼ SW ¼ |
| INSTRUMENT PREPARED BY AND RETURN TO: | MARK E. BOND<br>MS STATE BAR #103992<br>BALCH & BINGHAM LLP<br>1310 25th Avenue<br>Gulfport, MS 39501<br>(228) 864-9900 |

**STATE OF MISSISSIPPI**
**COUNTY OF HARRISON**
**FIRST JUDICIAL DISTRICT**

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, FIRST BANK AND TRUST, a Louisiana state-chartered banking institution ("**Grantor**"), does hereby sell, convey and warrant specially unto FLORENCE GARDENS, LLC, a Mississippi limited liability company ("**Grantee**"), fee simple title in and to the following described real property together with all of Grantor's rights to the timber, improvements and appurtenances thereon and any land lying in the bed of any highway, street, road, opened or proposed, in front of or abutting or adjoining such tract of land and to the fullest extent allowed by law all of its rights, licenses, permits, privileges, if any, as well as and any easements and appurtenances, if any, thereunto belonging, being situated in the First Judicial District of Harrison County, Mississippi, and described as follows, to-wit:

> Parcel 1: The South one-half (S1/2) of the Northeast (NE1/4) Quarter of the Northwest (NW1/4) Quarter of Section 2, Township 7 South, Range 11 West.
>
> ALSO: The South one-fourth (S1/4) of the Northwest (NW1/4) Quarter of the Northwest (NW1/4) Quarter.
>
> Less & except a lot measuring 125 feet by 700 feet in the Northwest corner of said tract; situated and being in Section 2, Township 7 South, Range 11 West, in Harrison County, Mississippi.
>
> Parcel 2: A parcel of land situated in Section 2, Township 7 South, Range 11 West, First Judicial District of Harrison County, being more particularly described as follows, to-wit:
>
> Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 2, which is an intersection of the South line of Reservation Estates Subdivision, Part I, with the centerline of Three Rivers Road, thence Northerly along the centerline of Three Rivers Road approximately 1,860 feet to a point in said centerline; thence run East perpendicular to said centerline

approximately 30 feet to the East right-of-way line of Three Rivers Road and the Northwest corner of a part of Lingles Subdivision to a point; thence run North 0 degrees 13' 18" East 199.92 feet; thence run North 89 degrees 56' 40" East 192.42 feet; thence run N 0 degrees 14' 58" East 198.69 feet; thence run N 82 degrees 44' 30" East 9.51 feet; thence run N 0 degrees 22' 26" East 151.27 feet; thence South 89 degrees 42' 17" East 395.30 feet; thence run North 01 degrees 53' 17" East 266.73 feet; thence run North 89 degrees 34' 22" East 739.58 feet to the point of beginning. From said point of beginning, run thence North 89 degrees 34' 22" East 1,274.59 feet; thence run South 0 degrees 22' 05" East 1,343.41 feet; thence run South 74 degrees 52' 21" West 464.81 feet; thence run South 70.0 feet; thence run East 45.0 feet; thence run South 320.0 feet; thence run West 878.89 feet; thence run North 0 degrees 00' 06" West 1,845.19 feet to the point of beginning.

Parcel 3: The East 1/3 of the West 3/5 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 and the East 1/2 of the East 1/2 of the West 2/5 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 7 South, Range 11 West, Harrison County, Mississippi, said parcel being approximately 99 feet East and West and 660 feet North and South.

Parcel 4: A parcel of land situated and being located in the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section 2, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi and being more particularly described as follows to wit:

Beginning at a point on the Easterly margin of Three Rivers Road that is 990.75 feet South of the North line of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section 2, Township 7 South, Range 11 West; thence run from said Point of Beginning North 89 degrees 37 minutes 02 seconds East 418.83 feet; thence run North 00 degrees 22 minutes 58 seconds West 25.42 feet; thence run South 89 degrees 41 minutes 07 seconds East 219.66 feet; thence run South 00 degrees 22 minutes 58 seconds East 22.75 feet; thence run North 89 degrees 37 minutes 02 seconds east 38.06 feet; thence run South 00 degrees 03 minutes 12 seconds East 125.00 feet; thence run South 89 degrees 37 minutes 02 seconds West 678.53 feet to the Easterly margin of Three Rivers Road; thence run North 00 degrees 03 minutes 12 seconds West 125.00 feet along the Easterly margin of Three Rivers Road to the Point of Beginning.

Being the same property as conveyed to Walter J. Campbell et al Quit Claim Deed dated 09/09/03, recorded in the office of the Chancery Clerk aforesaid in Deed Book 1642 at Page 295 thereof.

Parcel 5: The West 1/2 of the East 1/2 of the West 2/5 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi.

And Also the West 1/5 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi. Said parcel being approximately 66 feet East and West by 660 feet North and South.

Being the same parcel described by deed recorded as Instrument Number 2007-7203DJ1 and as Instrument Number 2007-12354DJ1.

AND ALSO:

The East 220 feet of the North 3/4 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi; having a width East and West of 220 feet and a depth North and South of 990 feet.

Being the same property described by deed recorded in Book 1584 at Page 271, Book 1450 at Page 145 and by Amended Scrivener's Affidavit of Correction recorded as Instrument No. 2005-14487D-J1.

It is the intention of Grantor to grant, convey, and warranty specially, and Grantor does hereby grant, convey, and warranty specially unto Grantee, all right, title and interest vested in Grantor by virtue of (i) that certain Substituted Trustee's Deed dated January 14, 2021, recorded January 20, 2021 as Instrument No. 2021 810D-J1; and (ii) that certain Substituted Trustee's Deed dated January 14, 2021, recorded January 20, 2021 as Instrument No. 2021 812D-J1.

This conveyance and special warranty provided is made subject to any and all restrictive covenants and conditions, easements, rights-of-way, prior conveyances or reservations of oil, gas and other minerals by predecessors in title to Grantor, matters that would be revealed by and true and accurate survey, matters visible on the ground and all other matters of record in Chancery Clerk's Office of Harrison County, Mississippi. This conveyance is made AS IS WHERE IS WITH ALL FAULTS and Grantor expressly disclaims any and all warranties and representations as to the condition of the real property and related rights, if any.

Taxes for the year 2021 have been prorated and are assumed by the Grantee.

Attached hereto as Exhibit "A" is a Certification by Corporate Secretary, Lisa Haley, authorizing James R. Noel, Vice President, to execute this instrument on behalf of Grantor.

[*This space left blank intentionally. Signature and acknowledgment to follow.*]

WITNESS MY SIGNATURE this the 25 day of June, 2021.

FIRST BANK AND TRUST,
a Louisiana state-chartered banking institution

BY: _____
Name: JAMES R. NOEL
Its: Vice President

STATE OF LOUISIANA

COUNTY/PARISH OF St. Tammany

Personally appeared before me, the undersigned authority in and for the said Parish and state, on this 25 day of June, 2021, within my jurisdiction, the within named James R. Noel, who acknowledged that he is Vice President of First Bank and Trust, a Louisiana state-chartered banking institution, and that for and on behalf of the said state-chartered banking institution, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said state-chartered banking institution so to do.

_____
NOTARY PUBLIC

My commission expires:
Lifetime Commission

CHARLES O. LEDET #50246
ST. TAMMANY PARISH
LIFETIME COMMISSION

CHARLES O. LEDET #50246
ST. TAMMANY PARISH
LIFETIME COMMISSION

PERMITS/INSP PAYMENT  RECPT#: 11324868
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 06/07/22  TIME: 15:27
CLERK: tboyd  DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD  PLANNING AND ZO  175.00

AMOUNT PAID:  175.00

PAID BY:
PAYMENT METH: CHECK
22663
REFERENCE:

AMT TENDERED:  175.00
AMT APPLIED:  175.00
CHANGE:  .00

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | | 0908E-01-001.000 | FLORENCE GARDENS, LLC (OWNER) | 12321 PRESERVATION DRIVE | GULFPORT | MS | **39503** |
| | | 0908E-01-001.001 | FLORENCE GARDENS, LLC (OWNER) | 12321 PRESERVATION DRIVE | GULFPORT | MS | **39503** |
| | | | BROWN, MITCHELL & ALEXANDER, INC. (AGENT) | 131 RUE MAGNOLIA | BILOXI | MS | 39530 |
| | | | **Adjacent Property Owners (2207PC132)** | | | | |
| | 129037 | 0908F-01-024.000 | ABULIEL ANGELA CHRISTIANA | 9 GAINSWOOD DRIVE E | MARRERO | LA | 70072 |
| | 53695 | 0908E-01-030.000 | ACEVEDO DANIELLA | 100 EAGLE FEATHER LANE | GULFPORT | MS | 39503 |
| | 107102 | 0908D-01-151.000 | ADAIR HOLDINGS LLC | 405 #115TH ST STE 100 | OMAHA | NE | 68154 |
| N | 136149 | 0908E-02-004.104 | ADAIR HOLDINGS LLC | 405 NO 115TH ST STE 100 | OMAHA | NE | 68154 |
| N | 136115 | 0908E-02-004.065 | ADAIR HOLDINGS LLC | 405 NO 115TH ST STE 100 | OMAHA | NE | 68154 |
| N | 136123 | 0908E-02-004.073 | ADAIR HOLDINGS LLC | 405 NO 115TH ST STE 100 | OMAHA | NE | 68154 |
| N | 136102 | 0908E-02-004.048 | ADAIR HOLDINGS LLC | 405 NO 115TH ST STE 100 | OMAHA | NE | 68154 |
| N | 136132 | 0908E-02-004.082 | ADAIR HOLDINGS LLC | 405 NO 115TH ST STE 100 | OMAHA | NE | 68154 |
| N | 136143 | 0908E-02-004.098 | ADAIR HOLDINGS LLC | 405 NO 115TH ST STE 100 | OMAHA | NE | 68154 |
| N | 136152 | 0908E-02-004.107 | ADAIR HOLDINGS LLC | 405 NO 115TH ST STE 100 | OMAHA | NE | 68154 |
| N | 136140 | 0908E-02-004.092 | ADAIR HOLDINGS LLC | 405 NO 115TH ST STE 100 | OMAHA | NE | 68154 |
| N | 136128 | 0908E-02-004.078 | ADAIR HOLDINGS LLC | 405 NO 115TH STREET STE 100 | OMAHA | NE | 68154 |
| N | 136116 | 0908E-02-004.066 | ADAIR HOLDINGS LLC | 405 NO 115TH ST STE 100 | OMAHA | NE | 68154 |
| N | 136112 | 0908E-02-004.062 | ADAIR HOLDINGS LLC | 405 NO 115TH ST STE 100 | OMAHA | NE | 68154 |
| N | 136142 | 0908E-02-004.097 | ADAIR HOLDINGS LLC | 405 NO 115TH ST STE 100 | OMAHA | NE | 68154 |
| N | 136135 | 0908E-02-004.085 | ADAIR HOLDINGS LLC | 405 NO 115TH ST STE 100 | OMAHA | NE | 68154 |
| | 100851 | 0908D-01-054.000 | AHMED MAQHBOOL JAMEEL | 295 WOODCREST DR | LONG BEACH | MS | 39560 |
| | 101493 | 0908D-01-065.000 | ALLEN INDUSTRIES LLC | 18565 DIAMOND RD | SAUCIER | MS | 39574 |
| | 101490 | 0908D-01-062.000 | ALLEN INDUSTRIES LLC | P O BOX 511 | SAUCIER | MS | 39574 |
| N | 100843 | 0908D-01-044.000 | ALLEN INDUSTRIES LLC | P O BOX 511 | SAUCIER | MS | 39574 |
| | 100830 | 0908D-01-037.000 | ALLEN INDUSTRIES LLC | 18565 DIAMOND RD | SAUCIER | MS | 39574 |
| | 53691 | 0908E-01-060.000 | ANDERSON KELLY & NOLA | 108 BIG SKY DR | GULFPORT | MS | 39503 |
| | 136141 | 0908E-02-004.093 | AP PROPERTIES 1 LLC | 27389 EAST LAKE SYPRESS DR | PERKINSTON | MS | 39573 |
| | 136104 | 0908E-02-004.050 | AP PROPERTIES 2 LLC | 10153 LAKE FOREST DR | OCEAN SPRINGS | MS | 39565 |
| | 136148 | 0908E-02-004.103 | AP PROPERTIES 3 LLC | 27389 EAST LAKE CYPRESS DR | PERKINSTON | MS | 39573 |
| | 101491 | 0908D-01-063.000 | ARRINGTON SANFORD HENRY MGMT TRUST | 13434 WINDSONG DR | GULFPORT | MS | 39503 |
| | 53681 | 0908E-01-056.000 | ASHLEY FREDDIE JR & TAMMY Y | 100 BIG SKY DR | GULFPORT | MS | 39503 |
| | 56922 | 0908D-01-014.000 | ASHTON BAY CW LLC | 12450 THREE RIVERS RD | BROOKLYN | NY | 11204 |
| | 133168 | 0908E-02-004.005 | ATWOOD PROPERTIES LLC | 421 VICTORY ST | GULFPORT | MS | 39507 |
| N | 134840 | 0908E-02-004.006 | ATWOOD PROPERTIES LLC | 421 VICTORY ST | GULFPORT | MS | 39507 |
| N | 134848 | 0908E-02-004.058 | ATWOOD PROPERTIES LLC | 421 VICTORY ST | GULFPORT | MS | 39507 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| N | 134847 | 0908E-02-004.057 | ATWOOD PROPERTIES LLC | 421 VICTORY ST | GULFPORT | MS | 39507 |
| N | 134839 | 0908E-02-004.003 | ATWOOD PROPERTIES LLC | 421 VICTORY ST | GULFPORT | MS | 39507 |
| | 136120 | 0908E-02-004.070 | BABIN BRENT J | 617 CARMADELLE ST | MARRERO | LA | 70072 |
| | 136144 | 0908E-02-004.099 | BABIN EVAN | 617 CARMADELLE ST | MARRERO | LA | 70072 |
| | 129006 | 0908C-01-001.011 | BAKER DONALD G & MARY A -TRUSTEES- | 13059 HARTLEY CIR | GULFPORT | MS | 39503 |
| | 102948 | 0908E-02-002.001 | BAKER KAREN L -TRUSTEE- | 12124 N HIGHLAND AVE | GULFPORT | MS | 39503 |
| | 100829 | 0908D-01-032.000 | BAKER PATRICIA W -TRUSTEE- | 14162 E MARCIE RD | GULFPORT | MS | 39503 |
| | 53688 | 0908E-01-063.000 | BALDWIN CLAUDIA V | 113 BIG SKY DR | GULFPORT | MS | 39503 |
| | 100833 | 0908D-01-034.000 | BANKSTON EARL L JR | 13427 WINDSONG DR | GULFPORT | MS | 39503 |
| | 144635 | 0908C-01-001.046 | BARANELLO JOHN PAUL & PAMELA ANN | 12517 WESTWOOD PLACE | GULFPORT | MS | 39503 |
| | 129036 | 0908F-01-023.000 | BARBAY JORDAN & JORDAN ABULIEL | 12179 OLD WHISPER CREEK DR | GULFPORT | MS | 39503 |
| | 129031 | 0908F-01-018.000 | BARBAY TROY & JILL JOIA | 12366 THREE RIVERS RD | GULFPORT | MS | 39503 |
| | 100835 | 0908D-01-035.000 | BARRY JUDITH MORGAN | 13423 WINDSONG DR | GULFPORT | MS | 39503 |
| | 107103 | 0908D-01-150.000 | BATES STEVEN C | 7722 WEST RASCHER AVE | CHICAGO | IL | 60656 |
| | 101484 | 0908D-01-056.000 | BAUDOIN ALBERT R | 12297 WINDWARD DR | GULFPORT | MS | 39503 |
| | 129045 | 0908F-01-032.000 | BENTZ JULIE | 13095 LAKE FLORENCE DR | GULFPORT | MS | 39503 |
| | 141419 | 0908F-01-066.000 | BERRY LUKE A & RACHEL WALKLET | 1213 ALPHABET RD | GULFPORT | MS | 39503 |
| | 141424 | 0908F-01-071.000 | BLACKMORE PAUL HOWARD & CHERIE LYNN | 13337 KINDER DR | GULFPORT | MS | 39503 |
| | 101492 | 0908D-01-064.000 | BLAHUTA JOHN CHARLES | 13438 WINDSONG DR | GULFPORT | MS | 39503 |
| | 100852 | 0908D-01-055.000 | BLOOM JULIE R | 12301 WINDWARD DR | GULPORT | MS | 39503 |
| | 100832 | 0908D-01-038.000 | BOGOLIN MORGAN D | 13411 WINDSONG DR | GULFPORT | MS | 39503 |
| | 53697 | 0908E-01-032.000 | BONDS ELLIS BRYANT & CARMEN JOAN | 102 WARPATH TR | GULFPORT | MS | 39503 |
| | 129050 | 0908C-01-001.024 | BORMANN LEAANN | 13058 MIDLAND COVE | GULFPORT | MS | 39503 |
| | 145664 | 0908C-01-001.077 | BOST GARY B & DONNA M | 12554 ALPHABET RD | GULFPORT | MS | 39503 |
| | 100831 | 0908D-01-033.000 | BOWEN JOSEPH A & SHERRY A | 13431 WINDSONG DR | GULFPORT | MS | 39503 |
| | 145665 | 0908C-01-001.078 | BOWEN JOSEPH A & SHERRY A | 12546 ALPHABET RD | GULFPORT | MS | 39503 |
| | 134532 | 0908F-01-002.057 | BOYD BRIAN D & ALLISON N | 11985 MUSIC ST | GULFPORT | MS | 39503 |
| | 105373 | 0908D-01-112.000 | BOYD TERRENCE & NECAISE TRACY | 13429 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 53698 | 0908E-01-035.000 | BREAULT RUSSELL R & MELISSA | 104 WARPATH TRAIL | GULFPORT | MS | 39503 |
| | 134509 | 0908F-01-002.034 | BRECKENRIDGE ROBERT D & FRANCES A | 13138 DAYBREAK CT | GULFPORT | MS | 39503 |
| | 100060 | 0908D-01-013.001 | BROADUS LINDA JARRARD | 18681 HWY 67 | BILOXI | MS | 39532 |
| | 106180 | 0908D-01-013.002 | BROADUS LINDA JARRARD | 18653 HWY 67 | BILOXI | MS | 39532 |
| | 129010 | 0908C-01-001.015 | BRODSKY ELIA & KAYCI A SLAGEL | 12444 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 107079 | 0908D-01-133.000 | BROOKS BARBARA A | 12344 WINDWARD DR | GULFPORT | MS | 39503 |
| | 130173 | 0908C-01-001.028 | BROSIG THOMAS J & ROBIN MIDCALF | 12485 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 134499 | 0908F-01-002.024 | BROWN CHARLES B & THERESA E | 13204 WESTMINSTER BLVD | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
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| | 105378 | 0908D-01-117.000 | BROWN VICTORIA | 13447 WINDRIDGE DRIVE | GULFPORT | MS | 39503 |
| | 132275 | 0908D-01-157.002 | BRUCE INA R | 12351 WINDWARD CIRCLE | GULFPORT | MS | 39503 |
| | 100837 | 0908D-01-036.000 | BUCKLEW DIANA RUTH | 13417 WINDSONG DR | GULFPORT | MS | 39503 |
| | 129044 | 0908F-01-031.000 | BURRELL ANDREW C & ASHLEY | 12562 LAKE VILLIAGE DRIVE | GULFPORT | MS | 39507 |
| | 144632 | 0908C-01-001.043 | BW ARTISAN HOMES LLC | 1309 LORRAINE RD | BILOXI | MS | 39532 |
| | 53689 | 0908E-01-062.000 | CAMPBELL JOHNATHON | 610 PALM COURT | GULFPORT | MS | 39501 |
| | 134493 | 0908F-01-002.018 | CAMPBELL MARVIN B & ROSE L | 208 RUE GAMBETTA | LAFAYETTE | LA | 70507 |
| | 53661 | 0908E-01-052.000 | CARTAGENA JULIO & MARY R | 130 RESERVATION DR | GULFPORT | MS | 39503 |
| | 134505 | 0908F-01-002.030 | CARTER CHRISTOPHER M & HEATHER J | 2255 SWITZER RD APT G101 | GULFPORT | MS | 39507 |
| | 109032 | 0908E-01-001.052 | CEBALLOS JOSE M & SAYRA CASTELLANOS | 13424 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 53700 | 0908E-01-037.000 | CHALOULT ROSEMARY B ROUSSEAUX | 102 EAGLE LN | GULFPORT | MS | 39503 |
| | 129003 | 0908C-01-001.008 | CHAPUIS WILLIAM LYNN & BRENDA S | P O BOX 3121 | GULFPORT | MS | 39505 |
| | 113553 | 0908D-01-012.001 | CHEEKS GARY L & DORIS T | 12502 ROAD 236 | GULFPORT | MS | 39503 |
| | 53694 | 0908E-01-049.000 | CLIFTON ROBERT VINCENT | 136 RESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 129051 | 0908F-01-036.000 | CLOWER JOHN ROBBINS JR & BARBARA | C/O HELEN CLOWER ELMER | ARLINGTON | TX | 76012 |
| | 53679 | 0908E-01-058.000 | COAST PROPERTIES LLC | 1447 EAST PASS RD | GULFPORT | MS | 39507 |
| | 134515 | 0908F-01-002.040 | COBB DAPHNE | 13141 WHISTLE COURT | GULFPORT | MS | 39503 |
| | 145327 | 0908C-01-001.062 | COOLEY MICHAEL T & WEEKS AMBER M | 12505 ALPHABET RD | GULFPORT | MS | 39503 |
| | 107104 | 0908D-01-149.000 | COOPER GEORGE S | 12407 WINDWARD CIRCLE | GULFPORT | MS | 39503 |
| | 145659 | 0908C-01-001.072 | COYLE ALAN & MARYLEE | 12545 ALPHABET RD | GULFPORT | MS | 39503 |
| | 109051 | 0908D-01-191.000 | CRAWFORD KEYATA L | 13438 LOCUST HILL DRIVE | GULFPORT | MS | 39503 |
| | 134521 | 0908F-01-002.046 | CREEL JAMES E & NANCY A | 13146 WHISTLE COURT | GULFPORT | MS | 39503 |
| | 129002 | 0908C-01-001.007 | CROMWELL JASON & JOANIE | P O BOX 3597 | GULFPORT | MS | 39505 |
| | 134506 | 0908F-01-002.031 | CRUTHIRDS DENNIS & ANGELIA | 13318 WESTMINSTER BLVD | GULFPORT | MS | 39503 |
| | 101489 | 0908D-01-061.000 | CUEVAS TRUDY A | 23323 ROAD 357 | KILN | MS | 39556 |
| | 136133 | 0908E-02-004.083 | CURRY KEITH A | 7 REDBUD LN | PERKINSTON | MS | 39573 |
| | 107096 | 0908D-01-157.000 | D'AUTEUIL LINDA WALTERS | 12343 WINDWARD DR | GULFPORT | MS | 39503 |
| | 145188 | 0908E-01-001.107 | DAINES JUDY & KENNETH | 12208 MUSIC ST | GULFPORT | MS | 39503 |
| | 101486 | 0908D-01-058.000 | DALEY KYLE H | 911 WINBORN CHAPEL RD | LUCEDALE | MS | 39452 |
| | 100845 | 0908D-01-045.000 | DALEY PROPERTIES LLC | 911 WINBORN CHAPEL RD | LUCEDALE | MS | 39452 |
| | 47577 | 0908E-02-004.000 | DALEY ROBERT M | P O BOX 4273 | GULFPORT | MS | 39502 |
| | 107092 | 0908D-01-145.000 | DAVIS CHRISTOPHER A | 2470 W SHORE DR | BILOXI | MS | 39532 |
| | 53707 | 0908E-01-045.000 | DAVISON MICHAEL A & LAKISHA T | 104 TOMAHAWK TRAIL | GULFPORT | MS | 39503 |
| | 100841 | 0908D-01-043.000 | DE VILLA MARIA D VELEZ | 2150 BAYWOOD DR | BILOXI | MS | 39532 |
| | 144646 | 0908C-01-001.057 | DEL RIO EDDY M & LISA Y | 12512 WESTWOOD PLACE | GULFPORT | MS | 39503 |
| | 53666 | 0908E-01-029.000 | DEMAGGIO WANDA F | 127 RESERVATION DRIVE | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 141416 | 0908F-01-063.000 | DEMAREST JULIE MARIE | 567 ALPHABET RD | GULFPORT | MS | 39503 |
| | 134530 | 0908F-01-002.055 | DEMOLA MICHAEL C & SUZANNE | 11993 MUSIC ST | GULFPORT | MS | 39503 |
| | 129016 | 0908C-01-001.021 | DENNIS PADRICK D & MARY M | 12473 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 133013 | 0908F-01-043.000 | DILTS BRENT C | 12187 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 133170 | 0908E-02-004.024 | DINA PROPERTIES LLC | 14705 RUE MORNAY DR | BILOXI | MS | 39532 |
| | 56910 | 0908D-01-002.000 | DOBSON BERNICE C/O LISA JONES | 7190 GUSTINE ROAD | KILN | MS | 39556 |
| | 129000 | 0908C-01-001.005 | DOUGLAS DAVID EUGENE & GRACE ELAINE | 13024 HARTLEY CIR | GULFPORT | MS | 39503 |
| | 134478 | 0908F-01-002.003 | DRENNEN CHARLOTTE | 13141 WESTMINISTER BLVD | GULFPORT | MS | 39503 |
| | 136147 | 0908E-02-004.102 | DUE SOUTH PROPERTIES LLC | 842 BILGLADE DR | BILOXI | MS | 39532 |
| N | 136139 | 0908E-02-004.091 | DUE SOUTH PROPERTIES LLC | 842 BILGLADE DRIVE | BILOXI | MS | 39532 |
| N | 136121 | 0908E-02-004.071 | DUE SOUTH PROPERTIES LLC | 842 BILGLADE DR | BILOXI | MS | 39532 |
| N | 107086 | 0908D-01-140.000 | EDER JESSE FRANZ | 3224 CARDINAL DR A | GULFPORT | MS | 39501 |
| | 53710 | 0908E-01-046.000 | EDWARDS SANDRA M | 103 TOMAHAWK TRAIL | GULFPORT | MS | 39503 |
| | 109023 | 0908E-01-001.042 | EILERMANN JANET & TERRY TOLAR | 14352 CHESTWOOD COVE | GULFPORT | MS | 39503 |
| | 134842 | 0908E-02-004.021 | ELLEBRACHT CLARENCE | 3006 S ROSLYN ST | DENVER | CO | 80231 |
| | 141420 | 0908F-01-067.000 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 141421 | 0908F-01-068.000 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 144637 | 0908C-01-001.048 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 144641 | 0908C-01-001.052 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 144644 | 0908C-01-001.055 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 144645 | 0908C-01-001.056 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145185 | 0908E-01-001.104 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145189 | 0908E-01-001.108 | ELLIOTT HOMES LLC | 1402 PASS ROAD | GULFPORT | MS | 39501 |
| N | 145183 | 0908E-01-001.102 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145180 | 0908E-01-001.099 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145181 | 0908E-01-001.100 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145326 | 0908C-01-001.061 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145660 | 0908C-01-001.073 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145656 | 0908C-01-001.069 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145657 | 0908C-01-001.070 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145666 | 0908C-01-001.079 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| | 134525 | 0908F-01-002.050 | ENGLISH OTIS J JR & PATRICIA A | 11987 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 129004 | 0908C-01-001.009 | ENNIS BRADLEY A | 13051 HARTLEY CIRCLE | GULFPORT | MS | 39503 |
| | 127924 | 0908F-01-003.000 | EPPERT MELAINE S | 12212 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 145187 | 0908E-01-001.106 | ERICKSON MATTHEW EDWARD -ETAL- | 12212 MUSIC ST | GULFPORT | MS | 39503 |
| | 53693 | 0908E-01-050.000 | EVANS VIRGINIA H | 134 RESERVATION DR | GULFPORT | MS | 39503 |

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| | 130174 | 0908C-01-001.029 | FAIRLEY CLAYTON & REBECA | 19219 ROAD 223 | SAUCIER | MS | 39574 |
| | 109014 | 0908E-01-001.037 | FARRELL MEAGHAN E & SCHEXNAILDER C | 13397 LOCUST HILL DRIVE | GULFPORT | MS | 39503 |
| | 134843 | 0908E-02-004.022 | FAY GEORGE & MAGDALENA F | 3700 LANDMARK DR | MCKINNEY | TX | 75070 |
| | 134519 | 0908F-01-002.044 | FERREIRA ALEJANDRO E | 13138 WHISTLE CT | GULFPORT | MS | 39503 |
| | 101485 | 0908D-01-057.000 | FITZGERALD SUZETTE W | 13402 WINDSONG DRIVE | GULFPORT | MS | 39503 |
| | 56917 | 0908D-01-010.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 56919 | 0908D-01-009.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 56925 | 0908D-01-015.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 56926 | 0908D-01-013.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 56923 | 0908D-01-011.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 129035 | 0908F-01-022.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 130171 | 0908C-01-001.026 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 129048 | 0908F-01-035.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 130170 | 0908C-01-001.025 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133010 | 0908C-01-001.035 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133006 | 0908C-01-001.031 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133007 | 0908C-01-001.032 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133008 | 0908C-01-001.033 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 129013 | 0908C-01-001.018 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 129012 | 0908C-01-001.017 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133039 | 0908F-01-040.002 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 129055 | 0908F-01-040.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 129042 | 0908F-01-029.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133020 | 0908F-01-050.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 129040 | 0908F-01-027.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133015 | 0908F-01-045.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133016 | 0908F-01-046.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133041 | 0908F-01-040.004 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 129043 | 0908F-01-030.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133012 | 0908F-01-042.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133009 | 0908C-01-001.034 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133040 | 0908F-01-040.003 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 133038 | 0908F-01-040.001 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 133019 | 0908F-01-049.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 16132 | 0908E-01-001.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 56947 | 0908F-01-001.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |

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| N | 141429 | 0908F-01-002.061 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 100817 | 0908E-01-001.001 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 141428 | 0908F-01-057.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 145194 | 0908E-01-001.113 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145196 | 0908E-01-001.115 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145166 | 0908E-01-001.085 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145167 | 0908E-01-001.086 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145169 | 0908E-01-001.088 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145171 | 0908E-01-001.090 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145172 | 0908E-01-001.091 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145173 | 0908E-01-001.092 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145186 | 0908E-01-001.105 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145175 | 0908E-01-001.094 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145176 | 0908E-01-001.095 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145177 | 0908E-01-001.096 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145178 | 0908E-01-001.097 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145179 | 0908E-01-001.098 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 1 | 0908C-01-001.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 134535 | 0908F-01-002.060 | FLORENCE GARDENS RES NEIGHBORHOOD | C/O 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 134534 | 0908F-01-002.059 | FLORENCE GARDENS RES NEIGHBORHOOD | C/O 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 134853 | 0908E-02-004.095 | FLORES LLC | 2596 BIENVILLE BLVD | OCEAN SPRINGS | MS | 39564 |
| N | 134854 | 0908E-02-004.096 | FLORES LLC | 2596 BIENVILLE BLVD | OCEAN SPRINGS | MS | 39564 |
| | 56914 | 0908D-01-003.000 | FLOWERS KEVIN ETAL | 12486 ROAD 237 | GULFPORT | MS | 39503 |
| | 134533 | 0908F-01-002.058 | FLOWERS R LEE & DAPHNE N | 11981 MUSIC ST | GULFPORT | MS | 39503 |
| | 2973 | 0908G-01-003.000 | FORE WALLACE C | 14270 CREOSOTE RD | GULFPORT | MS | 39503 |
| N | 18783 | 0908J-01-006.000 | FORE WALLACE C | 14270 CREOSOTE RD | GULFPORT | MS | 39503 |
| | 145324 | 0908C-01-001.059 | FORTSON STEVEN WILLIAM & CATHY LYNN | 12529 ALPHABET RD | GULFPORT | MS | 39503 |
| | 129008 | 0908C-01-001.013 | FOX DUNCAN | 12396 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 129011 | 0908C-01-001.016 | FOX JOHN RUSSELL & ANNE BAXTER | 12448 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 141425 | 0908F-01-072.000 | FREEMAN JUDY E | 13333 KINDER DR | GULFPORT | MS | 39503 |
| | 105379 | 0908D-01-118.000 | FREEMONT PROPERTIES LLC | 37 COMPASS POINT WAY S #425 | INLET BEACH | FL | 32461 |
| | 129027 | 0908F-01-014.000 | FREITAG JOE & MARLA | P O BOX 2277 | BAY ST LOUIS | MS | 39521 |
| | 145191 | 0908E-01-001.110 | FRIPP MATTHEW W & DENEKE | 13230 ARTISAN RD | GULFPORT | MS | 39503 |
| | 129009 | 0908C-01-001.014 | GADDY BRYAN & HANNAH | 12440 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 145331 | 0908C-01-001.066 | GAGNE CONSTANCE | 12506 ALPHABET RD | GULFPORT | MS | 39503 |
| | 141422 | 0908F-01-069.000 | GAGNON MARK & SUSAN | 13568 WINDROSE CIRCLE | GULFPORT | MS | 39503 |

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| | 136125 | 0908E-02-004.075 | GAMBA GROUP HELPING OUR SONS INC | 818 CLEARY AVE APT A | METAIRIE | LA | 70001 |
| | 134491 | 0908F-01-002.016 | GARRETT BRITTANY K & DUSTIN G | 13317 WESTMINISTER BLVD | GULFPORT | MS | 39503 |
| | 136151 | 0908E-02-004.106 | GEORGE DAVID K & KETTLE KATHERINE D | 7100 TWIN OAKS COURT | MANSFIELD | TX | 76063 |
| | 129014 | 0908C-01-001.019 | GIBSON JASON & ERIN L | 12469 PERSEVTION DR | GULFPORT | MS | 39503 |
| N | 129015 | 0908C-01-001.020 | GIBSON JASON THOMAS & ERIN LYNN | 12469 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 109025 | 0908E-01-001.048 | GIBSON MARTHA M | 13408 LOCUST HILL DR | GULFPORT | MS | 39503 |
| N | 109024 | 0908E-01-001.047 | GIBSON MARTHA M | 13408 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 134517 | 0908F-01-002.042 | GIBSON TOM & PAM | 13129 WHISTLE CT | GULFPORT | MS | 39503 |
| | 136105 | 0908E-02-004.051 | GIFFORD JON | 181 FIELDCREST COURT | DEATSVILLE | AL | 36022 |
| | 101496 | 0908D-01-068.000 | GILL MATTHEW | 13454 WINDSONG DR | GULFPORT | MS | 39503 |
| | 141335 | 0908F-01-055.000 | GILREATH MICHAEL H & CYNTHIA | 13307 KINDER DR | GULFPORT | MS | 39503 |
| | 136150 | 0908E-02-004.105 | GIUDICI MARC & MARY KAYE | 1971 ST ANDREWS CIRCLE | GILROY | CA | 95020 |
| | 107101 | 0908D-01-152.000 | GLORIA TAMMY MARIE | 12393 WINDWARD CIR | GULFPORT | MS | 39503 |
| | 141418 | 0908F-01-065.000 | GODDARD JOSEPH J & SPATES DESTINEE | 1011 ALPHABET RD | GULFPORT | MS | 39503 |
| | 129028 | 0908F-01-015.000 | GOFF JOHN R & CYNTHIA L | 12224 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 129024 | 0908F-01-011.000 | GOLDIN ALAN H & HOPE U | 12223 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 129030 | 0908F-01-017.000 | GOLDIN FLORENCE | 12200 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 133021 | 0908F-01-051.000 | GOLDIN JASON | 13099 LAKE FLORENCE RD | GULFPORT | MS | 39503 |
| | 140955 | 0908C-01-001.037 | GOLDIN MARTIN C | 12503 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 127927 | 0908F-01-007.000 | GOLDIN MICHAEL & RUSSELL -TRUSTEES- | 13124 LAKE FLORENCE RD | GULFPORT | MS | 39503 |
| | 134483 | 0908F-01-002.008 | GOLDIN NAOMI | 13209 WESTMINSTER BLVD | GULFPORT | MS | 39507 |
| | 141415 | 0908F-01-062.000 | GOLDIN RYAN M | 12503 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 127922 | 0908F-01-005.000 | GOLDIN SCOTT LEE | 12207 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 127928 | 0908F-01-008.000 | GOLDIN STEVEN L & DEBORAH H | 13123 LAKE FLORENCE RD | GULFPORT | MS | 39503 |
| | 133018 | 0908F-01-048.000 | GOLDIN STEVEN L & DEBORAH H | 13123 LAKE FLORENCE RD | GULFPORT | MS | 39503 |
| | 1282 | 0908D-01-007.000 | GOTTLICH HUGO G -EST- | 13363 ONEAL RD | GULFPORT | MS | 39503 |
| N | 56920 | 0908D-01-008.000 | GOTTLICH HUGO GEORGE -EST- | 13363 O'NEAL RD | GULFPORT | MS | 39503 |
| | 136122 | 0908E-02-004.072 | GRAHAM MALCOLM S & TERESA D | 5143 NE LAURELCREST LN | SEATTLE | WA | 98105 |
| N | 136107 | 0908E-02-004.053 | GRAHAM MALCOLM S & TERESA D | 5143 NE LAURELCREST LN | SEATTLE | WA | 98105 |
| | 98706 | 0908E-02-034.001 | GRANT MICHAEL L -EST- | 12099 HIGHLAND AVE | GULFPORT | MS | 39501 |
| | 53677 | 0908E-01-066.000 | GRAVES RANDY L & POWELL CHRISTOPHER | 107 BIG SKY DRIVE | GULFPORT | MS | 39503 |
| | 134476 | 0908F-01-002.001 | GRAY ELLERY F & ELAINE R -TRUSTEES- | 13131 WESTMINSTER BLVD | GULFPORT | MS | 39503 |
| | 134484 | 0908F-01-002.009 | GRAY MARY JANE | 13213 WESTMINSTER BLVD | GULFPORT | MS | 39503 |
| | 134528 | 0908F-01-002.053 | GRAY PHILLIP W & LILLIAN K | 11990 MUSIC ST | GULFPORT | MS | 39503 |
| | 136114 | 0908E-02-004.064 | GREAT WESTERN & COASTAL CORP | 2178 TROON ROAD | HOUSTON | TX | 77019 |
| N | 136108 | 0908E-02-004.054 | GREAT WESTERN & COASTAL CORP | 2178 TROON ROAD | HOUSTON | TX | 77019 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 127921 | 0908C-01-001.004 | GUIROLA LOUIS JR & STEPHANIE | 12453 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 109043 | 0908D-01-186.000 | GULFPORT CITY OF | | GULFPORT | MS | 39501 |
| N | 133207 | 0908D-01-130.001 | GULFPORT CITY OF | OCT 31,2005 SALE | | | 0 |
| | 109046 | 0908D-01-188.000 | H6 LLC | 13452 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 133037 | 0908F-01-037.001 | HAGWOOD TERESA W | 18534 DEER DR | SAUCIER | MS | 39574 |
| N | 129052 | 0908F-01-037.000 | HAGWOOD TERESA W | 18534 DEER DR | SAUCIER | MS | 39574 |
| | 107105 | 0908D-01-148.000 | HALL CLAYTON A | 12404 WINDWARD CIR | GULFPORT | MS | 39503 |
| | 53673 | 0908E-01-069.000 | HAMMOND MONICA R & DONALD JR | 101 BIG SKY DR | GULFPORT | MS | 39503 |
| | 107089 | 0908D-01-142.000 | HANCOCK ANCE J & MICHELE A | 12378 WINDWARD CIR | GULFPORT | MS | 39503 |
| | 136106 | 0908E-02-004.052 | HARKINS MICHAEL | 3233 BLUE QUAIL LANE | BEDFORD | TX | 76021 |
| | 20334 | 0908E-02-029.001 | HARPER DAVID & JAMILLAH T | 13494 ARTES ST | GULFPORT | MS | 39503 |
| | 105365 | 0908D-01-104.000 | HARPER LORI A | 13201 TIARA DR | GULFPORT | MS | 39503 |
| | 109017 | 0908E-01-001.039 | HARRELL TANESHIA S | 13383 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 53672 | 0908E-01-070.000 | HARRIS RAMONA J | 103 BIG HORN DR | GULFPORT | MS | 39503 |
| | 134531 | 0908F-01-002.056 | HARWELL WILLIAM D IV & MELISSA | 18294 WILD TURKEY COVE | SAUCIER | MS | 39574 |
| | 47584 | 0908E-02-022.000 | HASIUK WALTER & CYNTHIA STEVENS | 12248 PRUDIE ST | GULFPORT | MS | 39503 |
| | 136131 | 0908E-02-004.081 | HASKELL CRAIG | 2247 W SALEM CANAL ROAD | PAYSON | UT | 84651 |
| | 129039 | 0908F-01-026.000 | HATTEN W EDWARD JR & KAREN D | 980 COURTHOUSE RD APT 1401 | GULFPORT | MS | 39507 |
| | 136113 | 0908E-02-004.063 | HAWTHORNE PROPERTIES LLC | 13207 TYLER CIR | GULFPORT | MS | 39503 |
| | 53680 | 0908E-01-057.000 | HAYWOOD WILLIE E & ROMA J | 102 BIG SKY DR | GULFPORT | MS | 39503 |
| | 145658 | 0908C-01-001.071 | HEAD TRACY G | 12553 ALPHABET ROAD | GULFPORT | MS | 39503 |
| | 109048 | 0908D-01-189.000 | HEFLEY CHAD E & PAULA R | 13448 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 134524 | 0908F-01-002.049 | HERBERT ARTHUR J III & ELLEN G | 11991 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 134480 | 0908F-01-002.005 | HERBERT BERNARD F & JENNIFER J | 28722 TARA RIDGE CT | FULSHEAR | TX | 77441 |
| | 134845 | 0908E-02-004.026 | HIGHLAND AVENUE LLC C/O O'BRYON | 5932 LAKE SUNSET LN | HUME | VA | 22639 |
| | 109020 | 0908E-01-001.045 | HIGHTOWER KHALIL | 13398 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 53692 | 0908E-01-051.000 | HILL ANTHONY M & CAROL A ROBINSON | 132 RESERVATION DR | GULFPORT | MS | 39503 |
| | 53678 | 0908E-01-059.000 | HILL DORIS MARIE | 106 BIG SKY DR | GULFPORT | MS | 39503 |
| | 100838 | 0908D-01-041.000 | HILL STEPHANIE & MCDONALD JENNIFER | 13399 WINDSONG DRIVE | GULFPORT | MS | 39503 |
| | 141334 | 0908F-01-054.000 | HINES OWEN CLARK JR & KELLY FLYNN | 13311 KINDER DRIVE | GULFPORT | MS | 39503 |
| | 145184 | 0908E-01-001.103 | HODA BRENDA | 12224 MUSIC ST | GULFPORT | MS | 39503 |
| | 145193 | 0908E-01-001.112 | HODO DEVIN K & SARAH E JAMES | 13233 ARTISAN RD | GULFPORT | MS | 39503 |
| | 56942 | 0908E-02-001.000 | HOLLIMAN PLACE LLC | P O BOX 349 | OXFORD | MS | 38655 |
| | 129034 | 0908F-01-021.000 | HOLMAN JAMES M & MELISSA A | 13134 LAKE FLORENCE RD | GULFPORT | MS | 39503 |
| | 107106 | 0908D-01-147.000 | HOOD CHARLES | 12402 WINDWARD CIR | GULFPORT | MS | 39503 |
| | 129023 | 0908F-01-010.000 | HOPE TIM R & BETTY A | 12227 PRESERVATION DR | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 105372 | 0908D-01-111.000 | HOWARD DARRELL | 13425 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 100849 | 0908D-01-052.000 | HUDSON JENNIFER N | 12316 WOODWARD DRIVE | GULFPORT | MS | 39503 |
| | 109028 | 0908E-01-001.054 | HUSKEY GERALD W & LEA A | 13428 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 141427 | 0908F-01-074.000 | JACKSON AVERY & LAUREN | 13323 KINDER DR | GULFPORT | MS | 39503 |
| | 96239 | 0908E-02-038.001 | JACOBS JERRY | 12109 HIGHLAND AVE | GULFPORT | MS | 39503 |
| N | 47564 | 0908E-02-038.000 | JACOBS JERRY | 12109 HIGHLAND AVE | GULFPORT | MS | 39503 |
| | 133157 | 0908D-01-006.002 | JAMISON RONNIE EARL | 20546 JOHNSON RD | LONG BEACH | MS | 39560 |
| | 105377 | 0908D-01-116.000 | JELCIC ANTHONY | 13443 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 109022 | 0908E-01-001.046 | JENSEN JOHN M & SHARI LYNN | 11408 JORDON RD | OCEAN SPRINGS | MS | 39565 |
| | 105367 | 0908D-01-106.000 | JOHNSON CHRISTINE MARIE | 13432 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 141423 | 0908F-01-070.000 | JOHNSON ROSALIND D | 2021 ALPHABET RD | GULFPORT | MS | 39503 |
| | 129054 | 0908F-01-039.000 | JOHNSON STEVEN MICHAEL | 14095 RIDGEWAY DR | GULFPORT | MS | 39503 |
| N | 129053 | 0908F-01-038.000 | JOHNSON STEVEN MICHAEL | 14095 RIDGEWAY DR | GULFPORT | MS | 39503 |
| | 100834 | 0908D-01-039.000 | JOHNSON SUSAN A | 13407 WINDSONG | GULFPORT | MS | 39503 |
| | 134851 | 0908E-02-004.088 | JTMS LLC | P.O.BOX 82469 | LAS VEGAS | NV | 89180 |
| | 109019 | 0908E-01-001.040 | KARANJA PERIS W | 13375 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 53702 | 0908E-01-039.000 | KENNEDY JOHN & RUTHIE N | 1815 22ND AVE | GULFPORT | MS | 39501 |
| | 53708 | 0908E-01-048.000 | KIRCH LINDA & PROCTOR ALAN -TRUSTEE | 133 RESERVATION DR | GULFPORT | MS | 39503 |
| | 53686 | 0908E-01-065.000 | KIRSTEIN CHRISTOPHER & ELLEN | 109 BIG SKY DR | GULFPORT | MS | 39503 |
| | 134477 | 0908F-01-002.002 | KISH KYLE L & SHELLEY H | 13137 WESTMINSTER BLVD | GULFPORT | MS | 39503 |
| | 136111 | 0908E-02-004.061 | KRAUSE DONNA | 1230 PORTLAND AVE | ST PAUL | MN | 55104 |
| | 134527 | 0908F-01-002.052 | KROLL DONALD A & MARLENE B | 11994 MUSIC STREET | GULFPORT | MS | 39503 |
| | 130369 | 0908E-02-031.002 | KWO LLC | 14326 DUCKWORTH RD | GULFPORT | MS | 39503 |
| | 134494 | 0908F-01-002.019 | LAMKIN CLEO | 3422 LOCKWOOD CT | MONTGOMERY | AL | 36111 |
| | 105339 | 0908D-01-129.000 | LAND TRUST FOR MISS COASTAL PLAIN | P O BOX 245 | BILOXI | MS | 39533 |
| | 144636 | 0908C-01-001.047 | LANDON HOMES LLC | 9113 OLD CCC CAMP ROAD | OCEAN SPRINGS | MS | 39564 |
| N | 144642 | 0908C-01-001.053 | LANDON HOMES LLC | 9113 OLD CCC CAMP RD | OCEAN SPRINGS | MS | 39564 |
| | 136137 | 0908E-02-004.087 | LANG RAYMOND | 12110 PRUDIE ST | GULFPORT | MS | 39503 |
| | 144631 | 0908C-01-001.042 | LAVOIE ROBERT J & ROBIN M | 96 DUCK POND RD EXT S | DENNIS | MA | 2660 |
| | 134513 | 0908F-01-002.038 | LAWSON DAVID W & ANN G | 13149 WHISTLE CT | GULFPORT | MS | 39503 |
| | 141417 | 0908F-01-064.000 | LEIGH KELLEY L & JUSTIN K | 789 ALPHABET ROAD | GULFPORT | MS | 39503 |
| | 145328 | 0908C-01-001.063 | LEIGH STANLEY & WYNELL | 12530 ALPHABET RD | GULFPORT | MS | 39503 |
| | 53656 | 0908E-01-072.000 | LENARD SHIRLEY A | 122 RESERVATION DR | GULFPORT | MS | 39503 |
| | 100840 | 0908D-01-047.000 | LENIG TRISTEN A | 12294 WINWARD DRIVE | GULFPORT | MS | 39503 |
| | 129025 | 0908F-01-012.000 | LIEBERMAN STACY RESIDENCE TRUST | 14231 SEAWAY RD STE 7000 | GULFPORT | MS | 39503 |
| | 134489 | 0908F-01-002.014 | LIZANA DESIREE A | 13309 WESTMINISTER BLVD | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 112600 | 0908E-01-001.077 | LOCKAMY JAMES D | 13139 HAWTHORN PL | GULFPORT | MS | 39503 |
| | 141455 | 0908K-01-002.001 | LORD OF THE HARVEST INC | 14231 SEAWAY RD STE 7010 | GULFPORT | MS | 39503 |
| | 133165 | 0908E-02-004.001 | LOUPE RONNIE | 512 NORTH PIERCE AVE | METAIRIE | LA | 70003 |
| | 134514 | 0908F-01-002.039 | LOVE GREG Z & PAM JO | 807 S RIVERSIDE HARBOR RD | POST FALLS | ID | 83854 |
| | 20335 | 0908E-02-031.000 | LOVE TABIA M | 13480 ARTES STREET | GULFPORT | MS | 39503 |
| | 130172 | 0908C-01-001.027 | LOVELL FRANK A & NANCY D | 40 54TH ST | GULFPORT | MS | 39507 |
| | 105375 | 0908D-01-114.000 | LOYD DAWN R | 346 INDIAN PARK DR | MURFREESBORO | TN | 37128 |
| | 105362 | 0908D-01-101.000 | LU FEN | 3936 DAVID LN | GULFPORT | MS | 39503 |
| | 136134 | 0908E-02-004.084 | M3 PROPERTIES LLC | 1 BRIARWOOD CIR | LONG BEACH | MS | 39560 |
| | 19054 | 0908E-01-067.000 | MADDOX VIVIAN | 105 BIG SKY DR | GULFPORT | MS | 39507 |
| | 134526 | 0908F-01-002.051 | MALONE RICHARD A | 11998 MUSIC STREET | GULFPORT | MS | 39503 |
| | 145174 | 0908E-01-001.093 | MANAS KENNETH SALVADOR & MICKI LE | 13304 HAWK PLACE | GULFPORT | MS | 39503 |
| | 133171 | 0908E-02-004.025 | MANSUR TROY | 12088 HIGHLAND AVE | GULFPORT | MS | 39503 |
| | 141413 | 0908F-01-060.000 | MARSHALL CHAD E & JARRID HILL | 13318 KINDER DR | GULFPORT | MS | 39503 |
| | 134520 | 0908F-01-002.045 | MASCARO ALEJANDRO E FERREIRA | 13138 WHISTLE CT | GULFPORT | MS | 39503 |
| | 141414 | 0908F-01-061.000 | MASSEY CHARLES P | 13322 KINDER DR | GULFPORT | MS | 39503 |
| | 105376 | 0908D-01-115.000 | MCARTHUR KIRA | 13439 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 100850 | 0908D-01-053.000 | MCCARLEY ROGER L | 12309 WINDWARD DR | GULFPORT | MS | 39503 |
| | 53663 | 0908E-01-026.000 | MCCLEESE LISA K | 121 RESERVATION DR | GULFPORT | MS | 39503 |
| | 127920 | 0908C-01-001.003 | MCCULLOUGH MICHAEL S & JENNIFER | 12457 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 105363 | 0908D-01-102.000 | MCELORY DAVID R & HEATHER R | 1583 RACHEL DRIVE | BILOXI | MS | 35932 |
| | 145170 | 0908E-01-001.089 | MCFARLAND JAMES A & SARAH O | 13320 HAWK PLACE | GULFPORT | MS | 39503 |
| | 100844 | 0908D-01-049.000 | MCGEE VICTOR T & JANICE R | 12302 WINDWARD DR | GULFPORT | MS | 39503 |
| | 144630 | 0908C-01-001.041 | MCGUIRE LLC | 15276 A DEDEAUX RD DR | GULFPORT | MS | 39503 |
| | 56912 | 0908D-01-005.000 | MCINNIS SYLVIA JEANETTE | 14055 JOHN CLARK RD #3A | GULFPORT | MS | 39503 |
| N | 56915 | 0908D-01-006.000 | MCINNIS SYLVIA JEANETTE | 14055 JOHN CLARK RD #3A | GULFPORT | MS | 39503 |
| | 53687 | 0908E-01-064.000 | MCKINNEY JOHNNY F | 111 BIG SKY DR | GULFPORT | MS | 39503 |
| | 144643 | 0908C-01-001.054 | MCSHANE PATRICK O II & PHYLLIS A | 12528 WESTWOOD PLACE | GULFPORT | MS | 39503 |
| | 129041 | 0908F-01-028.000 | MCVAY LARRY C II & EDIRNE A | 12190 OLD WHISPER CREEK DR | GULFPORT | MS | 39503 |
| | 134488 | 0908F-01-002.013 | MCVAY LARRY CLIFFORD II & EDIRNE A | 12504 CRYSTAL WELLS CT | GULFPORT | MS | 39503 |
| | 145325 | 0908C-01-001.060 | MELLO JOAQUIN NICOLAS & NICOLE T | 12521 ALPHABET RD | GULFPORT | MS | 39503 |
| | 141412 | 0908F-01-059.000 | MICHELLI MADELEINE | 13314 KINDER DRIVE | GULFPORT | MS | 39503 |
| | 136146 | 0908E-02-004.101 | MID-SOUTH PROPERTIES GROUP LLC | 1536 E NORTHSIDE DR | JACKSON | MS | 39211 |
| | 53699 | 0908E-01-036.000 | MIGLIACCIO JAMES A & YOLANDA W | 101 WARPATH TRL | GULFPORT | MS | 39503 |
| | 107100 | 0908D-01-153.000 | MILLS CHANCELLOR L & JORDYN K | 12375 WINDWARD CIRCLE | GULFPORT | MS | 39503 |
| | 145192 | 0908E-01-001.111 | MIRICK CAROLYN | 13226 ARTISAN RD | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
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| | 129007 | 0908C-01-001.012 | MITCHELL ROBERT ARTHUR | 13063 HARTLEY CIR | GULFPORT | MS | 39503 |
| | 101487 | 0908D-01-059.000 | MIZELL BARRY C & MIRANDA G | 13416 WINDSONG DR | GULFPORT | MS | 39503 |
| | 107082 | 0908D-01-136.000 | MJP DEVELOPMENT LLC | 15240 CREOSOTE RD | GULFPORT | MS | 39503 |
| | 105370 | 0908D-01-109.000 | MOEINI MOHAMMAD | P O BOX 8833 | GULFPORT | MS | 39506 |
| N | 109015 | 0908E-01-001.038 | MOEINI MOHAMMAD | P O BOX 8833 | GULFPORT | MS | 39506 |
| | 53705 | 0908E-01-043.000 | MOODY ARTIES JONES JR & SHARON L | 100 TOMAHAWK TRAIL | GULFPORT | MS | 39503 |
| | 134498 | 0908F-01-002.023 | MOODY JAMES D & SHATERRICA J | 13200 WESTMINSTER BLVD | GULFPORT | MS | 39503 |
| | 53665 | 0908E-01-028.000 | MOORE CHRISTOPHER M | 125 RESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 134510 | 0908F-01-002.035 | MORA JANET | 13142 DAYBREAK COURT | GULFPORT | MS | 39503 |
| | 100846 | 0908D-01-050.000 | MORGAN REBECCA LYNNE | 12306 WINDWARD DR | GULFPORT | MS | 39503 |
| | 109006 | 0908E-01-001.033 | MULLER LORI G | P O BOX 2224 | GULFPORT | MS | 39505 |
| | 136127 | 0908E-02-004.077 | NICHOLAS DIONISIOS H | 95-783 MAIO ST | MILIANI | HI | 96789 |
| | 53704 | 0908E-01-042.000 | NOERNBERG WILLIAM E II & | ASHLIE RENEE WYATT | GULFPORT | MS | 39503 |
| | 129029 | 0908F-01-016.000 | NORRIS JACK R & STEPHANIE D | 12216 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 144640 | 0908C-01-001.051 | OESCHGER DAVID C | 12542 WESTWOOD PLACE | GULFPORT | MS | 39503 |
| | 107080 | 0908D-01-134.000 | OLIVER MARY E | 12350 WINDWARD CIR | GULFPORT | MS | 39503 |
| | 107085 | 0908D-01-139.000 | OLSON JAMES MICHAEL | 12372 WINDWARD CIR | GULFPORT | MS | 39503 |
| | 127919 | 0908C-01-001.002 | OTERO MICHAEL & STACEY L | 12461 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 109030 | 0908E-01-001.055 | OVERSHON KASSIE N | 13434 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 100847 | 0908D-01-046.000 | PALMER RACHEL V | 12288 WINDWARD DR | GULFPORT | MS | 39503 |
| | 134852 | 0908E-02-004.094 | PARIONA PROPERTIES LLC | 14705 RUE MORNAY DR | BILOXI | MS | 39532 |
| | 53671 | 0908E-01-071.000 | PARKER JOHN L & DOROTHY L | 101 BIG HORN DR | GULFPORT | MS | 39501 |
| | 56911 | 0908D-01-001.000 | PARKER PATRICIA & LOCKRIDGE J | 104 WEST CHIPWOOD DR | GULFPORT | MS | 39503 |
| | 136109 | 0908E-02-004.055 | PARKS HOLDINGS 2 LLC | 130 TRIPP LANE | CARRIERE | MS | 39426 |
| | 136136 | 0908E-02-004.086 | PARKS HOLDINGS 3 LLC | 27389 EAST LAKE CYPRESS DR | PERKINSTON | MS | 39573 |
| | 136119 | 0908E-02-004.069 | PARKWOOD DRIVE LLC | 895 ELLINGTON DR | BILOXI | MS | 39532 |
| | 53659 | 0908E-01-054.000 | PASSMAN ROBIN | 12487 WINDANCE DR | GULFPORT | MS | 39503 |
| | 107077 | 0908D-01-131.000 | PATHWAY RENTALS LLC | 12410 BEAU FOREST DR | GULFPORT | MS | 39503 |
| | 133172 | 0908E-02-004.089 | PATTON ALTON R | 402 LEGG DRIVE | GULFPORT | MS | 39503 |
| | 144633 | 0908C-01-001.044 | PERSERVATION HOMES LLC | 14231 SEAWAY RD, STE 7009 | GULFPORT | MS | 39503 |
| | 145663 | 0908C-01-001.076 | PETERSON TODD MICHAEL & JANA MARIE | 12562 ALPHABET RD | GULFPORT | MS | 39503 |
| | 107090 | 0908D-01-143.000 | PFLUG LISA | 25580 ELMER LADNER RD | PASS CHRISTIAN | MS | 39571 |
| | 134529 | 0908F-01-002.054 | PICKLE CATHERINE & JOLLY EUGENE | 11986 MUSIC ST | GULFPORT | MS | 39503 |
| | 141333 | 0908F-01-053.000 | PIZZETTA DANETTE SHAW | 13315 KINDER DR | GULFPORT | MS | 39503 |
| | 129033 | 0908F-01-020.000 | POOLE CRYSTAL DANIEL & MARCUS | 13140 LAKE FLORENCE ROAD | GULFPORT | MS | 39503 |
| | 107081 | 0908D-01-135.000 | PORNOVETS MICHAEL J | 12354 WINDWARD CIR | GPT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 144634 | 0908C-01-001.045 | PRESERVATION HOMES LLC | 14231 SEAWAY RD, STE 7009 | GULFPORT | MS | 39503 |
| | 109008 | 0908E-01-001.034 | PRUITT KETURAH | 13425 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 109018 | 0908E-01-001.044 | PRUITT LEON D & CATHY A | 13394 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 134522 | 0908F-01-002.047 | RAGLAND JOHN D & SHELLEY | 13150 WHISTLE CT | GULFPORT | MS | 39503 |
| | 134846 | 0908E-02-004.027 | RAMIREZ MYRNA IRIS -ESTATE- | 12074 HIGHLAND AVE | GULFPORT | MS | 39503 |
| | 19640 | 0908E-02-023.000 | RAMOS RHIANNON N | 12258 PRUDIE CIRCLE | GULFPORT | MS | 39503 |
| | 109044 | 0908D-01-187.000 | RAVENELL KENNETH L & AYN D | 13456 LOCUST HILLS DR | GULFPORT | MS | 39503 |
| | 53690 | 0908E-01-061.000 | RAY MARK STEVEN & DARI STARLING | 145 GARY ST | GULFPORT | MS | 39503 |
| | 134844 | 0908E-02-004.023 | REEL ESTATE PROPERTY MANAGEMENT LLC | 11283 FELLER DR | BILOXI | MS | 39532 |
| N | 134849 | 0908E-02-004.059 | REEL ESTATE PROPERTY MANAGEMENT LLC | 11283 FELLER DR | BILOXI | MS | 39532 |
| N | 134850 | 0908E-02-004.060 | REEL ESTATE PROPERTY MANAGEMENT LLC | 11283 FELLER DR | BILOXI | MS | 39532 |
| | 141336 | 0908F-01-056.000 | REGISTER MARK A & JANICE M | 13303 KINDER DR | GULFPORT | MS | 39503 |
| | 134497 | 0908F-01-002.022 | REYNOLDS RICHARD ALLEN & KIM MARIE | 13150 WESTMINSTER BLVD | GULFPORT | MS | 39503 |
| | 141426 | 0908F-01-073.000 | RICE SIDNEY EARL JR & SHELLY | 13327 KINDER DR | GULFPORT | MS | 39503 |
| | 136130 | 0908E-02-004.080 | RICHARDS NATALIE VENESHA | 19584 MORRIS POND RD | GULFPORT | MS | 39503 |
| N | 136138 | 0908E-02-004.090 | RICHARDS NATALIE VENESHA | 19584 MORRIS POND RD | GULFPORT | MS | 39503 |
| | 134516 | 0908F-01-002.041 | RIDDLE DONALD S & KATHLEEN M | 13137 WHISTLE COURT | GULFPORT | MS | 39503 |
| | 145182 | 0908E-01-001.101 | RIVERS SHELIA L | 13309 HAWK PL | GULFPORT | MS | 39503 |
| | 134504 | 0908F-01-002.029 | ROGERS CATHERINE KOONTZ & JOHN | 13310 WESTMINSTER BLVD | GULFPORT | MS | 39503 |
| N | 127929 | 0908F-01-009.000 | ROGERS JOHN M & CATHERINE | 13310 WESTMINISTER BLVD | GULFPORT | MS | 39503 |
| | 16750 | 0908E-01-055.000 | ROSETTI SCOTTY R & DENISE M | 124 RESERVATION DR | GULFPORT | MS | 39503 |
| | 112599 | 0908E-01-001.075 | ROSS JAMES BARRY | 13133 HAWTHORN PL | GULFPORT | MS | 39503 |
| | 112598 | 0908E-01-001.074 | ROSS JAMES BARRY | 13133 HAWTHORNE PLACE | GULFPORT | MS | 39503 |
| | 109050 | 0908D-01-190.000 | RUSSELL JOYCE | 13442 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 105374 | 0908D-01-113.000 | RYLAND JOHN M | 13431 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 109010 | 0908E-01-001.035 | SAUSSY CHARLES | 1025 MADSEN AVE | WIGGINS | MS | 39577 |
| | 107098 | 0908D-01-155.000 | SCHLEY PATRICIA | 12365 WINDWARD CIRCLE | GULFPORT | MS | 39503 |
| | 134500 | 0908F-01-002.025 | SCHUERMAN JOHN E & MADELINE C | 13208 WESTMINISTER BLVD | GULFPORT | MS | 39503 |
| | 136129 | 0908E-02-004.079 | SCHUSTER DANIEL & TAMARA | 910 MACKEY STREET | SIGOURNEY | IA | 52591 |
| | 100839 | 0908D-01-042.000 | SCOTT RACHAEL J | 13395 WINDSONG DR | GULFPORT | MS | 39503 |
| | 107091 | 0908D-01-144.000 | SEAL AARON J | 17173 ORANGE GROVE RD | GULFPORT | MS | 39503 |
| | 136103 | 0908E-02-004.049 | SEASTRUNK ALECIA | 6034 CHATEAU LOIRE CIR | MANDEVILLE | LA | 70448 |
| | 129017 | 0908C-01-001.022 | SERNA MARVIN JR | 12477 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 134508 | 0908F-01-002.033 | SHAW SUSAN S & PIZZETTA DANETTE S | 13205 WESTMINISTER BLVD | GULFPORT | MS | 39503 |
| | 134482 | 0908F-01-002.007 | SHAW SUSAN STEPHANIE | 13205 WESTMINSTER BLVD | GULFPORT | MS | 39503 |
| | 134485 | 0908F-01-002.010 | SHERMAN RENNY & LINDA F | 13217 WESTMINSTER BLVD | GULFPORT | MS | 39503 |

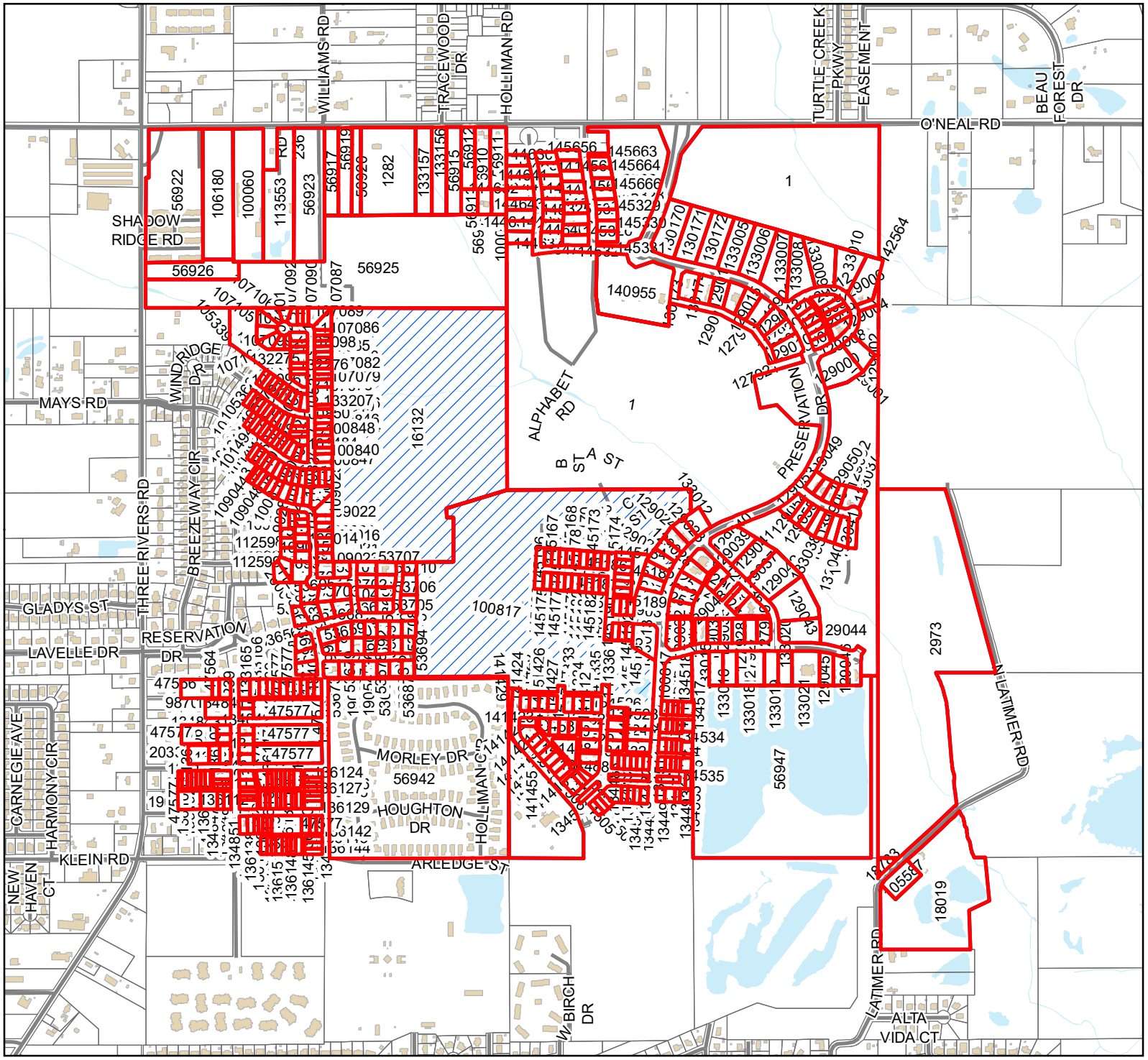
| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 53696 | 0908E-01-031.000 | SIMMONS HARVEY G -L/E- | 100 WARPATH TRAIL | GULFPORT | MS | 39503 |
| | 145329 | 0908C-01-001.064 | SISSON FALON R & ADAM P | 12522 ALPHABET RD | GULFPORT | MS | 39503 |
| | 100836 | 0908D-01-040.000 | SLIKER KATHIE | 13403 WINDSONG DR | GULFPORT | MS | 39503 |
| | 53703 | 0908E-01-040.000 | SMITH FREDDIE M | 101 EAGLE FEATHER LN | GULFPORT | MS | 39503 |
| | 134512 | 0908F-01-002.037 | SMITH JOHNATHAN H & JAMES C BARNES | 13150 DAYBREAK CT | GULFPORT | MS | 39503 |
| | 134501 | 0908F-01-002.026 | SMITH PAUL L & CYNTHIA GWYN | 13212 WESTMINSTER BLVD | GULFPORT | MS | 39503 |
| | 109012 | 0908E-01-001.036 | SMITH RODERICK E | 13401 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 129005 | 0908C-01-001.010 | SMITH RONNIE J & JESSICA ANNE | 13055 HARTLEY CIRCLE | GULFPORT | MS | 39503 |
| | 109031 | 0908E-01-001.051 | SMITH RYAN C & AMY | 13416 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 19055 | 0908E-01-068.000 | SOLOMON TERESA | 318 KIMBERLY DR | GULFPORT | MS | 39503 |
| | 132276 | 0908D-01-157.001 | SORIANO GEORGE ENRIQUE | 12347 WINDWARD DR | GULFPORT | MS | 39503 |
| | 107087 | 0908D-01-141.000 | SPEARS JAMARIO | 12376 WINDWARD CIRCLE | GULFPORT | MS | 39503 |
| | 144647 | 0908C-01-001.058 | SPIERS BENNIE P & DEBRA J | 12508 WESTWOOD PL | GULFPORT | MS | 39503 |
| | 56913 | 0908D-01-004.000 | SPOONER JOHN J & BETTIE F | 11 PROGRESS RD | BROOKLYN | MS | 39425 |
| | 100059 | 0908D-01-002.001 | SPOONER JOHN JOSEPH JR | 12488 ROAD 237 | GULFPORT | MS | 39503 |
| | 133005 | 0908C-01-001.030 | STANICH CHARLES A & ROXANNE Q | 3505 FORREST PRESERVE CIR | GAUTIER | MS | 39553 |
| N | 136110 | 0908E-02-004.056 | STATE OF MISS 2021 | P O BOX 136 | JACKSON | MS | 39205 |
| N | 136117 | 0908E-02-004.067 | STATE OF MISS 2021 | P O BOX 136 | JACKSON | MS | 39205 |
| N | 136145 | 0908E-02-004.100 | STATE OF MISS 6/8/2020 | P O BOX 136 | JACKSON | MS | 39205 |
| | 107076 | 0908D-01-130.000 | STATE OF MISSISSIPPI | OCT 31,2005 SALE | | | 0 |
| | 112597 | 0908E-01-001.073 | STAWOWY DONNA LYNN DOMANSKI | 13119 HAWTHORN PL | GULFPORT | MS | 39503 |
| | 101488 | 0908D-01-060.000 | STERNBERG MICHAEL JOSEPH | 13422 WINDSONG DR | GULFPORT | MS | 39503 |
| | 109021 | 0908E-01-001.041 | STICKLER RICHARD L & JACKIE F | 13374 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 107084 | 0908D-01-138.000 | STREETER MELISSA M | 12368 WINDWARD DRIVE | GULFPORT | MS | 39503 |
| | 105369 | 0908D-01-108.000 | SULLIVAN KATHY LUCILLE | 13420 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 101494 | 0908D-01-066.000 | SUMMIT SAMANTHA D & BROWN JEFFREY B | 13446 WINDSONG DR | GULFPORT | MS | 39503 |
| | 127925 | 0908F-01-004.000 | SUROWIEC WALTER J & CARTER KRISTINE | 12208 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 134481 | 0908F-01-002.006 | SYKES STEVEN D & DORINDA | 15828 PARKWOOD DR S | GULFPORT | MS | 39503 |
| | 53709 | 0908E-01-047.000 | TATE BARBARA E & TURNER CARLOTTA | 101 TOMAHAWK TRAIL | GULFPORT | MS | 39503 |
| | 109016 | 0908E-01-001.043 | TAYLOR SHARINDA R | 13386 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 112580 | 0908E-01-001.076 | TAYLOR SYLVIA A | P O BOX 6641 | D'IBERVILLE | MS | 39540 |
| | 100828 | 0908D-01-031.000 | THERIOT WARREN J JR & DIANA M | 13439 WINDSONG DR | GULFPORT | MS | 39503 |
| | 134495 | 0908F-01-002.020 | THOMPSON MARY VIRGINIA | 13146 WESTMINSTER BLVD | GULFPORT | MS | 39503 |
| | 105366 | 0908D-01-105.000 | THOMPSON ROBERT F | 13436 WINDRIDGE DRIVE | GULFPORT | MS | 39503 |
| | 134486 | 0908F-01-002.011 | THRASH JUSTIN K & HOLLY D | 13221 WESTMINSTER BLVD | GULFPORT | MS | 39503 |
| | 136126 | 0908E-02-004.076 | TIERNEY PATRICK & JENNIFER | 10 NORTH RIDGE ROAD | FLEMINGTON | NJ | 8822 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 53664 | 0908E-01-027.000 | TODA ANDA | 123 RESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 134511 | 0908F-01-002.036 | TODD LEVI C & RACHELLE | 13146 DAYBREAK COURT | GULFPORT | MS | 39503 |
| | 53668 | 0908E-01-041.000 | TOLAR TERRY & JANET EILERMANN | 2620 RUE PALAFOX | BILOXI | MS | 39531 |
| N | 100842 | 0908D-01-048.000 | TOLER TERRY & EILERMANN JANET | 2620 RUE PALAFOX | BILOXI | MS | 39531 |
| | 145190 | 0908E-01-001.109 | TOMKO CAROLYN | 765 WEST MCHENRY RD | MCHENRY | MS | 39561 |
| | 100848 | 0908D-01-051.000 | TOMOHAWK PROPERTIES LLC | 7247 LIVE OAK WAY | PASS CHRISTIAN | MS | 39571 |
| | 134479 | 0908F-01-002.004 | TOOTLE HOMES LLC | 12500 VILLAGE AVE EAST | BILOXI | MS | 39532 |
| | 133166 | 0908E-02-004.002 | TRAN DUY | 733 MOBY DICK LANE | OXNARD | CA | 93030 |
| N | 133167 | 0908E-02-004.004 | TRAN DUY | 733 MOBY DICK LANE | OXNARD | CA | 93030 |
| | 129026 | 0908F-01-013.000 | TRAN JOHN H & TRAN H NGUYEN-TRUSTEE | 12215 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 107099 | 0908D-01-154.000 | TROPHY FISH LLC | 2347 LOST CHANNEL | BILOXI | MS | 39531 |
| | 105371 | 0908D-01-110.000 | TTLBL LLC | 4747 EXECUTIVE DR STE 510 | SAN DIEGO | CA | 92121 |
| | 105368 | 0908D-01-107.000 | TURNER CASSANDRA D | 13428 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 107078 | 0908D-01-132.000 | VALENCIA AARON | 707 E POTTER DRIVE | PHOENIX | AZ | 85024 |
| | 107083 | 0908D-01-137.000 | VALENCIA AARON | 12364 WINDWARD CIR | GULFPORT | MS | 39503 |
| | 107107 | 0908D-01-146.000 | VANDERMEER MICHELLE A | 12396 WINDWARD CIR | GULFPORT | MS | 39503 |
| | 129032 | 0908F-01-019.000 | VANN MICHAEL A & THERESA | 13144 LAKE FLORENCE RD | GULFPORT | MS | 39503 |
| | 134841 | 0908E-02-004.020 | VIOLET LLC | 2315 N 30TH ST | TACOMA | WA | 98403 |
| | 129001 | 0908C-01-001.006 | VO SANG & HONG-AN NGUYEN | 10219 BELLE VUE RD | D'IBERVILLE | MS | 39540 |
| | 18019 | 0908J-01-005.000 | W C FORE TRUCKING INC | 14270 CREOSOTE RD | GULFPORT | MS | 39503 |
| | 105587 | 0908J-01-005.001 | W C FORE TRUCKING INC | 14270 CREOSOTE RD | GULFPORT | MS | 39503 |
| | 53701 | 0908E-01-038.000 | WALDROP FORREST T & MARY C | 105 EAGLE LN | GULFPORT | MS | 39503 |
| | 133169 | 0908E-02-004.007 | WALKER BARBARA ANN | 13139 NORTH STREET | GULFPORT | MS | 39503 |
| | 53660 | 0908E-01-053.000 | WALLS RICHARD L & SHARON L | 128 RESERVATION DR | GULFPORT | MS | 39503 |
| | 129046 | 0908F-01-033.000 | WALTZ ROBERT D & BRENDA M | 13087 LAKE FLORENCE DRIVE | GULFPORT | MS | 39503 |
| | 53706 | 0908E-01-044.000 | WANZO VICTORIA L & WILLIE JR | 102 TOMAHAWK TRAIL | GULFPORT | MS | 39503 |
| | 145195 | 0908E-01-001.114 | WARD DORIS DUNCAN | 13225 ARTISAN RD | GULFPORT | MS | 39503 |
| | 129049 | 0908C-01-001.023 | WARD PHILLIP | 13062 MIDLAND COVE | GULFPORT | MS | 39503 |
| | 101495 | 0908D-01-067.000 | WELLS FARGO BANK NA | 1 HOME CAMPUS | DES MOINES | IA | 50328 |
| | 134490 | 0908F-01-002.015 | WESSLER ZACHARY S & LAUREN B | 13313 WESTMINISTER BLVD | GULFPORT | MS | 39503 |
| | 142564 | 0908C-01-001.038 | WESSON AUGUSTUS & ASHLEY | 13050 HARTLEY CIRCLE | GULFPORT | MS | 39503 |
| | 134523 | 0908F-01-002.048 | WETZEL RAUN JOSEPH & VICTORIA R | 11995 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 134518 | 0908F-01-002.043 | WHITEMAN BRIDGET M & RALPH ANDREW | 13130 WHISTLE COURT | GULFPORT | MS | 39503 |
| | 107097 | 0908D-01-156.000 | WHITTAKER JOSHUA L & MARIA P | 12359 WINDWARD CR | GULFPORT | MS | 39503 |
| | 47566 | 0908E-02-037.000 | WILLIAMS CHRISTOPHER E | 13235 NORTH STREET | GULFPORT | MS | 39503 |
| | 136124 | 0908E-02-004.074 | WILLIS KEITH & LORRE A -TRUSTEES- | 202 EAST FAIRWOOD DRIVE | CHALFONT | PA | 18914 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 134502 | 0908F-01-002.027 | WILLISTON ROBERT & CINDY | 13216 WESTMINISTER BLVD | GULFPORT | MS | 39503 |
| | 133156 | 0908D-01-006.001 | WILSON MICHAEL D | 14121 S SWAN RD | GULFPORT | MS | 39503 |
| | 145330 | 0908C-01-001.065 | WINTER DAVID S & ANNE H | 12514 ALPHABET RD | GULFPORT | MS | 39503 |
| | 145168 | 0908E-01-001.087 | WOLD ROBIN L & GREGORY E | 13328 HAWK PLACE | GULFPORT | MS | 39503 |
| | 136118 | 0908E-02-004.068 | WOMBEYAN ENTERPRISES LLC | 30 NORTH GOULD ST STE R | SHERIDAN | WY | 82801 |
| | 105364 | 0908D-01-103.000 | YELVERTON TRACY G | 13444 WINDRIDGE DR | GULFPORT | MS | 39503 |

# 2207PC132

# Zoning Map Amendment




## Legend

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

0 160 320 480

Yards

1 inch = 1,000 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.

**RE: Zoning Map Amendment 2207PC132, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.000, and 0908E-01-001.001, Requests to rezone from R-1-10 & R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Ward 6**

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, July 28, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit http://www.gulfport-ms.gov/agendas/ then click the City of Gulfport Planning Commission for **Thursday, July 28, 2022.** 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.

## 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:**
**IPL0080719**
**Order Status:**
Submitted
**Classification:**
Legals & Public Notices
**Package:**
BLX - Legal Ads
**Final Cost:**
45.00
**Payment Type:**
Account Billed
**User ID:**
IPL0018837

**ACCOUNT INFORMATION**

HARRISON CO DEVELOPMENT IP
12281 INTRAPLEX PKWY
GULFPORT, MS 39503
228-896-5020
mmcgraw@mscoast.org
HARRISON CO DEVELOPMENT

**TRANSACTION REPORT**

**Date**
July 8, 2022 12:11:51 PM EDT
**Amount:**
45.00

**SCHEDULE FOR AD NUMBER IPL00807190**

July 13, 2022
SunHerald (Biloxi)

**PREVIEW FOR AD NUMBER IPL00807190**

**LEGAL NOTICE**
**PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, July 28, 2022 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.

Planning Commission Approval 2207PC122, by owner Jelicia Mallory, tax parcel 0808F-01-001.083, Request for home occupation office use, 12212 Emily Cv, Zoned R-1-10 (Single-family), Ward 7

Resubdivision 2207PC127, by owners Toleado Harper and Grant Curtis, tax parcel 0911D-03-041.000, Divide into two new parcels, 2208 Gulf Ave, Zoned R-2 (Single-family), Ward 3

Resubdivision 2207PC129, by owner T&D Homes, LLC, tax parcel 0810D-03-010.000, Divide into two new parcels, Zoned R-1-5 (Single-family), Ward 3

Zoning Map Amendment 2207PC130, by agent Linda Shaddix, tax parcels 0711K-04-037.002, 0711K-04-020.000, 0711K-04-037.003, &0711K-

04-037.004, Requests to rezone from R-1-7.5 (Single-family) to R-2 (Single-family), 1423 JoEllen Cir, Ward 1
Planning Commission Approval 2207PC131, by owner Misty & Calvin Stevenson, tax parcel 0808D-03-069.000, Request home occupation for a medical care use, 15377 Pinewood Ct, Zoned R-1-10 (Single-family), Ward 7
Zoning Map Amendment 2207PC132, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.000, and 0908E-01-001.001, Requests to rezone from R-1-10 & R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Ward 6
General Plan 2207PC133, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908D-01-015.000, 0908E-01-001.000, 0908C-01-001.000, Approval of General Plan for 42-lot and 7-outparcel subdivision (Forest Ridge Phase 2), Zoned R-1-15 (Single-family), R-1-7.5 (Single-family) & T4+ (General Urban Zone "Plus"), Ward 6
Zoning Map Amendment 2207PC135, by owner Qi Lu, tax parcel 0908M-01-001.000, Request to rezone from R-1-10 (Single-family) to B-2 (General Business), 13283 Dedeaux Rd, Ward 5
This the 7th day of July 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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

# MEMORANDUM

**To:** City of Gulfport Planning Commission

**From:** Greg Holmes, Planning Administrator
Urban Development Department

**Date of Hearing: July 28, 2022**

**Re:** **General Plan 2207PC133:**

General Plan 2207PC133, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908D-01-015.000, 0908E-01-001.000, 0908C-01-001.000, Approval of General Plan for 42-lot and 7-outparcel subdivision (Forest Ridge Phase 2), Zoned R-1-15 (Single-family), R-1-7.5 (Single-family) & T4+ (General Urban Zone "Plus"), Ward 6

# Technical Report

*General Plan*
*(Forest Ridge Phase 2)*

## *GENERAL INFORMATION*

Case File Number: 2207PC133

Hearing Date: July 28, 2022

Current Zoning/Use: R-1-15, R-1-7.5, & T4+ / Vacant Property

Legal: General Plan 2207PC133, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908D-01-015.000, 0908E-01-001.000, 0908C-01-001.000, Approval of General Plan for 42-lot and 7-outparcel subdivision (Forest Ridge Phase 2), Zoned R-1-15 (Single-family), R-1-7.5 (Single-family) & T4+ (General Urban Zone "Plus"), Ward 6

## *TECHNICAL DETAILS*

The applicant requests approval of a General Plan to create a new 42-lot 7-outpacel residential subdivision, named Forest Ridge Phase 2, which is extracted from approximately 49.2 acres. All This new subdivision is a continuation of Florence Gardens residential development.

All proposed lots are in an R-1-7.5 (Single-family) zoning district and regulations state that the minimum property size for the new single-family home in this zoning district is 7,500 square feet with a front yard setback of 25 feet and a side and rear yard setback of 8 feet. In review of the General Plan, the applicant meets or exceeds the city's requirements for this zoning district. Street access created for this is connected to existing roadways and provided an ingress and egress to O'Neal Road and Orchid Street. An attachment showing street names was provided (see map).

The proposed parcels are located adjacent to existing city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant states that the covenants for the existing Florence Gardens subdivision will apply for this request.

## *EXECUTIVE SUMMARY*

The project has met all of the city requirements and street names have been provided. Any and all other departmental conditions will have to be met prior to any permits.

Any approval should consider these conditions:

1. Provide construction plans/drainage calculations. State and federal approvals at time of permitting. All construction shall comply with all City Building Codes and Ordinances.
2. Provide construction drawings at time of permitting. Provide all permits prior to construction.
3. There needs to be a tree survey showing all protected trees, by botanical or common name. There needs to be a statement that provides what protected trees will remain and

which protected trees will be removed. There also needs to be a tree replacement plan for residual density replacement.

4. Condition of approval is based on completion of the connector road to Florence Gardens. If the 2nd connector route does not come to be, all homes in Forest Ridge Phase 2 shall be sprinkled with a D13 sprinkler system.

***DEPARTMENTAL CONDITIONS***

| | |
|---|---|
| **Engineering:** | Provide construction plans/drainage calculations. State and federal approvals at time of permitting. Memo dated 7/20/2022. |
| **Public Works:** | Provide construction drawings at time of permitting. Provide all permits prior to construction Memo dated 7/19/2022. |
| **Traffic and Safety:** | No comments as of 7/19/2022. |
| **Building Code Services:** | Condition of approval is based on completion of the connector road to Florence Gardens. If the 2nd connector route does not come to be, all homes in Forest Ridge Phase 2 shall be sprinkled with a D13 sprinkler system. Memo dated 7/21/2022. |
| **GIS:** | No conditions. Memo dated 7/18/2022. |
| **Police Department:** | No comments as of 7/20/2022. |
| **Fire Department:** | Compliance with IFC Appendix C/D. Memo dated 7/15/2022. |
| **City Arborist:** | There needs to be a tree survey showing all protected trees, by botanical or common name. There needs to be a statement that provides what protected trees will remain and which protected trees will be removed. There also needs to be a tree replacement plan for residual density replacement. Memo dated 7/12/2022. |

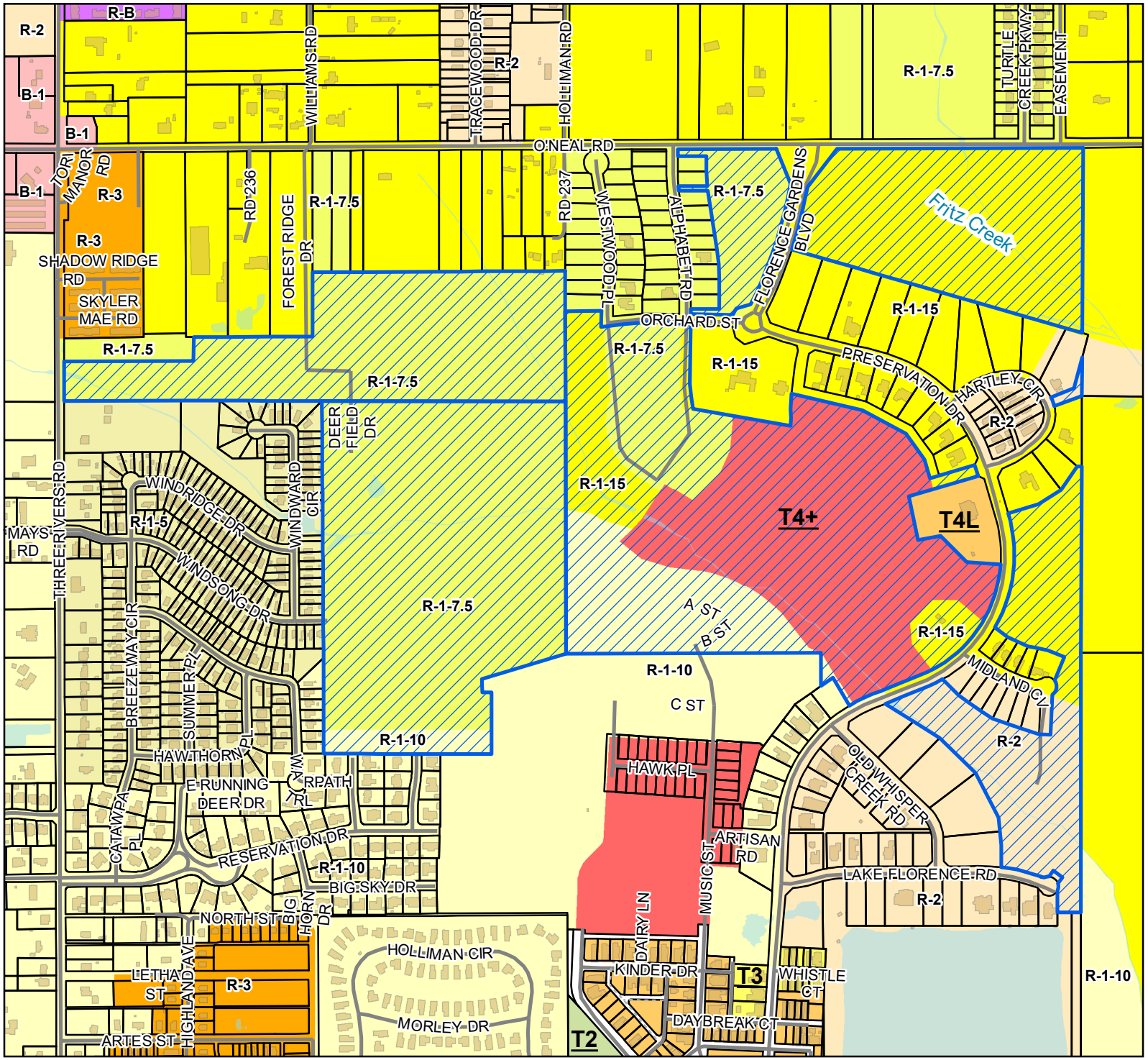
***DIRECTOR APPROVAL***

This report has been reviewed and approved by:

Greg Pietrangelo
Director of Urban Development Department

# 2207PC133

# General Subdivision Plan




Site
Street
Alley
Parcels
Buildings
Water Features

**Smart Code**

T4+
T4L
T3
T2

**Zoning**

B-1 - Neighborhood Business District
R-1-10 - Single Family Residence (Low Density)
R-1-15 - Single Family Residence District (Low Density)
R-1-5 - Single Family Residence District (Medium Density)
R-1-7.5 - Single Family Residence District (Low Density)
R-2 - Single Family Residence District (Medium Density)
R-3 - General Residence (High Density)
R-B - Residence-Business District

## Site Information

0908D-01-015.000
0908E-01-001.000
0908C-01-001.000
Zoning: R-1-7.5 (Single-Family Residence)
R-1-15 (Single-Family Residence)
R-2 (Single-Family Residence)
R-1-10 (Single-Family Residence)
T4+ (General Urban Zone)
Size: 195.9 acres
Flood: X

0 110 220 330
Yards

1 inch = 720 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.

Revision date 11/2/2020

$ 420.00

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

For Staff Use Only

Case File #: 2207PC133

Date Received: 6/7/2022

Receipt #:

Received By: VW

# APPLICATION FOR GENERAL SUBDIVISION PLAN

**Property Information**

Zoning:

Ward: Flood:

Size:

**TAX PARCEL #**

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | 9 | 0 | 8 | D | – | 0 | 1 | – | 0 | 1 | 5 | 0 | 0 | 0 |
| 0 | 9 | 0 | 8 | E | – | 0 | 1 | – | 0 | 0 | 1 | 0 | 0 | 0 |
| 0 | 9 | 0 | 8 | C | – | 0 | 1 | – | 0 | 0 | 1 | 0 | 0 | 0 |

**(If necessary, use separate sheet of paper)**

Address of Property Involved:

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

General Location: South of O'Neal Road, West of Florence Gardens, North of Windsong, East of Forest Ridge Drive

**GENERAL DESCRIPTION OF REQUEST:**

Divide the parcel into 42 lots for the purpose of sale ~~from~~ for home development

**OWNERSHIP AND CERTIFICATION:**

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

| OWNER | AGENT |
|---|---|
| Florence Gardens, LLC | Brown, Mitchell & Alexander, Inc. |
| Printed Name Of Owner | Printed Name Of Agent |
| 12321 Preservation Drive | 131 Rue Magnolia |
| Mailing Address | Mailing Address |
| Gulfport MS 39503 | Biloxi MS 35930 |
| City State Zip code | City State Zip code |
| (228) 539-5039 (Office) | (228) 436-7612 |
| Home Phone Work/Cell Phone | Home Phone Work/Cell Phone |
| | nick@bmaengineers.com |
| Email | Email |
| **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.**

BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS

401 Cowan Road, Suite A
Gulfport, MS 39507
228-864-7612

131 Rue Magnolia
Biloxi, MS 39530
228-436-7612

3221 Market Street
Pascagoula, MS 39567
228-436-7612

www.bmaengineers.com

June 7, 2022

Gregory Holmes – Planning Administrator
City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Application for General Subdivision Plan**
**Forest Ridge Subdivision (Florence Gardens, LLC Ownership)**
**Gulfport, Mississippi**

Dear Mr. Holmes:

Enclosed is a complete Application for General Subdivision Plan for Tax Parcel No(s). 0908D-01-015.000; 0908E-01-001.000; 0908C-01-001.000. Please find attached the following:

- Application for General Subdivision Plan
- Proof of Ownership
- Authority to Act as Agent (Notarized)
- General Plan
- Protective Covenants
- Check in the amount of $420.00

BMA hereby requests, on behalf of our client, Florence Gardens, LLC to divide the parcel into 42 lots for the purpose of sale from home development, resulting in 7 remaining parcel pieces.

Should you have any questions or comments, please feel free to contact me at (228) 436-7612.

Sincerely,

Nicholas Gant, P.E.

Attachments

*p:\3405-29 (forest ridge phase 2)\general plan\cog general plan application transmittal.docx*

June 2, 2022

City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Authority to Act as Agent**
**Forest Ridge Subdivision (Phase 2)**
**Gulfport, Mississippi**

To Whom It May Concern:

This is to advise that Florence Gardens, LLC, currently owns property, more specifically located South of O'Neal Road; West of Florence Gardens; North of Windsong; East of Forest Ridge Drive, Gulfport, Mississippi (also being tax parcel no(s): 0908D-01-015.000; 0908E-01-001.000; 0908C-01-001.000.

With this letter, Florence Gardens, LLC, appoints Brown, Mitchell & Alexander, Inc., as its agents for the purpose of obtaining General Subdivision Plan approval with the City of Gulfport.

Sincerely,

Florence Gardens, LLC
12321 Preservation Drive
Gulfport, MS 39503
(228) 575-7738

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 314783 JAMIE A. GRYDER Commission Expires May 10, 2026 HARRISON COUNTY

NOTARY PUBLIC 6/6/22

*C:\Users\Ryan\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\6A01NN9V\LTR Authority to Act as Agent (for FG signature notary).docx*

STATE OF MISSISSIPPI

COUNTY OF HARRISON

I, Ryan Goldin, attest that there are no restrictive or prohibitive covenants prohibiting the division of property associated with Tax Parcel #0908D-01-015.000; 0908E-01-001.000; 0908C-01-001.000.

R Goldin

FLORENCE GARDENS, LLC

DATE: 6-6-22

VICE PRESIDENT

TITLE

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 314783 JAMIE A. GRYDER Commission Expires May 1, 2025 HARRISON COUNTY

SWORN TO AND SUBSCRIBED TO ME before this 6 day of June, 2022.

Jamie A Gryder

NOTARY PUBLIC

*C:\Users\Ryan\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\6A01NN9V\LTR No Restrictive Covenants Affidavit (for FG signature notary).docx*

June 2, 2022

City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Covenants**
**Forest Ridge Subdivision, Phase 2**
**Gulfport, Mississippi**

To Whom It May Concern:

This is to advise that Florence Gardens, LLC, currently owns property, more specifically located South of O'Neal Road; West of Florence Gardens; North of Windsong; East of Forest Ridge Drive, Gulfport, Mississippi (also being tax parcel no(s): 0908D-01-015.000; 0908E-01-001.000; 0908C-01-001.000).

With this letter, Florence Gardens, LLC, declares that the covenants for the existing Forest Ridge subdivision will apply for this request.

Sincerely,

Florence Gardens, LLC
12321 Preservation Drive
Gulfport, MS 39503
(228) 575-7738

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 314783
JAMIE A. GRYDER
Commission Expires
May 1, 2026
HARRISON COUNTY

NOTARY PUBLIC 6/6/22

*C:\Users\Ryan\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\6A01NN9V\LTR Covenant Declaration (for FG signature notary).docx*

FOREST RIDGE
PH II GENERAL
PLAN 6/7/2022

FOREST RIDGE
PH II GENERAL
PLAN 6/7/2022

Prepared By and Return to:
William C. Smith III
Roger W. Williams
Watkins & Eager PLLC
P.O. Box 650
Jackson, MS 39205
601-948-6470

Indexing Instructions:
Florence Gardens Phase 1-A, Plat Book 46 at Page 17
Florence Gardens Phase 1-B, Plat Book 47 at Page 8
Harrison County, Mississippi

# FLORENCE GARDENS

## Declaration of Charter, Easements, Covenants and Restrictions For The Residential Neighborhood of Florence Gardens

Florence Gardens, LLC, a Mississippi limited liability company to be known as the "Founder," makes this Declaration on the 31st day of March, year of 2006.

### STATEMENT OF PURPOSE:

A. The Founder is developing upon real property in Harrison County, Mississippi, a neighborhood development to be known as Florence Gardens. It is contemplated that Florence Gardens will be comprised of two principal Districts: the Neighborhood, which is the primarily residential District; and Town Center or something similar, which brings together a mixture of commercial and residential uses. There may be other or additional

Districts of the community. Unlike typical suburbs which separate homes from businesses and force dependence on the automobile, the Florence Gardens design is intended to mix commercial, civic and residential uses in a way that enlivens the Neighborhood.

B. This Declaration is intended to provide for the maintenance and operation of the Neighborhood, while Town Center, if developed, shall be subject to a separate Declaration. The residential units within Town Center are to be made members of the Neighborhood association on a limited basis so that the residents can enjoy the recreational facilities and activities of the Neighborhood.

C. The Neighborhood will have an owners' association to own and maintain certain Commons and Limited Commons.
Florence Gardens is subject to Master Deed Restrictions, recorded immediately prior to this Declaration. Among other things, the Master Deed Restrictions regulate the construction and modification of buildings and other improvements within Florence Gardens.

D. The Founder records this Declaration for the Neighborhood, and establishes an owners' association to enhance Neighborhood life, to institute and enforce certain covenants and restrictions, to provide for further maintenance of the Neighborhood, and to allow for self-governing of the Neighborhood by its Owners.

## DECLARATION:

The Founder, who except as set forth hereinbelow, is the owner of all of the property described on Exhibit "A" (the "Neighborhood"), hereby submits and subjects the Neighborhood to this Declaration of Charter, Easements, Covenants and Restrictions. The Founder hereby declares that the Property comprising the Neighborhood shall be held, sold, conveyed and subject to the covenants, restrictions and easements of this Declaration, which shall run with the land and be binding on all parties and heirs, successors and assigns of parties having any right, title or interest in all or any part of the Neighborhood. C A Brown Developments, Inc., a Mississippi corporation, L. J. & L. Enterprises, Inc., a Mississippi corporation, Joan Cravens, Inc., a Mississippi corporation, and Harbor Oaks, Inc., a Mississippi corporation, are each the Owners of Lots in Florence Gardens and have joined in the execution of this Declaration to indicate their agreement with and consent to the terms, conditions and provisions hereof and to bind and subject their property to this Declaration.

# ARTICLE I:
## Definitions

1.1 Articles. "Articles" are the Articles of Incorporation of the Association.

1.2 Assessments. "Assessments" is the collective term for the following Association charges:

a) General Assessment. The "General Assessment" is the amount allocated among all Members to meet the Association's annual budgeted expenses, as described in Section 10.3.

b) Individual Parcel Assessment. An "Individual Parcel Assessment" is a charge made to a particular Parcel Owner for charges relating only to that Parcel, as provided in Section 10.5, or for Limited Common or Zone charges, if any.

c) Special Assessment. A "Special Assessment" may be charged to each Parcel for capital improvements, emergency expenses or other matters, in accordance with the provisions of Section 10.4.

d) Other Assessments. Any other assessment which may be charged in accordance with this Declaration.

1.3 Association. "Association" is the Florence Gardens Residential Neighborhood Owners Association, Inc., a Mississippi nonprofit corporation, its successors and assigns. The Association, whose members are the Owners, is responsible for maintaining the Neighborhood and enforcing the Declaration.

1.4 Board. "Board" is the Board of Directors of the Association. The Board shall be appointed by the Founder during the Development Period.

1.5 Building. "Building" is any residential, mixed-use or commercial building constructed on any Lot. If permitted by the Florence Gardens Design Standards, a Building may be attached to another Building and share party walls. The Florence Gardens Design Standards may permit the construction of two or more Buildings or two or more Residential Units on a Lot. Interpretation of the Florence Gardens Design Standards is in the unfettered discretion of the Founder or its assignee.

1.6 Bylaws. "Bylaws" are the Bylaws of the Association.

1.7 Commons. "Commons" or "Common Area" comprises real property within the Neighborhood as designated on a plat or specifically conveyed to the Association, for the common use and enjoyment of all Owners. "Commons" also include any improvements on that real property, all utilities, utility easements and other easement rights or personal property for the Owners' common use, and any other property of any type specifically designated as Commons. The Commons may include areas dedicated to the public to the extent that the Association agrees to maintain, or is required by this Declaration to maintain, such property.

1.7(a) Limited Commons. "Limited Commons" or "Limited Common Area" is a particular type of Common Area which comprises real property within the Neighborhood, if any, designated on a plat or specifically conveyed to the Association for the common use and enjoyment of only certain Owners of lots located adjacent to the Limited Common Area. The Association agrees to maintain, or is required by this Declaration to maintain, such Limited Common Area and shall assess the affected Lot Owners only for the cost of maintenance of said Limited Common Area. Said affected Lot Owners shall pay the cost of maintenance of same as a form of Special Assessment.

1.8 Neighborhood Roads. "Neighborhood Roads" are the streets and alleys located within the Neighborhood that are intended for automobile traffic. Most of the Neighborhood Roads are intended to be dedicated to the public. Any Neighborhood Roads not dedicated to the public shall be part of the Commons or Limited Commons. The Plat or Plats should be reviewed for more detailed information about roads and streets.

1.9 Declaration. "Declaration" is this Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Florence Gardens.

1.10 Design Standards. The "Design Standards" or "Florence Gardens Design Standards" establish the plan for the development of Florence Gardens through its regulation of land use, architecture and environment. The Florence Gardens Design Standards are originally adopted by the Founder as provided in the Master Deed Restrictions and may be amended from time to time. The Florence Gardens Design Standards do not need to be recorded to be effective but shall be available from the Florence Gardens Design Review Committee. The Design Standards may be amended from time to time by Founder or the Florence Gardens Design Review Committee.

1.11 Design Review Committee. The "Design Review Committee" is the panel established to administer the Florence Gardens Design Standards, as established by the Master Deed Restrictions and described in Article IV.

1.12 Development Period. Development Period, as defined in this Declaration and the Master Deed Restrictions and other Declarations contemplated herein, shall mean the period of time commencing with the execution hereof and continuing for six (6) months after Founder neither owns any of Florence Gardens nor holds any property for sale within Florence Gardens in the normal course of business. The Development Period may sometimes be referred to as the Construction Period.

1.13 Founder. The "Founder" is Florence Gardens, LLC, a Mississippi limited liability company, its successors and assigns.

1.14 Lot. A "Lot" is a parcel of land intended for a single building, or a building and an outbuilding. Ordinarily, Lots are designated as numbered or lettered, separately

identifiable parcels on the recorded subdivision plat(s) of Florence Gardens, or, for unplatted areas, as shown on a site plan of property offered for sale as a part of Florence Gardens. A Lot may contain condominium, apartments, commercial or other mixed use designations whose owners may form their own association.

1.15 Master Deed Restrictions. The Founder, as the grantor of deeds within Florence Gardens, has recorded an instrument immediately prior to this Declaration known as the Master Deed Restrictions. The Master Deed Restrictions, which apply to all deeds and conveyances granted within Florence Gardens, are intended to ensure the proper application of the Florence Gardens Design Standards during the development stage and to impose other restrictions designed to further the development of the Neighborhood.

1.16 Master Plan. The Master Plan is the initial plan for the development of the Master Plan Area. The Master Plan is subject to reasonable change based on market conditions, governmental requirements and other modifications that may be made as development progresses.

1.17 Master Plan Area. As further defined in the Master Deed Restrictions, the Master Plan Area comprises approximately 355 acres intended for development as a single, unified neighborhood development to be known as Florence Gardens.

1.18 Member. Each Owner is a "Member" of the Association, as provided in Articles VI and VII of this Declaration.

1.19 Mortgagee. A "Mortgagee" is any institutional lender that holds a bona fide first mortgage encumbering a Parcel as security for the performance of an obligation. The term "institutional lender" specifically includes a bank, savings and loan association, a mortgage lending company, an insurance company, and the Federal National Mortgage Association or similar agency.

1.20 Neighborhood. The "Neighborhood" is the real property described on ***Exhibit A.*** The Neighborhood shall also include any additional property added by Supplemental Declaration.

1.21 Neighborhood Meeting. The "Neighborhood Meeting" is the public meeting of Members for discussion and voting, as described in Article VII.

1.22 Owner. "Owner" is the record owner, whether one or more persons or entities, of the title to any Parcel within the Neighborhood. Owners shall not include those having such interest merely as security for the performance of an obligation.

1.23 Parcel. A "Parcel" is the smallest piece of real property that may be separately conveyed. A Parcel may be a Lot (whether or not improved by a Building), a Special Use Parcel, or certain Residential Units such as condominium units.

1.23 (a) Plat. The official map or plat of Florence Gardens or any part thereof.

1.23 (b) Property. Property as used herein shall be the land subject to these covenants as same may be amended from time to time. The initial Property is described on Exhibit "A" attached hereto and made a part hereof by reference. The Property size and configuration may be amended by annexation, sale, addition, supplement or deletion in the discretion of Founder.

1.24 [Intentionally Deleted]

1.25 Residential Unit. A "Residential Unit" is an individual Residential Unit and shall include a townhouse or other attached Residential Unit (such as each half of a duplex unit), an apartment or condominium unit, a Residential Unit within a mixed-use building, or an assisted living facility unit (but not a nursing home). Residential Units may be established at the discretion of the Founder.

1.26 Special Use Parcel. A "Special Use Parcel" is a Parcel of unconventional size, shape, location or use that calls for special design considerations. Typically, a Special Use Parcel will be used for commercial purposes, multi-family residential or Neighborhood or recreation facilities or such other use as the Founder establishes from time to time.

1.27 Supplemental Declaration. "Supplemental Declaration" is any declaration that may be recorded by the Founder or the Association in accordance with Article II to add Additional Property to the Neighborhood.

1.28 Zone. "Zones" are smaller, contiguous areas within the Neighborhood of distinct building type, character or within a specific location. The Founder, in its sole discretion, my elect to develop or utilize Zones in the development of Florence Gardens and the Neighborhood. The Founder or its assigns shall form and establish zones as it deems necessary. Owners of property within a Zone may be assessed for maintenance of property primarily serving that Zone.

# ARTICLE II:
## Property comprising the Neighborhood

2.1 Property. The real property that shall be held, transferred, conveyed, leased and occupied subject to this Declaration consists initially of that real described on *Exhibit A*.

2.2 Development Plan.

(a) Property. The property that comprises the Master Plan Area is intended for development as a single, unified neighborhood development and is intended to include

both residential and commercial properties. Portions of the Master Plan Area that are primarily commercial may be submitted to this Declaration in accordance with Section 2.3, or may be submitted to a separate declaration and maintained by a separate association. The number and type of associations shall be determined by the Founder or its assignees.

2.3 Additional Property.

(a) By the Founder. The Founder shall have the right, but not the obligation, for a period of thirty (30) years from this date, from time to time in its sole discretion, to add to the Neighborhood any part of the Master Plan Area as "Additional Property." This reserved development right may be exercised with respect to different portions of the Master Plan Area at different times. No assurances are made as to the boundaries of those portions or order in which the portions will be added. Exercising any development right in any portion of the Master Plan Area does not necessarily mean the right will be exercised in the remainder of the Master Plan Area.

The Founder may also add to the Neighborhood contiguous property, or property any portion of which is within one mile of any portion of the Neighborhood (including any property separated from the Neighborhood by a public street, body of water or other property) or any other property with a reasonable relationship to the Neighborhood. The Founder may also add individual Residential Units (such as apartments or condominium units above stores or offices) that are within primarily commercial portions of the Master Plan Area, even if the land surrounding the units is not added.

(b) By Members. Additional property of any type may be added to the Neighborhood by a majority vote of the Board. The Founder must approve of the addition of any additional property so long as it owns any of the Master Plan Area or any of Florence Gardens.

(c) Supplemental Declaration. A Supplemental Declaration adding the additional property shall become effective upon being recorded in the county's public records.

(d) Special Provisions. The Supplemental Declaration may modify or add to the provisions of this Declaration if needed to reflect the different character of the additional property. A Supplemental Declaration may define Zones; may designate certain Commons as "Zone Commons" for the use of certain Zones; and may create an assessment procedure by which certain Zones are assessed separately for Zone Commons. However, no such Supplemental Declaration shall deny use of existing Commons to those Owners who had such right prior to the recording of the Supplemental Declaration. If individual Residential Units that are within primarily commercial portions of the Master Plan Area are added, the amount of assessments to be paid by such

units may be reduced, based upon a reasonable estimate of the units' usage of the Commons as determined by Founder or its successors and assigns.

2.4 [Intentionally Deleted]

2.5 Zones.

(a) Intent. Zones are intended to provide a flexible means for providing additional maintenance or capital improvements for a small portion of the Neighborhood that has special needs. Owners of property within a Zone may be assessed for maintenance of property primarily serving that Zone.

(b) Designation. Zone boundaries may be designated at the time of the addition of the property by Supplemental Declaration during the Development Period, or at any later time by the Board.

(c) Characteristics. To the extent reasonably possible, all Parcels on both sides of a street shall be included within the same Zone. Separate Zones may be created if the street is interrupted by cross streets, by changes in topography or by Commons, or if Parcels on opposing sides of the street are of significantly different character. During the Development Period the Founder shall make all determinations concerning Zones.

# *ARTICLE III:*
## *Easements*

3.1 Easements in Favor of the Association. The Founder hereby reserves for the Association and its assigns the following easements, which shall benefit the Neighborhood, the Founder or its successors and assigns:

(a) Utility Easements. A blanket easement upon, across, over, through, and under the Neighborhood for ingress, egress, installation, replacement, repair and maintenance of all public and private utility and service systems. These systems include, but are not limited to, water, sewer, irrigation systems, drainage, electricity and other equipment. By virtue of this easement the Association, and its successors or assigns, may install and maintain facilities and equipment, excavate for such purposes and affix and maintain wires, circuits and conduits. However, the exercise of this easement must not unreasonably disturb each Owner's right of quiet enjoyment of his Parcel. During the Development Period this easement may be altered, terminated, amended or assigned as Founder deems appropriate.

(b) Police Powers. A blanket easement throughout the Neighborhood for private patrol services, and for police powers and services supplied by the local, state and federal governments. The reservation of such easement does not imply that any such service shall be provided.

(c) Drainage, Erosion Controls. A blanket easement and right on, over, under and through the ground within the Neighborhood to inspect, maintain and to correct drainage of surface water and other erosion controls. This easement includes the right to cut any trees, bushes or shrubbery, grade soil, or to take any other action reasonably necessary for health or safety or to comply with governmental requirements. The Association shall notify affected Owners (except in an emergency) and shall restore the affected property to its original condition as nearly as practicable.

(d) Encroachment. An easement for any improvements constructed on the Commons which encroach on any Parcel, whether due to any minor deviation from the subdivision plat of the Neighborhood or the settling or shifting of any land or improvements.

(e) Maintenance of Commons. To the extent reasonably necessary, an easement over any Parcel for maintenance of the Commons and Limited Commons.

3.2 Relationship between Lots.

(a) Intent. The design for Florence Gardens is intended to maximize land usage and sense of Neighborhood by providing squares and parks while also offering smaller but private yards for individual use. As provided by the Florence Gardens Design Standards, certain buildings within the Neighborhood may be attached as townhouses, or may be detached but placed on or near the property line. The easements in this Section 3.2 are intended to provide guidelines for reasonable cooperation between neighbors. The Association and/or Founder may make rules for maintenance and use of easement areas and shared improvements that shall be applied uniformly to all Lots similarly configured.

(b) Lot Lines. Lots may not be subdivided or separated into smaller Lots, or any portion of a Lot separately conveyed, except by the Founder or with the specific consent of the Florence Gardens Design Review Committee. However, this shall not prohibit corrective deeds or similar corrective instruments. The Founder may redefine Lots prior to sale by dividing or combining Lots or portions of Lots and adjusting the boundary of a Lot. The Founder shall also have the right to modify subdivision plats of the Neighborhood to make adjustments to Lot boundary lines with consent only of those Owners whose Lot boundaries are to be changed. The division or combination of Lots may be subject to zoning or other governmental regulation, which may require, among other things, that the number of Residential Units not be reduced if Lots are combined.

(c) Party Walls. Each Owner grants to the Owner of each adjacent Parcel the right and easement to maintain and to utilize any exterior or interior wall of a Building that forms a party wall between them. A wall will be considered a party wall only if it serves to separate Parcels on their property line. Maintenance of the surface of the party wall shall be the sole responsibility of the Owner whose Building faces such wall. Each Owner shall be liable and responsible if, in connection with that Owner's use and

maintenance of the party wall, the Owner damages the adjacent Owner's Lot or the wall itself. The cost of any other repairs to the party wall shall be shared equally by the adjacent Owners.

(d) Exterior Walls along a Lot Line. An exterior wall which supports the Building on only one Lot, or which encloses a courtyard on one Lot, shall not be considered a party wall. The Association may make rules and regulations concerning use and maintenance of such walls, including assigning responsibility between the adjoining owners for all insurance requirements, painting and repair and granting access over the adjoining Lot as reasonably necessary to maintain the wall. All such maintenance and repair shall be in accordance with the Florence Gardens Design Standards.

(e) Yard Easements. To allow most efficient use of a Lot while complying with governmental setback requirements, a portion of a Lot along a Lot line may be subject to an easement for use by the adjoining Lot Owner. Such easements may be designated on the plat, the Florence Gardens Design Standards or on the deed from the Founder to the first Owner other than the Founder. Such use easements may be up to four feet wide and shall run along a boundary line, but shall not encroach upon more than one boundary line. In addition, the Owner of such a Lot subject to an easement shall be the beneficiary of a similar easement along another portion of the Lot, unless the Lot is a corner Lot or is larger than the surrounding Lots. Subject to regulation under the Florence Gardens Design Standards, the beneficiary of such an easement shall have the use and maintenance responsibility for the easement area and may place air-conditioning equipment, fences, decks or patios and other fixtures (but not a primary structure) upon the easement area.

(f) Roof Overhang; Footings. For certain building types, such as sideyard or zero-lot-line houses, which are to be built along a property line, the Florence Gardens Design Standards may permit roofs, gutters, soffits and downspouts to overhang this property line, and may allow footings and rain leaders to intrude below the surface of the same property line. To the extent allowed by the Design Standards and local governmental regulations the adjacent property shall be subject to an easement for such intrusion. However, roofs, gutters, downspouts and rain leaders may not discharge water onto adjacent property.

(g) Townhouse or Row house Roof. If a townhouse or row house wall or parapet is constructed along or very near the property line, the owner of the townhouse or row house to be constructed on the adjacent property shall have the right to flash into the existing building, in accordance with industry standards and in order to make the new building watertight. This right shall include the right to make minor cuts on the existing building and to secure flashing or other materials to the existing building, so long as the structural integrity and watertightness of the existing building is not impaired. The cost for flashing shall be incurred by the owner of the new building, but the maintenance of this connection shall be a shared expense between adjacent property owners.

# ARTICLE IV:
## Commons

4.1 Title.

(a) Association-Owned Commons. The Association shall hold title to certain Commons or Common Area, including in certain instances Limited Common Area. For those portions of the Commons that consist of easements and other rights, the Association shall be the holder of those rights.

(b) Additional Commons. The Founder may convey to the Association additional Commons that the Association shall accept for maintenance.

4.2 Maintenance; Capital Improvements.

(a) Generally. The Association shall be responsible for the management, control and improvement of the Commons, including the Limited Commons, and shall keep the Commons attractive, clean and in good repair.

(b) Capital Improvements. Subject to design review, the Association may make capital improvements to the Commons and may modify the uses of the Commons. For example, the Association may add new recreational facilities (which improvements must be approved in accordance with the architectural review provisions of the Master Deed Restrictions). Expenses for substantial capital improvements must be approved in accordance with Section 8.6.

4.3 Owners' Easements of Access and Enjoyment.

(a) Commons. The Founder hereby grants and conveys to every Owner a right and easement of appropriate use and enjoyment of the Commons, subject to the Association's right of regulation in accordance with this Declaration and the Founder's right to use the commons as provided in paragraph 4.4 (C), and subject also to any limitations contained in the conveyance of those Commons to the Association. These easements shall be appurtenant to and shall pass with title to every Parcel. Only certain Owners shall have a right of easement and use as to the Limited Commons.

(b) Tenants, Guests. Any Owner may delegate, subject to the provisions of this Declaration, the Bylaws and the Rules and Regulations, his right to enjoyment to the Commons to the members of his family, his tenants or his guests who reside on the Parcel or are accompanied by the Owner. The Association may adopt rules to prohibit or restrict use of the Commons recreational facilities by a non-resident Owner whose Residential

Unit has been leased to a tenant, except when the Owner is a bona fide guest of the tenant.

4.4 Use of Commons.

(a) Members' Benefit. The Association shall maintain the Commons for the benefit of its Members.

(b) Non-Members. The Association may permit limited use and access for all or a portion of the Commons that are not dedicated to the public, through the sale of club memberships or other fees. Any such revenue shall benefit the Association.

(c) Open-Air Market and Festivals. The Founder reserves, for itself or its various assigns, the right to use portions of the Commons as an open-air market for the rental of space for pushcarts, kiosks, stands or similar temporary sales structures. Such uses may be for special events or on a recurring or daily basis. Founder also reserves, for itself of its various assigns, the right to use portions of the Commons for festivals or other events intended to enrich and enliven the Neighborhood. Founder further reserves a right of access through the Commons for all such purposes. Founder may, but is not obligated to, assign such rights to the Association at any time.

(d) No Commercial Use. Except as specifically permitted by this Declaration, there shall be no commercial use of the Commons, nor shall the Commons be subdivided or sold. Notwithstanding the foregoing, Founder, during the Development Period, shall have the right to change the use, designation and configuration of the Commons.

4.5 Neighborhood Road Regulation. To the extent permitted by Florence Gardens, the Association may make rules and regulations concerning driving and parking within the Neighborhood, and may construct traffic calming devices as approved by the Design Review Committee, post speed limit or other traffic signs and take any other reasonable measures to discourage excessive speed and encourage safe driving on the Neighborhood Roads. To the extent permitted by Florence Gardens and applicable law the Association may enforce any violation in accordance with Section 11.8 and may tow offenders.

4.6 Surface Water or Stormwater Management System. The Association shall have the power and duty to maintain proper drainage within the Neighborhood. In the exercise of this power and duty, the Association shall have a blanket easement and right on, over, under and through the ground within the Neighborhood to maintain and to correct drainage of surface water. This easement includes the right to cut any trees, bushes or shrubbery, grade soil, or to take any other action reasonably necessary for health or safety or to comply with governmental requirements.

4.7 Damage or Destruction of Commons by Owner. If any Owner or any of the Owner's guests, tenants, licensees, agents, employees or members of his family damages

any of the Commons as a result of negligence or misuse, the Owner hereby authorizes the Association to repair the damage. If the damage was intentional and not the result of a reasonable accident, the cost of repair shall be the responsibility of that Owner and shall become an Individual Parcel Assessment payable by the responsible Owner. The Association may, but is not required to, seek compensation for intentional damage from the guest, tenant or other party who caused the damage, in which case the Owner shall be jointly and severally liable.

4.8 Limitation of Liability. Each Owner, by taking title to a Parcel, and the Association by its joinder in the Declaration and each person using any such facility agrees that neither Founder nor any entity designing, constructing, owning, operating or managing the Commons and Limited Commons shall be liable to the Owner or the Association or any invitee of the Owner or the Association for any loss or damage for personal injury, damage to property, trespass or any other alleged wrong attributable to the Commons or the Limited Commons or to the usage thereof. This release of liability shall apply without limitation, to any such claim arising in whole or in part from the negligence of Founder or any other entity or person designing, constructing, managing, operating or owning the Commons and Limited Commons. Each Owner and the Association agree to indemnify and hold harmless Founder and any other entity designing, constructing, managing, operating or owning the Commons and Limited Commons against all claims by their respective guests, invitees or licensees with respect to any claims above described. The provisions of this Section shall apply to the Commons and Limited Commons as originally designed and constructed and as same may be altered in design, layout and construction from time to time.

# ARTICLE V:
## Neighborhood Planning and Administration of The Design Standards

5.1 Master Deed Restrictions. The Master Deed Restrictions establish the Florence Gardens Design Standards as the guide for all construction within the Master Plan Area and create the Florence Gardens Design Review Committee. All construction or modification of any building or other improvements, any tree removal or landscaping or any material alteration of the topography of any Lot or Commons must be approved in advance by the Florence Gardens Design Review Committee.

5.2 Binding Effect. The Master Deed Restrictions, which are recorded in the public records, are binding upon all of the property in the Master Plan Area. Unless a notice is recorded specifically to the contrary, the submission of additional property to the Declaration for Florence Gardens shall automatically extend the provisions of the Master Deed Restrictions to the additional property.

5.3 Assignment to Association. The Master Deed Restrictions provide for the Founder's enforcement of the Florence Gardens Design Standards during the

Development Period. At the end of the Development Period, the Founder shall assign to the Association its rights to enforce the Florence Gardens Design Standards, as provided in the Master Deed Restrictions. Upon such assignment or if for any reason the Founder is unable or unwilling to perform its powers under Articles I and II of the Master Deed Restrictions, the provisions of Articles I and II of the Master Deed Restrictions shall become part of this Declaration as if originally included. At that time, the Association shall have and assume the responsibility of appointing members of the Florence Gardens Design Review Committee and enforcing all violations of Articles I and II of the Master Deed Restrictions with all of its powers under the Master Deed Restrictions and this Declaration.

## *ARTICLE VI:*
### *Owners' Association*

6.1 Duties. The Association shall maintain, repair and replace the Commons, shall enforce the terms of this Declaration, and shall perform all other duties required by this Declaration or by Mississippi law, and by other government entities having jurisdiction.

6.2 Additional Powers. To the extent permitted by governmental authorities, the Association may, but is not obligated to, and as further limited by exclusive reservations in favor of the Founder, provide the following services or engage in the following activities:

(a) water, sewer, irrigation systems, drainage, telephone, electricity, television, security, cable television or communication lines and other utility services; supply of irrigation water; garbage and trash collection and disposal; laundry equipment or service;

(b) insect and pest control; improvement of vegetation and wildlife conditions; forestry management, pollution and erosion controls;

(c) emergency rescue, evacuation or safety equipment; fire protection and prevention; lighting of Neighborhood Roads which are not dedicated roads or lighting of dedicated roads; restricted or guarded entrances, traffic and parking regulation and security patrols within the Neighborhood;

(d) transportation; day care and child care services; landscape maintenance; recreation, sports, craft and cultural programs; and newsletters or other information services;

(e) maintenance of easement areas, public rights-of-way, sidewalks, drainage areas, traffic signage and other public or private properties located within reasonable

proximity to the Neighborhood if its deterioration would affect the appearance or safety of, or access to the Neighborhood, or as otherwise agreed to by the Association; and

(f) any other service allowed by law to be provided by a homeowners' association organized under the appropriate governing law.

The Board may, by majority vote, initiate or terminate any of the above services, which shall take effect sixty (60) days after notice to the Members, except in an emergency. As determined by the Board depending upon the nature of the service, such additional services may be part of the common expenses of the Association, may be assessed as an Individual Parcel Assessment to affected Parcels, or may be provided on a fee-for-service or other reasonable basis. If requested by petitions signed by at least 10% of the Members, a Neighborhood Meeting may be called and, if a quorum is present, the Board's action to initiate or terminate an additional service under this Section 6.2 shall be repealed by majority vote of the Members. Upon such repeal, the Board may not re-institute or terminate the service for five years unless also approved by majority vote of the Members.

6.3 Contracts. The Association may contract with any party, including the Founder, or any affiliate of Founder or any entity in which Founder owns an interest, for the performance of all or any portion of the management of the Association and its maintenance, repair obligations and other services. The cost of the contracts shall be included within the General Assessment, Special Assessment, or Individual Parcel Assessment as applicable. The Association may require that Owners contract for certain routine yard maintenance, in order to provide a uniform level of care. The Association also may, but is not obligated to, act as agent for an Owner, if so requested by that Owner, to contract for routine maintenance and other services not required to be provided by the Association, the cost of which would be assessed to that Owner as an Individual Parcel Assessment. The terms and conditions of all such contracts shall be at the discretion of the Board.

6.4 Membership . The Members of the Association shall be and consist of every Person who is or who becomes, an Owner of record of the title to a Parcel and is included in the definition of an Owner hereunder. When more than one Person owns or holds an interest or interests in a Parcel, then all such Persons shall be Members.

6.5 Action by Members . The Association shall have two classes of voting Members. Class A Members shall consist of all Members, except the Founder. The Class B Member(s) shall be the Founder. Whenever any provision of this Declaration requires a vote of a specified percentage of the voting power of each class of Members, then such provision shall require a separate vote by the specified percentage of the voting power of the Class A Members and by the specified percentage of the voting power of the Class B Members. Whenever any provision of this Declaration requires a vote of a specified

percentage of the voting power of the Members, then such provision shall require a vote by the specified percentage of the combined voting power of all Members.

6.6 Members' Voting Rights . Except as otherwise specifically provided in the Articles or the Bylaws, the voting rights of the Members shall be as follows:

(a) Whenever a vote of the Class A Members is required or permitted under this Declaration, the aggregate voting power of all Class A Members shall be equal to the aggregate number of Lots owned by all Class A Members. Class A Members shall be entitled to cast one vote for each Lot owned by such Class A Members. When more than one Member owns or otherwise holds an interest or interests in a Lot, then the one vote cast for such Lot shall be exercised as such Members shall determine, but in no event shall more than one vote be cast with respect to any Lot except for condominium unit(s) as provided in Section 6.11 hereof. The vote for each Lot may not be divided or fractioned.

(b) Until such time as the Founder executes, delivers and files of record a relinquishment of its voting rights as a Class B Member hereunder, the Class B Members shall be the Founder who shall be entitled to one vote for each Lot owned by Founder and in addition two votes for each one vote of a Class A Member.

6.7 Membership Appurtenant to Real Property . The membership of both the Class A Members and the Class B Member shall be appurtenant to the ownership of a Lot. A membership shall not be held, assigned, transferred, pledged, hypothecated, encumbered, conveyed or alienated in any manner except in conjunction with and as an appurtenance to the ownership, assignment, transfer, pledge, hypothecation, encumbrance, conveyance or alienation of the Lot to which the membership is appurtenant.

6.8 Voting Conflict Between Members . If the title to a particular Lot is owned of record by more than one Member, then the one vote appurtenant to such Lot may be exercised by any one of such Members, unless the other Members who own an interest in such title to the Lot shall object prior to the completion of voting upon the particular matter under consideration. In the event of any such objection, the one vote appurtenant to such Lot shall not be counted.

6.9 Termination and Reinstatement of Class B Members . If on any one or more occasions all Class B memberships should terminate or the Class B Member should relinquish its rights hereunder, and if after any such termination or relinquishment, the Founder, by annexation to the Property in accordance with the Declaration, should add additional property to the Property theretofore subject to the Declaration, then on each such occasion the status of the Founder as a Class B Member shall be fully reinstated with a full vesting of all rights previously relinquished, and following each such occasion, the Founder, or the nominee or nominees, if any, of the Founder, shall continue to be Class B Members with all rights vested herein until such time as the Founder

thereafter relinquishes such rights. Following each such reinstatement of the Class B memberships, for so long thereafter as the Class B memberships shall continue to exist, the Founder, and their nominee or nominees, if any, shall have all rights and powers of Class B membership, as herein provided.

6.10 Other Voting Provisions . The Articles and/or the Bylaws contain other provisions relating to voting rights of Members with respect to matters or issues unrelated to this Declaration, including, but not limited to, the election of individuals to the Board of Directors.

6.11 Condominium Unit(s). In the event a Residential Unit or other improvement constituting a condominium unit(s) is constructed on a Lot, then upon conveyance of the condominium unit(s), each Owner of the condominium unit shall be entitled to one vote appurtenant to such condominium unit; provided, however, in such instance there shall not be a vote appurtenant to the common areas which are a part of such condominium unit(s). In no event shall the total number of votes appurtenant to a Lot upon which condominium units are located exceed the number of condominium units on such Lot. Further, in the event an Owner of a condominium unit on a Lot owns more than one such condominium unit on the same Lot, then such Owner shall be entitled to only one vote for all condominium units owned by such Owner on the Lot.

6.12 Election of Board of Directors.

(a) Procedure. Elections shall be conducted in accordance with the Bylaws and procedures established by the then-current Board.

(b) Initial Selection by Founder; Selection during the Development Period. The Founder shall appoint and remove the initial officers and members of the Board and shall elect the Board during the Development Period. The Founder may voluntarily surrender the right to appoint and remove officers and members of the Board before termination of the development period, in which case the Founder reserves the right to record an instrument specifying that, until the time Founder would have been required to end control of the Board, certain actions of the Association or Board must be approved by the Founder before they become effective.

6.13 Classes of Votes.

(a) Intent. It is anticipated that a single Owner, alone or with affiliates, may own condominiums or other Parcels and thereby control a significant number of votes, which could unduly influence the election of owner representatives from the remaining Parcels. Furthermore, if the Neighborhood includes a significant number of apartment units, it is deemed desirable that tenants participate in the operation of the Neighborhood.

(b) Block Vote. If, after the Development Period any Owner, alone or with affiliates, controls at least 20% of the votes of the Association, that Owner shall select

one member or 20% of the Board, whichever is greater, but shall not vote for any other members of the Board. If such Owner controls at least one third of the votes of the Association, that Owner shall select two members or one third of the Owner-selected members of the Board, whichever is greater, but shall not vote for any other members of the Board. In all membership votes other than election of Board members, such Owner shall be entitled to cast votes in the same manner as any other Owner. The Founder shall elect all board members during the Development Period.

(c) Tenants. Tenants within the Neighborhood may at any time form a Tenant Advisory Committee and may elect one delegate as a non-voting member of the Board of the Association. If, after the end of the Development Period the number of rental units equals at least one third of the total Residential Units in the Neighborhood, then the number of directors shall be increased so that tenants may elect one voting member of the Board of the Association.

(d) Calculation. For purposes of paragraph (b), the calculation of numbers of Board members shall not include the tenant delegate. For example, if a condominium or apartment building owner controlled one-third of the votes, the Board could comprise two members elected by the condominium or apartment building Owner, four members elected by other Owners, and one member elected by tenants.

6.14 No Compensation for Directors. Directors shall receive no compensation for their services unless expressly provided for in resolutions adopted by the Members, but may be reimbursed for expenses.

6.15 Additional Provisions. Additional provisions concerning the operation of the Association and the Board are contained in the Articles and Bylaws.

6.16 Limitation of Liability and Indemnification.

The Association shall indemnify every officer, director and committee member, Founder, Founder Members, Founder employees and agents against any and expenses, including counsel fees and expenses, reasonably incurred by or imposed upon such officer, director or committee member in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board) to which he or she may be party by reason of being or having been an officer, director, or committee member. The officers, directors, and committee members shall not be liable for any mistake or judgment, negligent or otherwise, except for their own individual willful malfeasance, misconduct, illegal activities, or bad faith. The officers, directors or committee members shall have no personal liability with respect to any contract or commitment made by them, in good faith, on behalf of the Association, and the Association shall indemnify and forever hold each officer, director and committee member free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be

exclusive of any other rights to which any officer, director, or committee member, or former officer, director, or committee member may be entitled.

# ARTICLE VII:
## Decision Making

7.1 Neighborhood Meeting.

(a) When called. After the Development Period the Neighborhood Meeting shall be called annually for the election of members of the Board, and whenever any action is required by this Declaration to be taken by vote or assent in writing of the Members. As a convenient reference and not as a limitation, actions requiring a vote of the Members, or assent in writing, include the following:


Annexation of Additional Property..... Section 2.3
Repeal of Additional Services .....Section 6.2
Election of the Board of Directors .....Section 6.12
Approval of General Assessments when increased more than 15%.....Section 8.4
Ratification of expenditures for capital improvements..... Section 8.6
Approval of Zone expenses ..... Section 8.7
Amendment of Declaration.....Section 13.1
Dedication of the Commons .....Section 13.2
Merger into, or Dedication of Commons to, Municipality .....Section 13.4
Termination of the Declaration.....Section 13.5


(b) Quorum. Voting at a Neighborhood Meeting requires presence of members representing the percentage of votes necessary to transact business. The necessary percentage is determined by the Bylaws, and if permitted by the Bylaws and by statute, the Board may revise this percentage from time to time.

(c) Notice. Notice of the meeting must be given to Members in accordance with Section 14.4 ("Notices") and in accordance with the Bylaws. Notice of meetings shall also be posted in at least one place within the Commons.

(d) Proxies; Electronic Voting. To the extent allowed by the Bylaws and statute, proxies and limited proxies may be used to establish a quorum and for voting purposes. To the extent allowed by law and in accordance with procedure that may be adopted in the Bylaws, a quorum may be evidenced, and votes may be cast, by electronic means.

7.2 Action without Meeting. If permitted by the Board, the membership may approve any matter (specifically including the election of directors) by a written vote conducted by mail, by electronic ballot, or by written consent without a meeting. Notice may be

waived in the event of an emergency. Voting or consents shall be in accordance with the Bylaws and statute. Wherever used in this Article, "electronic means" or "electronic ballot" shall specifically include e-mail and, upon approval of the Board, other similar means of communication which may be developed in the future.

7.3 Board Meetings.

(a) Board's Responsibility. Except as specifically provided in this Article or elsewhere in this Declaration, the Board has been delegated the power, and shall have the authority to act on behalf of the Association and to make all decisions necessary for the operation of the Association, the enforcement of this Declaration and the care of the Commons.

(b) Quorum. Voting at a Board meeting requires presence of at least one-half of the directors, in person or telephone conference or, if allowed by law, by proxy. If permitted by law, any action required to be taken by vote of the Board may be taken in the absence of a meeting (or in the absence of a quorum at a meeting) by obtaining the written approval of a majority of the Board. With the approval of all directors, meetings may be conducted by electronic means.

7.4 Record Keeping. The Board shall keep a record of all meetings, both of the Board and of the Association. For each action taken, the record shall state the vote and a description of the action approved, and, where applicable, the reasons why the action was considered necessary and a summary of the information on which the decision was based. The record shall be available for inspection by any Member.

7.5 Approval. Wherever used in this Declaration, approval by a majority or other proportion of the Members refers to a vote in accordance with this Article, either at a properly called Neighborhood Meeting or through a voting procedure established under Section 7.2. Where the Declaration specifies consent in writing, or request in writing, by a majority or other proportion of all Members, then the necessary number is based on the number of votes represented by the total Membership of the Association, and signatures may be collected without a Neighborhood Meeting or other voting procedure.

# ARTICLE VIII:
## Association Budget

8.1 Fiscal Year. The fiscal year of the Association shall begin January 1 of each year and end on December 31 of that year, unless the Board selects a different fiscal year.

8.2 Budget Items. The budget shall estimate total expenses to be incurred by the Association in carrying out its responsibilities. These expenses shall include, without limitation, the cost of wages, materials, insurance premiums, services, supplies, taxes,

licenses, fees and other expenses for the rendering of all services required by this Declaration or properly approved in accordance with this Declaration. The budget may also include reasonable amounts, as determined by the Board, for working capital for the Association and for reserves. If the Commons are taxed separately from the Parcels, the Association shall include such taxes as part of the budget. Fees for professional management of the Association, accounting services, legal counsel and other professional services may also be included in the budget.

8.3 Reserves. The Association may build up and maintain reserves for working capital, contingencies and replacement, which shall be included in the budget and collected as part of the annual General Assessment. Extraordinary expenses not originally included in the annual budget that may become necessary during the year shall be charged first against such reserves. Except in the event of an emergency, reserves accumulated for one purpose may not be expended for any other purpose unless approved by a majority vote of the Members. If the reserves are inadequate for any reason, including nonpayment of any Member's assessment, the Board may at any time levy an emergency assessment in accordance with the provisions of Section 10.4 ("Special Assessment"). If there is an excess of reserves at the end of the fiscal year and the Board so determines, the excess may be returned on a prorated basis to all Members who are current in payment of all assessments due the Association, or may be used to reduce the following year's assessments, at the Board's discretion.

8.4 Preparation and Approval of Annual Budget.

(a) Initial Budget. The Founder shall determine the budget for the fiscal year in which a Parcel is first conveyed to an Owner other than the Founder. The Founder is authorized to establish an assessment for the first year and collect same at the closing and conveyance of the Lot to an Owner.

(b) Subsequent Years. Beginning with the year in which a Parcel is first conveyed to an Owner other than the Founder and each year thereafter, at least one month before the end of the fiscal year, the Board shall, by majority vote, adopt a budget for the coming year and set the annual General Assessments at a level sufficient to meet the budget. At least two weeks before the fiscal year to which the budget applies, the Board shall send to each Member a copy of the budget in reasonably itemized form, which shall include the amount of General Assessments payable by each Member.

(c) Approval. If General Assessments are to be increased to greater than 115% of the previous year's General Assessment which was not a year in which General Assessments were guaranteed in whole or in part by Founder, and petitions signed by at least 10% of all Members request review within thirty (30) days after the budget is delivered to Members, the Board shall call a Neighborhood Meeting to present the budget and to answer any questions. After presentation, the budget shall be deemed approved unless the percentage required to transact business is present and the budget is rejected by

a majority of the Members present. If the budget is rejected, the Board shall approve a new budget within ten (10) days and send a copy to each Member.

8.5 Effect of Failure to Prepare or Adopt Budget. The Board's failure or delay in preparing or adopting the annual budget for any fiscal year, or review of the budget under paragraph 8.4 (C), shall not waive or release a Member's obligation to pay General Assessments whenever the amount of such assessments is finally determined. In the absence of an annual Association budget each Member shall continue to pay the assessment at the rate established for the previous fiscal period until notified otherwise.

8.6 Capital Improvements. Any substantial capital improvement to the Commons approved by the Board must be ratified by a majority of the Members. If the substantial capital improvement is approved by the Members, the Board shall determine whether it shall be paid from General Assessments or by Special Assessment. A capital improvement shall be considered substantial if the cost to the Association of the improvement is more than six percent (6%) of the Association's annual budget, or if, when added to other capital improvements for the fiscal year, totals more than ten percent (10%) of the Association's annual budget. However, any repair or replacement of existing improvements shall not be considered a capital improvement. Approval of the Florence Gardens Design Review Committee is required for all capital improvements. This section shall not limit the right of the Founder to make improvements to the Commons.

8.7 Zone Expenses.

(a) Capital Improvements. Any Zone may, by two-thirds (2/3) vote of the Members within that Zone and approval of the Board, vote to assess themselves for capital improvements to Commons which will primarily benefit that Zone.

(b) Additional Services. Any Zone may, by majority vote of the Members within that Zone and approval of the Board, vote to assess themselves for maintenance or services in addition to those normally provided by the Association.

(c) Combined Zones; Smaller Groups. Zones may be combined or join together for such assessments. If more than one Zone is to vote, the Board shall determine whether approval and assessment is to be by Zone or by the combined group of Zones. If a group smaller than a Zone wishes to be assessed for capital improvements or services, all of those being assessed must agree to the assessment.

(d) Assessment Levy. Any assessment so approved shall be assessed to all Owners within that Zone or designated group as an Individual Parcel Assessment. Assessments may be collected at the time of the sale to the first non-Founder owner.

(e) Limited Common Area Assessment. Notwithstanding anything contained herein to the contrary, the Owners located adjacent to or affected by the Limited

Common Area shall be subject to and pay a Limited Common Area Assessment for the cost of maintenance of the Limited Common Area and related expenses. This Limited Common Area Assessment is automatic and can not be waived or voted out by the Owners.

8.8 Accounts. Reserves shall be kept separate from other Association funds, either in a single account for all reserves or separated by purpose. All other sums collected by the Board with respect to Assessments and charges of all types may be commingled in a single fund.

# ARTICLE IX: Allocation of Expenses

9.1 Generally. The common expenses of the Association shall be generally allocated among Parcels on a pro-rata basis, with each Parcel responsible for and being assessed an equal amount for the General Assessment. This method of assessment shall apply to residential Lots in the Neighborhood upon which are built individual residential units. Parcels which consist of other types of residential units such as apartments or condominiums may be assessed in a different manner, as determined and set forth in a Supplemental Declaration within which condominiums, apartments or other such uses are planned. Founder shall in it sole discretion set and determine the method and allocation of Assessments for such other uses in said Supplemental Declarations.

9.2 [Intentionally Deleted]

9.3 Special Use Parcels. Assessments for Special Use Parcels shall be determined by the Founder based on the anticipated use of the parcel.

9.4 Exempt Parcels. Parcels that are used by non-profit entities primarily for the benefit of residents of the Neighborhood may have a zero allocation, at the discretion of the Founder. The Founder may grant such exempt status of record at any time up to and including the time of conveyance of the parcel to someone other than the Founder. Once granted, such exempt status shall continue so long as the use of the Parcel remains substantially the same. The Association also has the authority to grant exempt status for qualified entities upon terms and conditions established by the Association.

9.5 Additional Property. If Parcels of substantially different size or use are created within Additional Property, the Founder may by Supplemental Declaration establish a different relative value for those Parcels based on a reasonable determination of the expected usage levels consistent with the determination for other properties within the Neighborhood. If individual Residential Units which are within primarily commercial portions of the Master Plan Area are added and the property surrounding such units is not

added, the amount of assessments to be paid by such units may be reduced, based upon a reasonable estimate of the units' usage of the Commons.

# ARTICLE X: Covenants for Maintenance Assessments

10.1 Obligation for Assessments. The Founder, for each Parcel or Lot owned within the property submitted and subject to this Declaration or Supplemental Declaration hereby covenants for each subsequent Owner, and each Owner of any Parcel of Lot by acceptance of a deed or other transfer instrument, whether or not it shall be so expressed in such instrument, is deemed to covenant and agree to pay to the Association the following (to be known collectively as "Assessments"):

(a) General Assessments for expenses included in the budget,

(b) Special Assessments for the purposes provided in this Declaration,

(c) Individual Parcel Assessments for any charges particular to that Parcel, including, but not limited to assessments for use and maintenance of Limited Common Area, and

(d) other Assessments as allowed in the Declaration,

together with a late fee and interest, as established by the Board, and cost of collection when delinquent, including a reasonable attorney's fee whether or not suit is brought. Upon default in the payment of any one or more installments, the Board may accelerate the entire balance of such Assessment, which shall be declared due and payable in full. The assessment may be collected at the time the Lot is conveyed to the Owner or non-Founder party or entity.

10.2 Allocation of Common Expenses. Expenses shall be allocated among the Parcels on a pro-rata basis as provided in Article IX ("Allocation of Expenses").

Notwithstanding any provisions in this Article to the contrary, Founder, so long as it owns a Lot shall have a choice of payment of its share of the Assessments. It may in its sole determination either (a) pay the difference in the amount of the receipts due from Owners and the amount of the actual costs of operations, or (b) it may pay the full annual Assessment for each Lot is owns.

In the event that any financial deficiency occurs in the operation of the Association as a result of the non-payment of Assessments by Owners who owe the Assessment but have

not paid them, the Founder may, but is in no way obligated to do so, advance these sums temporarily to the Association. In such event, the advance will be considered a loan from the Founder and the Association and each Owner and Member of the Association is liable for the repayment of that loan on terms acceptable to the Founder including reasonable interest

10.3 General Assessments.

(a) Establishment by Board. The Board shall set the date or dates such assessments become due and may provide for collection of assessments annually or in monthly, quarterly or semiannual installments. Notwithstanding the foregoing, the Founder may set, estimate and collect assessments at the time of the conveyance of a Lot or Parcel to an Owner in the manner as set forth below.

(b) Date of Commencement. The annual General Assessments shall begin on the day of conveyance of the first Parcel to an Owner other than the Founder. The initial Assessment on any Parcel subject to assessment shall be collected at the time title is conveyed to the Owner. During the initial year of ownership, each Owner shall be responsible for the pro-rata share of the annual General or Special Assessment charged to each Parcel, prorated to the month of closing.

10.4 Special Assessment. In addition to the General Assessment, the Board may levy in any fiscal year a Special Assessment applicable to that year and not more than the next four succeeding years as follows:

(a) Capital Improvements. Any substantial capital improvement that has been approved in accordance with Section 8.6 ("Capital Improvements") or any capital improvement not required to be approved by the Members may be paid by Special Assessment.

(b) Emergency Assessment. By a two-thirds (2/3) vote, the Board may impose a Special Assessment for any unusual or emergency maintenance or repair or other expense which this Declaration or the law requires the Association to pay (including, after depletion of reserves, any unexpected expenditures not provided by the budget or unanticipated increases in the amounts budgeted).

10.5 Individual Parcel Assessments. The Association may levy at any time an Individual Parcel Assessment against a particular Parcel for the purpose of defraying, in whole or in part, the cost of any special services to that Parcel, for expenses approved by that Zone in accordance with Section 8.7, or any other charges designated in this Declaration as an Individual Parcel Assessment, including charges relating to use and maintenance of Limited Common Area.

10.6 Capital Contribution. At the closing and transfer of title of each Parcel to the first Owner other than the Founder or the builder, and at all subsequent transfers of title, the purchaser of the Parcel shall contribute an amount equal to at least six months of annual Assessments. The exact amount of the capital contribution shall be determined by the Founder during the Development Period and the Board thereafter. This capital contribution, which shall be enforceable in the same manner as an Assessment, shall be deposited in the general funds of the Association for capital expenses of the Association and for working capital for the Association, and shall not be considered a pre-payment of Assessments. This capital contribution is separate and apart from Assessments. The Founder may also determine to collect tax assessments as a lump sum or other method

10.7 Effect of Nonpayment of Assessment; Remedies

(a) Personal Obligation. All Assessments, together with any late fee, interest and cost of collection when delinquent, including a reasonable attorney's fee whether or not suit is brought (collectively, the "Assessment Charge") shall be the personal obligation of the person or entity who was the Owner of the Parcel at the time when the assessment was levied, and of each subsequent Owner. No Owner may waive or otherwise escape liability for the Assessment Charge by abandonment of the Parcel. Notwithstanding the foregoing, the Founder's Members shall not be held personally liable for any Assessment Charge owed by the Founder.

(b) Creation of Lien. The Assessment Charge shall also be charged on the land and shall be a continuing lien upon the Parcel against which the Assessment Charge is made, which may be enforced upon recording of a claim of lien. This lien, in favor of the Association, shall secure the Assessment Charge which is then due and which may accrue subsequent to the recording of the claim of lien and prior to entry of final judgment of foreclosure. Any subsequent owner of the Parcel shall be deemed to have notice of the Assessment Charge on the land, whether or not a lien has been filed. Notwithstanding the foregoing, any Assessment Charge due on any property owned by Founder shall not be a lien and may not be enforced upon recording of a claim of lien.

(c) Suit for Payment; Foreclosure of Lien. The Association and/or Founder may bring an action at law against the Owner personally obligated to pay the Assessment Charge, or may foreclose the lien in a manner similar to foreclosure of a mortgage lien, or both. The Association, acting on behalf of the Owners, shall have the power to bid for an interest in any Parcel foreclosed at such foreclosure sale and to acquire, hold, lease, mortgage and convey the Parcel.

(d) Other Remedies. The Association and/or Founder have the right to assess fines and suspend the voting rights and right to use of the Commons by an Owner for any period during which any Assessment against his Parcel remains unpaid. The Association and/or Founder may bring such action at law or in equity or both as shall allow for the

complete enforcement of this Declaration. Notwithstanding the foregoing, Founder may not lose the right of use of any of the Commons for itself, its employees or agents.

10.8 Transfer Fee and Certificate of Payment. Upon the sale or other transfer of any Parcel (other than the sale of Parcel by the Founder) there shall be paid to the Association a "Transfer Fee" equal to one dollar ($1.00) for every ten thousand dollars ($10,000.00) of the purchase price of the Parcel (including the cost of the improvements constructed thereon). This Transfer Fee shall be remitted to the Association immediately following the closing of the sale or other transfer of a Parcel, together with the full name and address of the new Owner of the Parcel.

Also, prior to the sale of any Parcel in the Neighborhood, the closing attorney or other party handling the closing of the sale and purchase must contact the Association to determine the status of the Assessments against the property and similar matters and to receive a certificate of payment. This procedure must be followed for any sale or transfer of a Parcel in the Neighborhood.

The treasurer of the Association, upon request of any Owner, shall furnish a certificate signed by a member of the Board stating whether any assessments are paid to date by that Owner. Such certificate, when co-signed by the secretary of the Association, may be relied upon by a good faith purchaser or mortgagee as conclusive evidence of payment of any assessment therein stated to have been paid.

# ARTICLE XI:
## Use of Parcels

*The following covenants are designed to protect the quality of life for all Owners within the Neighborhood and to set a standard for reasonable cooperation within the Neighborhood.*

11.1 Permitted Uses.

(a) Determination. Permitted uses for Parcels, which may include residential use, civic use or retail, office, restaurant, hotels, bed and breakfasts, health spas, private clubs, recreational use or other commercial use, shall be determined based on the Florence Gardens Design Standards and the plat, subject to the zoning requirements of the appropriate governmental agency or entity. At the Founder's discretion, the Founder shall make the determination of record at the time of the Parcel's addition to the Neighborhood, or at any time up to and including the time of conveyance of the parcel to someone other than the Founder. If the Founder fails to make such a determination of record, the Florence Gardens Design Standards, or the approval of the Building or modification under this Declaration, may describe permitted uses.

(b) Home-based Businesses. Unless prohibited by law, home-based businesses that do not generate significant noise, odor, parking problems, increased traffic or which encourages vehicles other than automobiles (as defined herein), shall be

permitted in any residential area. Signage for home-based business shall be regulated under the Florence Gardens Design Standards. The type of home-based business allowed and/or encouraged in Florence Gardens shall be determined by the Board of Directors in its sole discretion. The Board's decision is final, not appeasable to any court or other authority and may be arbitrary and capricious.

11.2 Prohibited Uses.

(a) Nuisances. No nuisance or other use that creates an unreasonable disturbance shall be permitted on any Parcel. The Association and/or Founder may from time to time define and determine unacceptable uses.

(b) Insurance. Nothing shall be done or kept on any Parcel or the Commons that will increase the rate of, or result in cancellation of, insurance for the Commons or any other Parcel or its content, without the prior written consent of the Association.

(c) Soliciting. The Association may regulate or prohibit soliciting within the Neighborhood.

(d) Time Sharing. No time-share ownership of Parcels is permitted without the Association's approval. For this purpose, the term "time-share ownership" shall mean a method of ownership of an interest in a Parcel under which the exclusive right of use, possession or occupancy of the Parcel circulates among the various owners on a periodically reoccurring basis over a scheduled period of time. Leasing a building or ownership of a Parcel by a corporation, partnership or other entity or by not more than four individuals or married couples will not normally be considered time-share ownership, unless otherwise determined in the Association's sole discretion.

11.3 Attractiveness and Safety of Parcels.

(a) Generally. Each Owner shall keep all parts of his Parcel in good order and repair and free from debris. The Florence Gardens Design Standards or the Association may regulate placement and maintenance of garbage and trash containers and fuel or gas storage tanks (including the prohibition of such tanks), and other matters affecting the attractiveness or safety of Parcels.

(b) Signage. Except for uniform mail boxes and address numbers approved by the Association and such signs as may be required by legal proceedings, no signs, advertising or ornaments of any kind shall be maintained or permitted in or on the dwelling, the Parcel or any improvement on the Parcel, including "For Sale" or "For Lease" signs of the Owner or realtor representing an Owner. Builders or realtors of builders of newly constructed dwellings may place "For Sale" signs on the designated property of a design and size individually and specifically approved by the Association. Inappropriate signs or signs not in good repair will be removed by the Association. The

Association may change sign design requirements at any time.

Notwithstanding the foregoing, the restrictions of this Section shall not apply to Founder, its agents and affiliates during the Development Period.

The Association shall have the right to erect reasonable and appropriate signs on any portion of the Common Area and within those easement areas established under the Declaration including but not limited to speed limit signs, directional signs and no parking signs.

(c) Parking and Vehicles.

(i) No Parking Zone. The Neighborhood has been designed with a roadway system that minimizes the impact on the natural beauty of the Property, therefore on-street parking at any times throughout the Neighborhood is prohibited. Additional off-street guest parking will be provided by the Founder at selected locations throughout the Property. In addition, for large private gatherings, guests of Owners may request approval of the Association to reserve and use designated parking areas developed with the Common Facilities. Failure to conform to the no-parking areas will be a violation of the Declaration. Notwithstanding the foregoing, Founder during the Development Period and the Association after the Development Period may provide rules and guidelines concerning temporary parking for contractors, builders and their vendors while constructing, remodeling or performing maintenance on Owner's houses or the Commons.

(ii) Parking for Residential Units. Each single family Residential Unit to be constructed on a Lot having an area greater than 12,000 square feet shall provide for enclosed (garage) parking for a minimum of two automobiles. Each single family attached Residential Unit and each single family detached Residential Unit to be constructed on a Lot having an area of 12,000 square feet on less shall provide for enclosed (garage) parking for a minimum of one automobile. Off-street parking shall be required for each Residential Unit. The number of off-street parking spaces, excluding the use of the driveway that provides access to the garage(s), will be a minimum of two on each Lot having an area greater than 12,000 square feet, and one on each Lot having an area of 12,000 square feet or less. Anything to the contrary notwithstanding, the Founder or the Design Review Committee may increase the enclosed parking or off-street parking requirements on any Residential Unit.

The Committee will have the authority to consider variances to the number of enclosed parking spaces and off-street parking spaces on Lots that it deems to have unusual circumstances or where it believes in its sole opinion that the required parking standard will contribute to a poor design solution for the Lot.

Owners and their guests must park in their provided off-street parking or may park in spaces as provided within the Common Areas if prior approval has been obtained from the Association.

(iii) Other Motorizes Vehicles. The Board shall have authority to promulgate rules and regulations to govern the parking upon any Lot, on the street or within any portion of the Commons of motor homes, tractors, trucks (other than three quarter ton and small pickup trucks which are considered automobiles) commercial vehicles of any type, campers, motorized campers, trailers, boats and other water craft, boat trailers, ATV's, motorcycles, motorized bicycles, motorized go-carts, or any other forms of transportation devices (collectively "Other Motorized Vehicles"). Furthermore, although not expressly prohibited hereby, the Board may at any time, promulgate rules and regulations banning Other Motorized Vehicles or any specific type included in the definition of Other Motorized Vehicles from being kept, placed, stored, maintained, or operated upon any portion of the Property. Any Motorized conveyance that cannot be licensed for use on public streets will be prohibited from use on all streets and Common Areas for the Neighborhood.

(iv) Restrictions on the Use of Certain Vehicles. All Terrain Vehicles, four wheelers, motorized go-carts and other similar vehicles may not be ridden anywhere on the Property. Motorcycles, use for transportation, may be ridden from the entrance to their destination and parked and must be equipped with a muffler.

(v) Repair of Vehicles. Owners, their tenants and Invites shall not repair or restore any vehicle of any kind upon which any Lot, Residential Unit, or within any portion of the Commons, except within enclosed garages or workshops or for emergency repairs and then only to the extent necessary to enable the movement thereof to a proper repair facility.

(d) Sports Equipment. Play structures, such as basketball hoops and backboards and swing sets, must be kept in good repair and may be limited, in accordance with the Florence Gardens Design Standards, to back yards or alleys. Large play structures such as skateboard ramps that are visible from outside the Parcel may be prohibited.

11.4 Leasing. Residential Parcels or separate Residential Units within a Parcel, such as an outbuilding, may be rented by the owner, subject only to applicable law and to reasonable rules and regulations as promulgated by the Association, which may be modified from time to time. The Association may establish a minimum lease term of at least six months. The Association may prohibit the leasing of any Residential Unit while the Owner is in default in the payment of Assessments. If the Residential Unit is leased in violation, the Association may attach rentals and may evict the tenant as if it were a tenant violation hereunder.

11.5 Pets. Pets may be kept by an Owner on his Parcel but only if such pets do not cause an unsafe condition or unreasonable disturbance or annoyance within the Neighborhood in the sole determination of the Association. Each Owner shall be held strictly responsible to immediately collect and properly dispose of wastes and litter of his pets. The Association reserves the right to regulate the number, type and size of pets (specifically including particular breeds of dogs deemed to create unreasonable danger); to prohibit the keeping of animals other than customary household pets, which it may define, acting reasonably; to designate specific areas within the Commons where pets may be walked and to prohibit pets on other areas; to require pets to be on leash; and to restrict the rights of tenants to keep pets.

11.6 Temporary Structures; Camping. The Florence Gardens Design Standards may prohibit or regulate construction trailers, tents, shacks, barns, sheds or other structures of a temporary character that are visible from outside the Parcel. However, reasonable, occasional use of tents for festive occasions or children's backyard camping is part of life and should be enjoyed. In addition, the Association or Founder may permit the use of tents, trailers and other temporary buildings on the Commons or elsewhere within the Neighborhood during art festivals, craft fairs, block parties and other special events which are encouraged, subject to regulation by the Florence Gardens Design Standards. No other camping is permitted within the Neighborhood unless designated campgrounds are added to the property.

11.7 Outside Burning. Exterior fires are prohibited at all times. No Owner shall permit any condition upon its Property which creates a fire hazard or is in violation of fire prevention regulations. Notwithstanding the foregoing, the restrictions of this Section shall not apply to the Founder relative to the Founder's development activities on the Property including but not limited to the construction of roadways and Commons and the installation of utilities services.

11.8 Exterior Lights. The design and location of permanent exterior lighting and other types of landscape lighting shall be subject to the approval of the Design Review Committee. Neither these nor any other illumination devices shall be located anywhere on the structure or grounds of any Lot in such a manner to adversely illuminate or affect the nighttime environment of any adjoining Property. The Design Review Committee will promulgate rules and regulations concerning the temporary use of exterior lights for seasonal occasions. Each single family residential unit shall include one or more natural gas fueled coach lights at the front entrance of the residential unit. The design and location of the coach light(s) shall be subject to the applicable provisions of the Design Standards.

11.9 Hazardous Materials. Each Owner shall comply with all federal, state and local statutes, regulations, ordinances, or Association rules intended to protect the public health and welfare as related to land, water, groundwater, air or other aspects of the natural environment (the "Environmental Laws"). Environmental Laws shall include, but are not

limited to, those laws regulating the use, generation, storage or disposal of hazardous substances, wastes and materials (collectively, the "Hazardous Materials"). No Owner, his family, his tenants, or invitees shall knowingly use, generate, manufacture, store, release, dispose of, transport to or from or permit to exist in, on, under or about his Lot, the Commons or any portion of the Property and Hazardous Materials except in compliance with the Environmental Laws.

11.10 Rules and Regulations.

(a) Generally. The writing of rules is one way to address specific issues that arise within the Neighborhood. The Association and/or Founder may adopt or amend rules and regulations interpreting or expanding upon the basic principles of this Article and other portions of this Declaration. Rules should strive to address the problem in the least restrictive way. The Board should review the Rules and Regulations regularly and remove or amend those that are unnecessary or overly restrictive.

(b) Effect. Rules and Regulations shall take effect immediately upon approval by the Board, or at a later date selected by the Board. If requested by at least 25% of the Members, a Neighborhood Meeting may be called and any Rule or Regulation may be repealed by majority vote of the Members.

(c) Notice. A copy of the Rules and Regulations adopted from time to time shall be posted in a conspicuous place within the Neighborhood or furnished to each Owner.

(d) Responsibility. Each Owner and the Owners' family members, guests and tenants are required to abide by the covenants contained in this Declaration, which are covenants running with the land, and any Rules and Regulations adopted by the Association. Each Owner is responsible for assuring such compliance, and any violation by family members, guests or tenants may be considered to be a violation by the Owner.

11.11 Enforcement. In order to enforce the Declaration, the Board may take any of the following actions:

(a) Fines. The Board has the right to assess fines up to the maximum allowed by law and may restrict the resident's use of the Commons for up to sixty (60) days or until the violation is remedied, whichever is longer. However, the primary goal of this chapter is not to punish but to resolve problems. The Association may suggest or approve agreements and withhold the requirement of paying a fine if the agreement is honored. Fines shall be charged against the Parcel as an Individual Parcel Assessment. Any fines collected shall be contributed to the general fund of the Association.

(b) Pets. If the Board finds that a pet causes an unsafe condition or

unreasonable disturbance or annoyance, it may require the resident or Owner to take steps to cure or limit the offensive condition. If such steps are ineffective, if the resident or Owner fails to cooperate or if the pet is considered to create an unsafe condition or unreasonable disturbance or annoyance, the Association may require that an Owner or resident permanently remove the pet from Florence Gardens.

(c) Corrective Action for Parcel Maintenance. If the Board determines that any Owner has failed to maintain any part of a Parcel (including the yard and any wall, fence, or building for which the Owner is responsible) in a clean, attractive and safe manner, in accordance with the provisions of this Declaration, Florence Gardens Design Standards and applicable Rules and Regulations, the Board shall notify the Owner of its findings and may assess fines. If the violation continues for ten days after notice to the Owner, the Association shall have the right without liability to enter the Parcel to correct, repair, restore, paint and maintain any part of such Parcel and to have any objectionable items removed from the Parcel. The Board may reduce or eliminate the time for notice if it believes the condition creates a hazard. All costs related to such action are to be assessed to the Owner as an Individual Parcel Assessment.

(d) Tenant Violations. If after notice to both the tenant and the Owner and opportunity for a hearing the Board determines that a tenant has violated this Declaration or Rules and Regulations, the Association may assess fines against the Owner. In addition, if the violation continues for ten days after notice to the Owner of the findings, or if the tenant materially violates the same covenant more than once in any one-year period, the Association shall have the right to evict the tenant. Each Owner by acceptance of a deed irrevocably appoints the Association as its agent and attorney-in-fact in such an eviction action. All costs related to such action shall be charged to the Owner as an Individual Parcel Assessment.

(e) Additional Remedies. All remedies listed in this section are non-exclusive and may be applied cumulatively. The Association shall also have the right to bring suit to enforce the covenants contained in this Declaration, including the right to an injunction. The Association, the Founder and their successors and assigns shall have the right to bring such action at law and/or in equity so as to afford the aggrieved party a proper remedy. The party adjudicated at fault shall pay all costs, expenses and fees incurred in enforcing this Declaration or any Declaration contemplated herein.

# ARTICLE XII:
## Insurance

*Insurance is essential to protect the interests of the various Owners and to assure that funds will be available for rebuilding after a casualty. However, because insurance costs may increase significantly or new types of coverage made available, this Article gives some flexibility to the Board to select insurance coverage that is reasonable for the conditions that exist at that time.*

12.1 Review of Coverage. The Board shall review limits of coverage for each type of insurance at least once each year. Insurance can protect the Association's assets and financial security. However, insurance is a large, and sometimes volatile, item on the Association's budget. At least once each year, the Board should review types of insurance and terms and limits of coverage for insurance held by the Association. Changes in replacement costs or anticipated liabilities can make old insurance inadequate. In rare cases, if coverage becomes too expensive, the Association may make a decision to drop certain coverage or to take a higher deductible. In any event, the Board is expected to exercise the "prudent person" principle in determining how to deal with insurable risks of the Association.

12.2 Severability of Interest. Whenever practical, insurance should be issued on a comprehensive liability basis and should contain a "severability of interest" endorsement that prevents the insurer from denying the claim of an insured because of negligent act of other insured.

12.3 Types of Insurance. The Association should consider the following types of coverage:

(a) Casualty Insurance. The Board should consider whether the Commons include structures or other improvements that can and should be insured against casualty loss. Certain improvements, such as green space or landscaping, may not be insurable. However, buildings or other structures usually are insurable. Endorsements for fire and extended coverage, vandalism, malicious mischief, flood (if in a flood-prone area) and windstorm should be obtained where available at reasonable cost. Coverage should be in an amount not less than that necessary to comply with any co-insurance percentage stipulated in the policy or "agreed amount" insurance should be obtained.

(b) Public Liability. The Board may obtain public liability insurance in such limits as the Board determines, insuring against liability arising out of, or incident to, the ownership and use of the Commons and any topographic conditions or water access located on or adjoining Florence Gardens. At the Board's discretion, such coverage may include easements, such as walkways.

(c) Director Liability Insurance. The Board may obtain liability insurance insuring against loss for actions taken by members of the Board, officers of the

Association and advisory members in the performance of their duties. The Board may also obtain fidelity insurance or bonding for Board members, officers and employees.

(d) Other Coverage. The Board shall obtain and maintain workman's compensation insurance if and to the extent necessary to meet the requirements of law and such other insurance as the Board may determine or as may be requested from time to time by a majority vote of the Members.

12.4 Parcel Coverage. Each Owner shall obtain casualty insurance for improvements on the Parcel. If available at reasonable cost, the policy shall name the Association as an additional insured. Coverage shall be in an amount not less than necessary to comply with the co-insurance percentage stipulated in the policy, but in any event not less than 80% of the insurable value (based upon replacement) of the improvements constructed on the Parcel. If requested by the Association, an Owner shall provide evidence of such insurance to the Association.

12.5 Repair and Reconstruction after Fire or Other Casualty.

(a) Commons. If fire or other casualty damages or destroys any of the improvements on the Commons, the Board shall arrange for and supervise the prompt repair and restoration of the improvements unless the area is to be redeveloped as provided in Section 13.3 ("Redevelopment"). The Board shall obtain funds for such reconstruction first from the insurance proceeds, then from reserves for the repair and replacement of such improvements, and then from any Special Assessments that may be necessary after exhausting insurance and reserves.

(b) Parcel Improvements. If fire or other casualty damages or destroys a Building or any other improvements on a Parcel, the Owner of that Parcel shall immediately proceed to rebuild and restore the improvements to the condition existing immediately prior to such damage or destruction, unless other plans are approved by the Florence Gardens Design Review Committee or the area is to be redeveloped as provided in Section 13.3. If the Owner fails to clean and secure a Parcel within 30 days after a casualty, the Association may, in accordance with the provisions of paragraph 11.9(C) ("Corrective Action for Parcel Maintenance"), remove debris, raze or remove portions of damaged structures and perform any other clean up the Association deems necessary to make the Parcel safe and attractive. The cost of such clean-up shall be assessed to the Parcel Owner as an Individual Parcel Assessment.

# ARTICLE XIII:
## Amendment, Redevelopment and Termination

*Property Owners should be able to rely on the Declaration and the general principles it states. Amendment should not be easy except in cases where Founder deems it necessary during the Development Period. However, new solutions will be proposed from time to time to make the Association operate more efficiently or to adjust to changing conditions. Where clearly to the Neighborhood's benefit, these new provisions should be incorporated into the Declaration.*

*When, over long periods of time, conditions change so that redevelopment is necessary, the Declaration allows for a unified plan of redevelopment and compensation for affected owners.*

13.1 Amendment.

(a) By Members. This Declaration may be amended at any time by an instrument signed by the president or vice president and secretary of the Association, certifying approval in writing by Parcel Owners representing sixty seven percent (67%) of the votes in the Association.

(b) By the Founder. During the Development Period the Founder specifically reserves the absolute and unconditional right to amend this Declaration without the consent or joinder of any party (i) for any reason prior to December 31, 2007, (ii) to conform to the requirements of the Federal Home Loan Mortgage Corporation, Veterans Administration, Federal National Mortgage Association or any other generally recognized institution involved in the guarantee or purchase and sale of mortgages, (iii) to conform to the requirements of institutional mortgage lenders or title insurance companies, (iv) to comply with governmental requirements, or (v) to clarify the Declaration's provisions, correct errors or modify same due to market conditions.

(c) Limitations. Whenever any action described in this Declaration requires approval of greater than sixty seven percent (67%) of the Parcel Owners, amendment of that provision shall require the same percentage vote as would be required to accomplish that action directly. Rights reserved to the Founder may not be amended without the specific written consent of the Founder.

(d) Recording. Any amendment shall take effect upon recording in the public records.

13.2 Dedication.

(a) Neighborhood Roads. If any portion of the Neighborhood Roads has not previously been dedicated to the public, the Founder or Association shall have the right to

convey title to or dedicate the Neighborhood Roads to the appropriate public agency or authority.

(b) Commons. All other Commons may be dedicated to the public by the Founder during the Development Period and by the Board upon consent in writing of Parcel Owners representing sixty seven percent (67%) of the votes in the Association after the Development Period.

(c) Alleys; footpaths. At least twenty (20) years from the recording of this Declaration, if the Association determines that it no longer wishes to maintain all or some of the alleys or footpaths between Parcels, the ownership of such alleys or footpaths may be divided evenly between the adjacent Parcel Owners, with the consent in writing of Parcel Owners representing sixty seven percent (67%) of the votes in the Association. The property shall be subject to an easement for any then-existing utilities, and an easement may be reserved for continued use of the alleys or footpaths if required by the approving Owners.

(d) Necessary Approval. Any dedication or conveyance described above is subject to acceptance by the applicable governmental agency.

13.3 Redevelopment.

(a) Purpose. If the Neighborhood should ever be struck by a natural disaster or other casualty, all or a portion of the Neighborhood might be destroyed and need to be rebuilt. In general, after any casualty loss, improvements are to be rebuilt in accordance with the original plan. Alternatively, this section provides a method for redevelopment in accordance with a new plan when Parcel Owners representing sixty seven percent (67%) of the votes in the Association, the Founder and a majority of the mortgagees agree that it is necessary and desirable to do so. This super-majority approval is designed to protect individual property owners' rights and expectations in their property. However, when such consensus is achieved, this section allows redevelopment, while continuing to protect the dissenting owners by assuring payment to them of fair market value, plus a relocation allowance. The same method may be used when, after long periods of time, changing uses and conditions make redevelopment desirable. The requirements of this section are not applicable to vacant land, Lots or Parcels owned by the Founder.

(b) Definitions. Redevelopment is the process of rebuilding all or a portion of the Neighborhood, known as a Redevelopment Area, in accordance with a revised Florence Gardens Design Standards, combined with the offer to purchase the property of any dissenting Parcel Owners. A Redevelopment Area must be a defined, logical section for redevelopment comprising a Zone or Zones, or the entire Neighborhood. The plan may allow buildings that are currently in serviceable condition to remain but require that such buildings, if rebuilt or remodeled in the future, to be rebuilt in accordance with the redevelopment plan. The plan for redevelopment may include termination of the

Declaration for the Redevelopment Area. If the Declaration is terminated for a Redevelopment Area, the Founder may sell or donate to the Owners within the Redevelopment Area the Commons located there, reserving access and use easements as appropriate.

(c) Redevelopment; When Available. Redevelopment shall be available only upon the occurrence of one of the following:

(i) Any time after thirty (30) years from the recording of this Declaration, or

(ii) Upon a casualty loss destroying at least two-thirds, by value, of the insurable improvements, either within the entire Neighborhood, or within a Redevelopment Area. If the necessary approvals are not obtained within ninety (90) days after the casualty, the damage must be repaired in accordance with Section 12.5 ("Repair and Reconstruction after Fire or Other Casualty").

(d) Approvals. After the Development Period, redevelopment requires the consent in writing of Parcel Owners representing sixty seven percent (67%) of the votes within the Redevelopment Area and mortgagees holding mortgages on a majority, by assessment interests, of the Parcels encumbered by such mortgages. If the plan is approved, consenting Owners must rebuild in accordance with the redevelopment plan, and, unless the plan provides otherwise, must participate in the purchase of dissenting Owners' Parcels. Prior to the end of the Development Period redevelopment also requires the approval in writing of the Founder, which may be granted or withheld in its sole discretion.

(e) Redevelopment Corporation. The plan may include formation of a redevelopment corporation or other entity to purchase the Parcels of dissenting Owners. Unless otherwise agreed, the consenting Owners would be required to contribute to the capital of the redevelopment corporation in proportion to their General Assessments, as a portion of all consenting Owners. The plan may authorize the Association, on behalf of the redevelopment corporation, to collect the Owners' shares as an Individual Parcel Assessment.

(f) Option to Purchase. Upon approval of the redevelopment plan, the redevelopment corporation or other designee of the consenting Owners shall deliver an option to purchase to all remaining Owners of Parcels within the Redevelopment Area. The option to purchase must be delivered in person or by registered mail to each Owner of a Parcel to be purchased. The recipient of such an option shall, within 30 days, choose either to join the consenting Owners, or to sell the Parcel to the consenting Owners. Failure to agree to the sale within 30 days shall be deemed to be agreement to join the consenting Owners. The sale price shall be paid in cash or upon terms approved by the

seller, and the sale shall be closed in a timely fashion following determination of the sale price.

(g) Price. The price for each Parcel to be purchased shall be its fair market value determined by agreement between the seller and the designee of the consenting Owners within 30 days of the delivery or mailing of the notice. In the absence of agreement, the purchasing Owners and the selling Owners shall each select a real estate appraiser, which appraiser shall then choose a third appraiser, and the purchase price shall be the average (mean) of the three appraisals. The fair market value of the property shall be determined in its present, as-is condition, subject to the Declaration, and the seller shall be entitled to any insurance proceeds attributable to that Parcel distributed on account of the casualty loss. The expense of the appraisals and all closing costs shall be paid by the purchaser.

(h) Relocation Allowance. In addition to the purchase price, the purchaser shall pay to the seller a relocation allowance of five percent (5%) of the purchase price.

(i) Enforcement. A judgment of specific performance of the purchase based upon the determination of the price by the appraisers and any other relief at law or in equity may be entered in any court of competent jurisdiction.

(j) Limitation. Redevelopment shall be subject to applicable zoning and other governmental regulation. If necessary for this section's validity under the Rule Against Perpetuities or similar law, this option shall expire 90 years from the time of recording of this Declaration, or whatever greater time period allowed by law.

13.4 Formation of Municipality. If all or substantially all of Florence Gardens is incorporated as a municipality or other local government unit, the following would apply:

(a) Merger of Association. Members of the Association may, by majority vote, dissolve the Association or, if allowed by law, merge the Association into the municipality. Upon such dissolution or merger, all the Commons shall be dedicated to the public and the municipality shall have all the rights and obligations of the Association provided by this Declaration.

(b) Dedication without Merger. Alternatively, Owners could approve by majority vote a plan by which Commons are dedicated to the public, but the Association would retain some of its powers and duties, such as architectural review and enforcement of the covenants and restrictions.

(c) No Dedication. If no dedication is approved, the Association and Commons shall be maintained without change.

13.5 Duration; Termination. The covenants and restrictions contained in this Declaration shall run with and bind the Neighborhood and shall inure to the benefit of and be enforceable by the Founder, the Association, and all Owners of property within the Neighborhood, their respective legal representatives, heirs, successors or assigns for sixty (60) years, and shall be automatically extended for each succeeding ten year periods unless an instrument signed by Owners representing 90% of the votes in the Association and the Founder shall have been recorded, agreeing to terminate the Declaration as of a specified date.

This Declaration may also be terminated in any of the following ways:

(a) Unanimous Consent. The Declaration may be terminated at any time by the consent in writing of all Owners and the Founder.

(b) Dedication of Commons. The Declaration may be terminated by consent in writing by Parcel Owners representing sixty seven percent (67%) of the votes in the Association and the Founder, if the Commons have been accepted for dedication or taken by eminent domain by the appropriate unit of local government (except that alleys or footpaths between two Parcels may be divided evenly between the adjacent Parcel Owners in accordance with Section 13.2).

(c) Redevelopment. The Declaration may be terminated for all or a part of the Neighborhood in accordance with the redevelopment provisions of Section 13.3.

13.6 Re-recording. Unless this Declaration is terminated, the Association shall re-record this Declaration or other notice of its terms at intervals necessary under Mississippi law to preserve its effect.

13.7 Condemnation. If all or part of the Commons is taken or condemned by any authority having the power of eminent domain, all compensation and damages shall be paid to the Association. The Board shall have the right to act on behalf of the Association with respect to the negotiation and litigation of the taking or condemnation affecting such property.

# ARTICLE XIV:
## General Provisions

14.1 Interpretation.

(a) Construction. The provisions of this Declaration shall be liberally construed to effectuate their purpose of creating a uniform and consistent plan for the development and operation of the Neighborhood as a Neighborhood of the highest quality. The italicized portions at the beginning of each Article, if any, and all headings

are intended to state the purposes for the provisions that follow and may be used as an aid to interpretation. However, if the italicized portion conflicts with the operative provision, the operative provision shall govern.

(b) Governmental Regulation. All provisions of this Declaration, including without limitation modifications to the Master Plan and redevelopment provisions, shall be subject to applicable government regulation or agreements.

14.2 Invalidity. The invalidity of any part of this Declaration shall not impair or affect the validity or enforceability of the rest of the Declaration, which shall remain in full force and effect.

14.3 Enforcement of Declaration.

(a) Enforcement. Suit may be brought against any person, persons or entity violating or attempting to violate the provisions of this Declaration, either to restrain violation or to recover damages, and against his or its property to enforce any lien created by this Declaration. To enforce this Declaration or the Rules and Regulations, the Association, the Founder or any Owner may bring an action for damages, specific performance, declaratory decree or injunction, or any other remedy at law or in equity. The Board shall be empowered to bring suits on behalf of the Association.

(b) No Waiver. Failure to enforce any provision of this Declaration or the Rules and Regulations shall not be deemed a waiver of the right to do so at any time thereafter.

(c) Association's Legal Fees. Any and all costs, including but not limited to attorneys' fees and court costs, which may be incurred by the Association in the enforcement of any of the provisions of this Declaration, whether or not suit is brought, may be assessed as an Individual Parcel Assessment to the Owner against whom such action was taken.

14.4 Notices. Any notice required to be sent to the Owner shall be deemed to have been properly sent when mailed, postage prepaid, or hand delivered to the Parcel and, if different, to the last known address of the person who appears as Owner of the Parcel as that address is stated on the records of the Association at the time of the mailing. If the Owner has given approval, notice may be given by electronic means to an address provided by the Owner.

14.5 Gender and Number. The use of the masculine gender herein shall be deemed to include the feminine gender and the use of the singular shall be deemed to include the plural, whenever the context so requires.

14.6 Consent of Mortgagees.

(a) When Consent Required. This Declaration contains provisions concerning various rights, priorities, remedies and interests of Mortgagees. Such provisions are to be construed as covenants for the protection of the Mortgagees on which they may rely in making loans secured by a mortgage on a Parcel. Accordingly, no amendment or modification of this Declaration specifically impairing such rights, priorities, remedies or interests of a mortgagee shall be adopted without the prior written consent of Mortgagees as provided in subsection (b). This section shall not be construed, however, as a limitation upon the rights of the Founder, the Association or the Members to make amendments that do not adversely affect the Mortgagees.

(b) Percentage Required. Wherever consent of the Mortgagees is required, if any, it shall be sufficient to obtain the written consent of Mortgagees holding a lien on one-half or more of all Parcels encumbered by a mortgage. Specifically, there is no requirement to obtain the consent of mortgagees to amend, alter or change this Declaration.

(c) Timely Response. Any such required consent shall be given promptly and shall not be unreasonably withheld. Any consent not given or denied within 30 calendar days of receipt of request for consent shall be deemed given.

14.7 Law to Govern. This Declaration shall be construed in accordance with the laws of the State of Mississippi.

14.8 Sidewalks and Walking Trails. Owners are responsible for the construction of sidewalks or walking trails where such sidewalks or walking trails abut the street side boundary line(s) of the Owner's Lot or are incorporated into an easement within the Lot as shown in the plans for the Neighborhood. Completion of the sidewalk or walking trail shall correspond to the completion of the driveway for the Lots and shall be built in strict conformance with the Design Standards and construction plans developed under the direction of the Founder or Design Review Committee. If the acceptance of the sidewalk or walking trail maintenance and repair is made by the Association, City of Gulfport, or other governmental agency having jurisdiction, the Owner's responsibility to keep the sidewalk or walking trail in repair shall be terminated.

14.9 Residential Unit Sizes and Setbacks.

(a) The minimum square feet of heated living area to be contained within any Residential Unit or any Lot shall not be less than 1100 square feet if one level Residential Unit and 1400 square feet if a multi level Residential Unit. The Founder, in its sole discretion, may increase or decrease the minimum square feet of heating living area by Zone ,street or by groups of contiguous parcels or on the Additional Property as it is developed by recording an amendment to the Declaration reflecting the change; or in the

alternative, the Founder may enforce the minimum square feet by the use of deed restrictions on individual Lots.

(b) Any building setback dimensions that violate the ordinances or other regulations established by the City of Gulfport or other governmental agency having jurisdiction will require a variance from the City or governmental agency having jurisdiction which variance may not be granted; however, in no event, except as provided in (c) below, shall any Residential Unit or other building be erected on any Lot nearer than three feet from the Lot line, ten feet from the rear lot lines or three feet from the side lot lines except for Residential Units constructed as attached single family structures or zero lot line structures which set backs may be zero feet. On corner lots, the set back on the side yard adjacent to the street must be a minimum of ten feet.

(c) For some Lots, neighborhoods or streets in the Neighborhood it may be impossible or inadvisable to enforce the above stated set back requirements due to the natural terrain, lot configurations, proximity of adjacent structures or other considerations that the Design Review Committee deems appropriate. Therefore, notwithstanding anything else herein to the contrary, the Design Review Committee or the Founder may establish or approve specific deviations (both increases and decreases) to said set back requirements which it believes to be beneficial to a specific Lot, neighborhood, street or on the Additional Property as it is developed by recording an amendment to the Declaration reflecting the change; or in the alternative by the use of deed restrictions on individual Lots.

14.10 Venue. Any disputes, legal matters or arbitration shall be conducted or litigated in Harrison County, Mississippi

(Signature Page Follows)

In witness whereof, the Founder has executed this Declaration as of the day and year first above written.

FLORENCE GARDENS, LLC,
a Mississippi limited liability company

By:_____
Martin C. Goldin, Manager

The undersigned Owners of certain Lots or Parcels in Florence Gardens do hereby execute this Declaration as of the day and year first above written to indicate their consent to and agreement with the terms, conditions and provisions thereof and to bind and subject their property to this Declaration.

C A Brown Developments, Inc.
a Mississippi corporation

By:_____
Craig A. Brown, President

L. J. & L. Enterprises, Inc.,
a Mississippi corporation

By:_____
Randall J. Cofield, President

Joan Cravens, Inc.,
a Mississippi corporation

By:_____
Joan Cravens, President

Harbor Oaks, Inc.
a Mississippi corporation

By:_____
David B. Sellers, President

STATE OF MISSISSIPPI
COUNTY OF_____

PERSONALLY appeared before me, the undersigned authority in and for the County and State aforesaid, on this the ___day of _____, 2006 within my jurisdiction, the within named Martin C. Goldin, duly identified before me, who acknowledged that he is Manager of Florence Gardens, LLC, a Mississippi limited liability company, and that for an on behalf of said limited liability company, and as its act and deed, he executed, signed and delivered the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

GIVEN under my hand and official seal on this the ____day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

*(Additional Acknowledgment Pages Follow)*

STATE OF MISSISSIPPI
COUNTY OF_____

PERSONALLY appeared before me, the undersigned authority in and for the County and State aforesaid, on this the ___day of _____, 2006 within my jurisdiction, the within named Craig A. Brown, duly identified before me, who acknowledged that he is President of C A Brown Developments, Inc., a Mississippi corporation, and that for and on behalf of said corporation, and as its act and deed, he executed, signed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal on this the ____day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

STATE OF MISSISSIPPI
COUNTY OF_____

PERSONALLY appeared before me, the undersigned authority in and for the County and State aforesaid, on this the ___day of _____, 2006 within my jurisdiction, the within named Randall J. Cofield, duly identified before me, who acknowledged that he is President of L. J. & L. Enterprises, Inc., a Mississippi corporation, and that for and on behalf of said corporation, and as its act and deed, he executed, signed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal on this the ____day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

STATE OF MISSISSIPPI
COUNTY OF_____

PERSONALLY appeared before me, the undersigned authority in and for the County and State aforesaid, on this the ___day of _____, 2006 within my jurisdiction, the within named Joan Cravens, duly identified before me, who acknowledged that she is President of Joan Cravens, Inc., a Mississippi corporation, and that for and on behalf of said corporation and as its act and deed, she executed, signed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal on this the ____day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

STATE OF MISSISSIPPI
COUNTY OF_____

PERSONALLY appeared before me, the undersigned authority in and for the County and State aforesaid, on this the ___day of _____, 2006 within my jurisdiction, the within named David B. Sellers, duly identified before me, who acknowledged that he is President of Harbor Oaks, Inc., a Mississippi corporation, and that for and on behalf of said corporation and as its act and deed, he executed, signed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal on this the ____day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

## EXHIBIT "A"

Florence Gardens Phase 1-A, a subdivision according to the map or plat thereof which is on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi in Plat Book 46 at Page 17, reference to which is hereby made in aid of and as a part of this description.

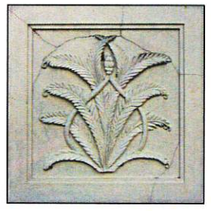
Florence Gardens Phase 1-B, a subdivision according the map or plat thereof which is on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi in Plat Book 47 at Page 8, reference to which is hereby made in aid of and as a part of this description.

SITEWORK PLANS

FOR

# FOREST RIDGE
## PHASE 2
## GULFPORT, MISSISSIPPI

PREPARED FOR



## FLORENCE GARDENS, LLC

12321 PRESERVATION DRIVE GULFPORT, MS 39503
PH (228) 539-5039

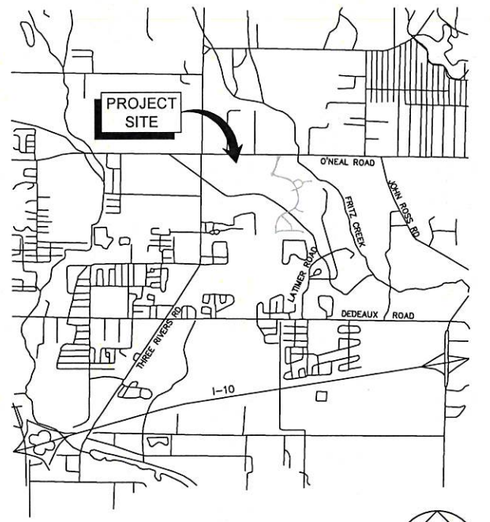
PRELIMINARY

JUNE, 2022


BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS

401 Cowan Road, Suite A, Gulfport, MS 39507 (228)864-7612
131 Rue Magnolia Biloxi, MS 39530 (228)436-7612
3221 Market Street Pascagoula, MS 39567 (228)864-7612


## LOCATION MAP




## SHEET INDEX


| DESCRIPTION | SHEET NO. |
|---|---|
| TITLE / LOCATION MAP / SHEET INDEX | C-001 |
| GENERAL NOTES AND LEGEND | C-002 |
| PROFILE SHEET LAYOUT | C-003 |
| EXISTING CONDITIONS / DEMOLITION PLAN | C-111 |
| SITE PLAN | C-121 |
| GRADING AND DRAINAGE PLAN | C-131 |
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| SITE UTILITY PLAN | C-151 |
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| CONSTRUCTION DETAILS | C-504 |


BMA No. 3405-29 SET NO. _____

3405-29 - FOREST RIDGE PHASE 2

C-001

## GENERAL NOTES

1. CONTRACTOR SHALL CALL THE MISSISSIPPI DAMAGE PREVENTION NUMBER (1-800-227-6477 OR 811) BY LAW TO LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO INITIATING CONSTRUCTION ACTIVITIES. THE OWNER MUST BE CONTACTED SEPARATELY TO LOCATE THEIR PRIVATELY OWNED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES UNDER THIS CONTRACT AND BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO UTILITIES THAT RESULT FROM CONTRACTOR'S WORK. ANY COST ASSOCIATED WITH REPLACING/REPAIRING DAMAGED UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE.
2. EXISTING UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWINGS BASED UPON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER CANNOT AND DOES NOT WARRANT THAT THIS INFORMATION IS COMPLETE OR ACCURATE. THE CONTRACTOR MUST COORDINATE DIRECTLY WITH THE INVOLVED UTILITY OWNERS TO HAVE UNDERGROUND UTILITY LINES FIELD LOCATED IN ADVANCE OF CONSTRUCTION. FOR A LIST OF PUBLIC AND PRIVATE UTILITIES, SEE BELOW:

| | |
|---|---|
| AT&T [BELL SOUTH] | 228-357-6123 |
| MISSISSIPPI POWER COMPANY | 228-867-6343 |
| COAST ELECTRIC | 228-832-1761 |
| CENTERPOINT | 228-896-7500 |
| CABLE ONE | 228-374-5900 |
| CITY OF GULFPORT PUBLIC WORKS | 228-868-5742 |

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES WITHIN THE PROJECT LIMITS LOCATED AND THOSE LOCATIONS UPDATED AS NECESSARY DURING THE PROJECT.
4. ADJUSTMENTS TO PRIVATE UTILITIES (I.E. GAS, POWER, ELECTRIC, COMMUNICATION, ETC.) SHALL BE MADE BY OTHERS BUT SHALL BE COORDINATED BY CONTRACTOR.
5. CONTRACTOR SHALL DISPOSE OFF-SITE ALL MATERIAL, MISCELLANEOUS TRASH & DEBRIS FROM ALL AREAS WITHIN THE LIMITS OF WORK. ALL SUCH WORK AND DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ANY LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, CODES, RULES OR REGULATIONS THAT APPLY TO ANY PORTION OF CONSTRUCTION OF THIS PROJECT.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ANY LOCAL, STATE AND FEDERAL PERMITS OR LICENSES REQUIRED FOR CONSTRUCTION OF THIS PROJECT, OTHER THAN THOSE OBTAINED BY THE OWNER.
8. BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS & SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER AND SHALL OBTAIN A WRITTEN INTERPRETATION OR CLARIFICATION FROM THE ENGINEER BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.
9. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING GRADES AND MAKING ADJUSTMENTS AS NECESSARY WITH THE APPROVAL OF THE ENGINEER.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING STRUCTURES SUCH AS PIPES, INLETS, APRONS, BRIDGES, ETC. FROM DAMAGE WHICH OCCUR DURING CONSTRUCTION. EXTREME CARE SHOULD BE EXERCISED IN THE UNDERCUT AREA AND THE UNDERCUT DEPTH AROUND SUBSURFACE STRUCTURES AND LINES. THE CONTRACTOR SHALL REPLACE OR REPAIR, AS DIRECTED BY THE ENGINEER, ANY STRUCTURES OR LINES DAMAGED DURING THE LIFE OF THE CONTRACT. NO PAYMENT WILL BE MADE FOR REPLACEMENT OR REPAIR OF DAMAGED ITEMS.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A SAFE AND HEALTHY WORK SITE.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING BRACING, SHORING, OR ANY GROUND SUPPORT SYSTEM REQUIRED TO PREVENT A FAILURE FROM OCCURRING DURING EXCAVATION. ALL COSTS FOR ANY PROTECTIVE MEASURES, INCLUDING THE MATERIALS, EQUIPMENT, AND LABOR FOR DESIGNING, DRAWING, AND CONSTRUCTING THE
13. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL MEANS & METHODS, AS WELL AS, PROPER CONSTRUCTION SEQUENCING. THE CONTRACTOR WILL BE RESPONSIBLE FOR SUBMITTING A PROGRESS SCHEDULE OUTLINING THE INTENDED SEQUENCE OF CONSTRUCTION.
14. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT GULFPORT CONSTRUCTION STANDARDS.

### ROADWAY & CONCRETE WORK

1. BASE AND PAVEMENT FOR STREET INTERSECTION AND ADJACENT ROAD TURNOUTS SHALL MATCH THE PROPOSED ROADWAY.
2. WHERE MILLING OF THE ROADWAY IS REQUIRED, THE CONTRACTOR SHALL PROVIDE OUTLETS IN THE EXISTING SHOULDERS AT SUFFICIENT INTERVALS TO PREVENT POOLING OR STANDING WATER ON THE MILLED SURFACE. ANY ASSOCIATED COST SHALL BE ABSORBED IN MILLING.
3. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT CONNECTIONS TO EXISTING PAVEMENT.
4. ALL RADII ARE TO BE FIELD DETERMINED. RADII SHOWN ON THE PLANS ARE APPROXIMATE.
5. ALL CONCRETE SHALL BE CLASS "B", 3,000 PSI UNLESS OTHERWISE NOTED. ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED ¾", UNLESS OTHERWISE NOTED. MATERIALS, PLACEMENT AND CURING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.
6. EDGES OF ASPHALT AND CONCRETE TO BE REMOVED SHALL BE CUT AT ADJACENT PAVEMENT, WALKWAYS AND DRIVEWAYS. OTHER SURFACES TO REMAIN MUST BE SAW CUT. SAW CUTTING OF ASPHALT AND CONCRETE SHALL BE ABSORBED IN THE APPLICABLE DEMOLITION PAY ITEM.
7. CRUSHED STONE BASE WILL BE PAID BASED ON THE LINES AND GRADES SHOWN ON THE PLANS.

### EARTHWORK

1. ALL SOILS DISTURBED SHALL BE COMPACTED TO 95% PER ASTM D 1557 IN 8" LIFTS BENEATH ROADWAY AND 92% PER ASTM D 1557 IN 8" LIFTS FOR DISTURBED SOILS BEYOND THE ROADWAY.

### SURFACE DRAINAGE & GRADING

1. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE ON THE SITE AT ALL TIMES DURING THE COURSE OF THE PROJECT.
2. CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. CONTRACTOR SHALL NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. CONTRACTOR SHALL REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERGROUND FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADE AND FOUNDATIONS. CONTRACTOR SHALL PROVIDE AND MAINTAIN PUMPS, WELL POINTS, SUMPS, SUCTION AND DISCHARGE LINES, AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONTRACTOR SHALL ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. CONTRACTOR SHALL NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES, DEWATERING SYSTEMS AND ESTABLISHMENT AND MAINTENANCE OF TEMPORARY DRAINAGE SHALL NOT BE MEASURED FOR SEPARATE PAYMENT AND SHOULD BE ABSORBED IN OTHER BID ITEMS.
3. THE CONTRACTOR SHALL VERIFY EXISTING GRADES AND ELEVATIONS FOR TIE IN POINTS TO EXISTING PAVEMENT AND NOTIFY ENGINEER OF ANY VARIATIONS GREATER THAN 0.1' TWO (2) WEEKS PRIOR TO ANY FINAL GRADING, BASE, OR PAVEMENT CONSTRUCTION TO ALLOW FOR NECESSARY REVISIONS TO THE GRADING PLAN BY THE ENGINEER.
4. IF SPECIFIC GRADES OR SLOPES ARE NOT SHOWN FOR WORK IN ANY AREA, CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE IS ACHIEVED AND TIE INTO EXISTING CONDITIONS WITH A MINIMUM SLOPE OF 1% IN GRASSED AREAS AND 0.5% ON PAVED SURFACES, UNLESS SHOWN OTHERWISE ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
5. AREAS AROUND DRAINAGE STRUCTURES, INTAKES, AND OUTFALLS SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.

### SUBSURFACE DRAINAGE

1. TOE WALLS ARE REQUIRED AT ALL UPSTREAM AND DOWNSTREAM FLARED END SECTIONS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
2. ALL REINFORCED CONCRETE PIPE JOINTS ARE TO BE WRAPPED IN TYPE V GEOTEXTILE FABRIC, 24" WIDTH. ALL REINFORCED PIPE (ROUND AND ARCH) SHALL BE SUPPLIED WITHOUT LIFTING (PICK-UP) HOLES.
3. FLARED END SECTIONS (ALL SIZES) MAY BE FURNISHED WITH EITHER BELL & SPIGOT OR TONGUE & GROOVE JOINTS.
4. ALL "VARIES" DIMENSIONS DEPEND DIRECTLY ON PIPE SIZE, THICKNESS, AND DEPTH OF PIPE.
5. PIPE LENGTHS ARE MEASURED FROM INSIDE FACE OF BOX TO INSIDE OF BOX.
6. ALL PIPES SHALL BE FLUSH WITH THE INTERIOR FACE OF THE BOX.
7. CONTRACTOR SHALL VIDEO ALL NEW STORM DRAIN LINES 42" AND SMALLER AND ALL NEW ARCH STORM DRAIN LINES 65" X 40" AND SMALLER. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
8. CONTRACTOR SHALL POUR CONCRETE INVERTS IN ALL DRAINAGE STRUCTURES AS DIRECTED BY THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE AND THE COST SHALL BE ABSORBED.
9. NO IMPROVEMENT SHALL INTERFERE OR BLOCK DRAINAGE.
10. TOP ELEVATIONS OF INLETS AND BOXES ARE APPROXIMATE. FINAL GRADE SHALL BE FIELD DETERMINED AT NO ADDITIONAL COST TO MATCH FINISH GRADE AND PROVIDE PROPER DRAINAGE.
11. PAYMENT FOR STEPS AND INSTALLATION OF STEPS IN DRAINAGE STRUCTURES SHALL BE AN ABSORBED ITEM. STEPS ARE REQUIRED IN ANY BOX DEEPER THAN 3'.
12. REPAIR TO EXISTING DRAINAGE STRUCTURES TO TIE IN NEW DRAINAGE LINES SHALL BE ABSORBED IN THE COST OF THE NEW PIPE.
13. RECONNECTING EXISTING PIPES TO NEW DRAINAGE STRUCTURES SHALL BE ABSORBED, INCLUDING ANY DISCOVERED PIPES THAT NEED TO BE CONNECTED.

### UTILITIES GENERAL

1. CONTRACTOR SHALL EXPLORE AHEAD (SURFACE AND SUBSURFACE) 200 FEET OF THE PIPE BEING LAID SO THAT NECESSARY ADJUSTMENTS CAN BE MADE IN THE ALIGNMENT OF THE PIPE IN CASE OF CONFLICTS WITH EXISTING STRUCTURES, UTILITIES, OR ANY OTHER KNOWN OR UNKNOWN OBSTRUCTIONS.
2. CONTRACTOR SHALL CAREFULLY CHECK ALL WATER, SEWER, DRAINAGE AND UNDERDRAIN CROSSINGS AND SHALL INSTALL ALL WATER SERVICES, SEWER SERVICES, WATER PIPE(S), ETC. AT AN ELEVATION WHICH WILL AVOID ALL CONFLICTS AND IN ACCORDANCE WITH MINIMUM COVER AND SLOPE REQUIREMENTS.
3. CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING WATER AND SEWER SYSTEM WITH THE OWNER OF THE UTILITIES AND ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING AT HIS OWN EXPENSE ANY DAMAGED SANITARY SEWER PIPES AND APPURTENANCES, STORM DRAIN PIPES AND APPURTENANCES, WATER PIPES AND APPURTENANCES, DRAINAGE STRUCTURES, OR ANY OTHER EXISTING STRUCTURES OR OBSTRUCTION WHICH, IN THE OPINION OF THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE, WAS DAMAGED BY THE CONTRACTOR. CONTRACTOR SHALL HAVE ON HAND AT ALL TIMES THE NECESSARY FITTINGS AND ACCESSORIES NEEDED TO PERFORM EMERGENCY REPAIR ON ANY EXISTING SANITARY SEWER PIPE, WATER PIPE, STORM DRAIN, FORCE MAIN, SERVICES, ETC. SHOULD THE PIPE(S) OR SERVICE(S) BE DAMAGED DURING CONSTRUCTION.
5. AT ALL LOCATIONS WHERE PIPE AND/OR FITTINGS COME IN CONTACT WITH CONCRETE, THE TWO MATERIALS SHALL BE SEPARATED BY 1/8 INCH SHEET RUBBER.

### WATER UTILITIES

1. IF WATER PIPE(S) CROSSING SANITARY SEWERS CANNOT MAINTAIN 18" VERTICAL SEPARATION ABOVE THE SEWER PIPE OR IF IT CROSSES UNDER SEWER PIPE, THE WATER PIPE MUST BE DUCTILE IRON. (PER THE SPECIFICATIONS AND DETAILS)

### SEWER UTILITIES

1. THE CONTRACTOR SHALL NOT OPERATE ANY VALVE OR PUMP STATION, PLUG ANY SEWER PIPE OR DISCONTINUE ANY SERVICE WITHOUT SPECIFIC PERMISSION FROM THE OWNER OR HIS AUTHORIZED REPRESENTATIVE.
2. ALL MANHOLES SHALL BE A MINIMUM FOUR FEET (4') IN DIAMETER UNLESS OTHERWISE NOTED ON THE DRAWINGS. LARGER DIAMETER MANHOLES SHALL BE USED WHERE PIPE DIAMETER, DEPTH OF CUT OR THE CONNECTION OF AN INTERIOR DROP ASSEMBLY DICTATE. LARGER MANHOLES SHALL BE USED ON ANY MANHOLE SIXTEEN FEET (16') OR GREATER IN DEPTH.
3. CONTRACTOR SHALL POUR CONCRETE INVERTS IN ALL SEWER MANHOLES AT NO ADDITIONAL COSTS.
4. ALL MANHOLES WITHIN THE FLOOD ZONE SHALL HAVE WATERTIGHT MANHOLE CASTINGS.
5. CONTRACTOR SHALL VIDEO INSPECT NEW SANITARY SEWER MAINS AND SERVICES INSTALLED AS PART OF THE PROJECT. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

### EROSION CONTROL

1. CONTRACTOR SHALL STRICTLY ADHERE TO THE STORMWATER POLLUTION PREVENTION PLAN AND THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) PERMIT. OMISSIONS TO THESE PLANS DO NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF PROVIDING PROTECTION OF ONSITE AND OFFSITE DRAINAGE SYSTEMS FROM SEDIMENT TRANSPORT. ANY FAILURES OF THE PROTECTIVE MEASURES SHOWN ON THESE PLANS OR IN THE SPECIFICATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. ANY CORRECTIVE MEASURES REQUIRED TO STAY IN COMPLIANCE OF THE MDEQ PERMIT SHOULD BE COORDINATED WITH THE ENGINEER. THE CONTRACTOR WILL BE REQUIRED TO INSPECT AND SUBMIT REPORTS ON SITE CONDITIONS PER THE STORMWATER PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING THEIR OWN EROSION CONTROL PLAN BASED ON THE SEQUENCE OF CONSTRUCTION AND SUBMIT SAID PLAN TO THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE AT THE BEGINNING OF THE PROJECT AND PROVIDE MODIFIED/UPDATED EROSION CONTROL PLANS NOTING FAILURE AND CORRECTIVE ACTIONS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO THE REQUIREMENTS OF THE GENERAL STORMWATER PERMIT.
3. THE CONTRACTOR SHALL MONITOR THE SITE FOR COMPLIANCE WITH THE CNOI AND SHALL PRODUCE REPORTS IN ACCORDANCE WITH THE CNOI.
4. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERFORM ALL WORK FOR THE PROPER INSTALLATION, MAINTENANCE AND REMOVAL OF ANY TEMPORARY EROSION CONTROL MEASURE(S) NECESSARY TO CONTROL SILTATION.
5. CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCES AROUND THE PERIMETER OF ALL VEGETATED AREAS WHICH ARE DISTURBED AND SHALL PREVENT SILTATION OF ADJACENT DRAINAGE SYSTEMS AND CHANNELS WITH SILT FENCING. THE USE OF HAY BALES IS PROHIBITED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROLS DURING THE ENTIRE COURSE OF THE PROJECT PER ACCEPTABLE/APPROVED STORMWATER BEST MANAGEMENT PRACTICES. THE (BMPS) SHALL BE IN ACCORDANCE WITH MDEQ'S PLANNING AND DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT AND STORMWATER.
6. SILT FENCES SHALL BE INSTALLED AND PROPERLY MAINTAINED AROUND ALL STOCKPILED MATERIALS.
7. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY, EASEMENTS AND/OR PROJECT LIMITS SHALL BE GRASSED PER THE SPECIFICATIONS. ACCEPTANCE SHALL BE BASED ON SATISFACTORY GROWTH AND COVERAGE OF SEED(S) PLANTED.
8. EXISTING VEGETATION SHALL BE MAINTAINED AND PROTECTED WHEREVER POSSIBLE.
9. WHERE APPLICABLE ALL CONSTRUCTION TRAFFIC SHALL ENTER/EXIT THE SITE THROUGH THE CONSTRUCTION ENTRANCE. A CONSTRUCTION ENTRANCE IS REQUIRED AT ALL ACCESS POINTS ON THE SITE.
10. CONTRACTOR SHALL KEEP ALL ADJACENT ROADWAYS CLEAN OF DIRT AND DEBRIS AT ALL TIMES AND SHALL SWEEP STREETS DAILY, IF NECESSARY.
11. TEMPORARY OR PERMANENT VEGETATIVE PRACTICES SHALL BE IMPLEMENTED WITHIN IMMEDIATELY WHEN A DISTURBED AREA WILL BE LEFT UNDISTURBED FOURTEEN DAYS OR MORE.
12. TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL NOT BE REMOVED UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED ON ALL DISTURBED AREAS. FINAL APPROVAL ON THE PROJECT WILL NOT BE MADE UNTIL ALL TEMPORARY EROSION CONTROLS ARE REMOVED AND PERMANENT EROSION CONTROLS ARE EFFECTIVELY ESTABLISHED.
13. ALL EQUIPMENT REPAIR AND MAINTENANCE SHALL BE PERFORMED OFFSITE.
14. RECEPTACLES SHALL BE PROVIDED TO PROPERLY DISPOSE OF ALL TRASH AND WASTE. ALL CONSTRUCTION DEBRIS SHALL BE PICKED UP AT THE END OF EACH DAY AND SHALL BE REMOVED COMPLETELY FROM THE SITE AT THE END OF THE PROJECT.
15. TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK. IF IT WILL BE REQUIRED TO REMOVE THEM TEMPORARILY DUE TO CONSTRUCTION ACTIVITIES, ONCE THOSE ACTIVITIES ARE COMPLETED OR AT THE END OF THE WORK DAY, THE TEMPORARY CONTROLS SHALL BE REINSTALLED IMMEDIATELY.
16. ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE DEEMED NECESSARY IF THE CONTROLS FOUND IN THIS STORMWATER MANAGEMENT PLAN ARE FOUND TO BE INEFFECTIVE.
17. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROLS WHEN IT REACHES ONE-HALF THE HEIGHT OF THE CONTROL. THE SEDIMENT SHALL BE PROPERLY DISPOSED OF SO AS NOT TO CAUSE SEDIMENTATION IN ANOTHER LOCATION.
18. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED WEEKLY AND FOLLOWING ANY RAIN EVENT. NON-FUNCTIONING, INEFFECTIVE OR DAMAGED CONTROLS SHALL BE REPAIRED, REPLACED OR SUPPLEMENTED WITH FUNCTIONAL CONTROLS WITHIN 24 HOURS OF DISCOVERY.
19. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT MIGRATES INTO THE STORM DRAIN SYSTEM.
20. ANY SEDIMENT THAT HAS MIGRATED OFFSITE WHETHER ONTO PUBLIC OR PRIVATE PROPERTY SHALL BE REMOVED IMMEDIATELY UPON DISCOVERY.
21. ALL EROSION CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS.

### PERMANENT AND TEMPORARY TRAFFIC CONTROL

1. MAINTENANCE OF TRAFFIC SHALL INCLUDE ALL SIGNS, BARRICADES, TEMPORARY PAVEMENT MARKINGS, WARNING LIGHTS, PERSONNEL, MAINTENANCE LIMESTONE, TRAFFIC CONTROL DEVICES, SUPERVISION, AND OTHER ITEMS CONCERNING TRAFFIC CONTROL. THERE SHALL BE NO OTHER PAYMENTS MADE FOR THIS WORK. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD).
2. CONTRACTOR SHALL INVENTORY ALL EXISTING SIGNS AND LOCATIONS WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL REMOVE, SAFELY STORE TO PREVENT DAMAGE AND REINSTALL ANY STREET SIGNS IMPACTED BY THE PROJECT. ONLY SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REMOVED. ANY SIGNS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SIGNS REPLACED MUST CONFORM TO MUTCD.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING THEIR OWN TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE LATEST MUTCD BASED ON THE SEQUENCE OF CONSTRUCTION AND SUBMIT TO THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE AT THE BEGINNING OF THE PROJECT AND PROVIDE MODIFIED/UPDATED TRAFFIC CONTROL PLANS.
4. STRIPED MARKINGS ON BARRICADES WITH STRIPE ANGLING DOWNWARD ON A 45-DEGREE ANGLE DOWN AWAY FROM THE OBSTRUCTION OR ANGLE DOWN IN THE DIRECTION OF TRAFFIC DETOUR IS EXPECTED TO FOLLOW.
5. ALL CONSTRUCTION SIGNS SHALL BE IN PLACE BEFORE THE START OF ANY CONSTRUCTION AND SHALL BE PROPERLY MAINTAINED AND REMAIN IN PLACE FOR THE EXTENT OF THE PROJECT.
6. REPLACEMENT OF LOST OR DAMAGED CONSTRUCTION SIGNS OR DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. LOST OR DAMAGED SIGNS SHALL BE REPLACED IMMEDIATELY. NO PAYMENT SHALL BE MADE FOR SUCH REPLACEMENT OR REPAIR.
7. ALL SIGNS THAT CONFLICT WITH THE CONSTRUCTION OF THE PROJECT SHALL BE COVERED/REMOVED AND RESET BY THE CONTRACTOR. COST TO BE ABSORBED IN MAINTENANCE OF TRAFFIC.
8. WORK ON STRUCTURES FOR THIS PROJECT REQUIRES EXCAVATION IN THE IMMEDIATE VICINITY OF TRAFFIC AND ADJACENT PROPERTIES. THEREFORE, THE RISK OF A FAILURE OCCURRING DURING THE EXCAVATION REQUIRES THAT EXTREME CAUTION BE EXERCISED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLACE WHAT BRACING, SHORING, OR GROUND SUPPORT SYSTEM THAT IS DEEMED NECESSARY TO PREVENT A FAILURE AND PROTECT THE PERSONS WORKING NEAR THE EXCAVATION, THE PUBLIC THAT MAY BE ABOVE THE EXCAVATION, OR ANY STRUCTURE ADJACENT TO THE EXCAVATION. ALL COST FOR ANY PROTECTIVE MEASURES INCLUDING THE MATERIALS AND LABOR FOR DESIGNING, DRAWING, AND CONSTRUCTING THE FACILITY SHALL BE ABSORBED IN MAINTENANCE OF TRAFFIC.
9. ORANGE FLUORESCENT SHEETING SHALL BE USED ON ALL CONSTRUCTION AND TRAFFIC CONTROL SIGNS EXCEPT FOR THOSE DESIGNATED IN PLANS TO BE BLACK LEGENDS AND BORDER ON WHITE BACKGROUNDS.
10. ALL POST LENGTHS FOR SIGNS SHALL BE VERIFIED IN THE FIELD PRIOR TO FABRICATION.
11. ALL PLASTIC DRUMS AND CONES SHALL HAVE A BALLASTING COLLAR MADE FROM RECYCLED TRUCK TIRES OR OTHER SUITABLE MATERIAL.
12. ALL RAISED ROADSIDE APPURTENANCES TO BE PLACED A MINIMUM OF 2' BEHIND FACE OF CURB UNLESS OTHERWISE SPECIFIED ON PLANS.

| EXISTING LEGEND | | PROPOSED LEGEND | |
|---|---|---|---|
| | PROPERTY LINE | | LINE TO BE DEMOLISHED |
| | EASEMENT LINE | | LINE TO BE ABANDONED |
| | TREE LINE | | DITCH CENTERLINE |
| | CENTERLINE OF DITCH | | TOE OF DITCH BANK |
| | TOE OF DITCH BANK | | TOP OF DITCH BANK |
| | TOP OF DITCH BANK | | CHAIN LINK FENCE |
| | FENCE LINE | | TEMPORARY SILT FENCE |
| | SEWER MAIN | | STRAW WATTLE |
| | WATER MAIN | 4"S | 4" SEWER MAIN |
| | SEWER FORCE MAIN | 6"S | 6" SEWER MAIN |
| | FIBER OPTIC | 8"S | 8" SEWER MAIN |
| | GAS MAIN | 10"S | 10" SEWER MAIN |
| | TELEPHONE LINE | 12"S | 12" SEWER MAIN |
| | OVERHEAD ELECTRIC LINE | 15"S | 15" SEWER MAIN |
| | UNDERGROUND ELECTRIC LINE | FM | SEWER FORCE MAIN |
| | DRAINAGE LINE | 4"W | 4" WATER MAIN |
| | CONTOUR LINE | 6"W | 6" WATER MAIN |
| S | SEWER MANHOLE | 8"W | 8" WATER MAIN |
| L | SEWER LIFT STATION | 10"W | 10" WATER MAIN |
| CO | SEWER CLEANOUT | 12"W | 12" WATER MAIN |
| ARV | AIR RELEASE VALVE | F | FIRE LINE |
| | FIRE HYDRANT | | DRAINAGE LINE |
| W | WATER VALVE | 10 | CONTOUR LINE |
| WM | WATER METER | | SS-2 CURB INLET |
| | FIRE DEPT. CONNECTION | | SS-2 (10') CURB INLET |
| G | GAS METER | | SS-2 (15') CURB INLET |
| D | DRAINAGE MANHOLE | D | DRAIN MANHOLE |
| | CURB INLET | | DRAIN INLET |
| | DRAINAGE INLET | | NYLOPLAST INLET |
| PP / AND | POWER POLE (WITH GUY) | | FLARED END SECTION |
| | LIGHT POLE | 13.66 | PROPOSED GRADE |
| E | ELECTRIC METER | S | SEWER MANHOLE |
| XFMR | ELECTRIC TRANSFORMER | CO | SEWER CLEANOUT |
| C | COMMUNICATIONS MANHOLE | L | SEWER LIFT STATION |
| T | TELEPHONE PEDESTAL | ARV | AIR RELEASE VALVE |
| M | MAILBOX | | FIRE HYDRANT |
| | SIGN | BFP | BACKFLOW PREVENTER |
| FP | FLAG POLE | W | WATER VALVE |
| IRF | IRON ROD FOUND | WM | WATER METER |
| IRS | IRON ROD SET | | FIRE DEPT. CONNECTION |
| X 0.00 | SPOT ELEVATION | | REDUCER |
| | BENCHMARK | | INLET PROTECTION |

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| REV | DATE | BY |
|---|---|---|

FOREST RIDGE
PHASE 2
GULFPORT, MISSISSIPPI

GENERAL NOTES & LEGENDS

| | |
|---|---|
| CAD | BVN |
| ENG | NLG |
| DATE | 03/14/2022 |
| SCALE | N.T.S. |
| BMA# | 3405-29 |
| FILE | \3405-29-SITE |

SHEET
C-002

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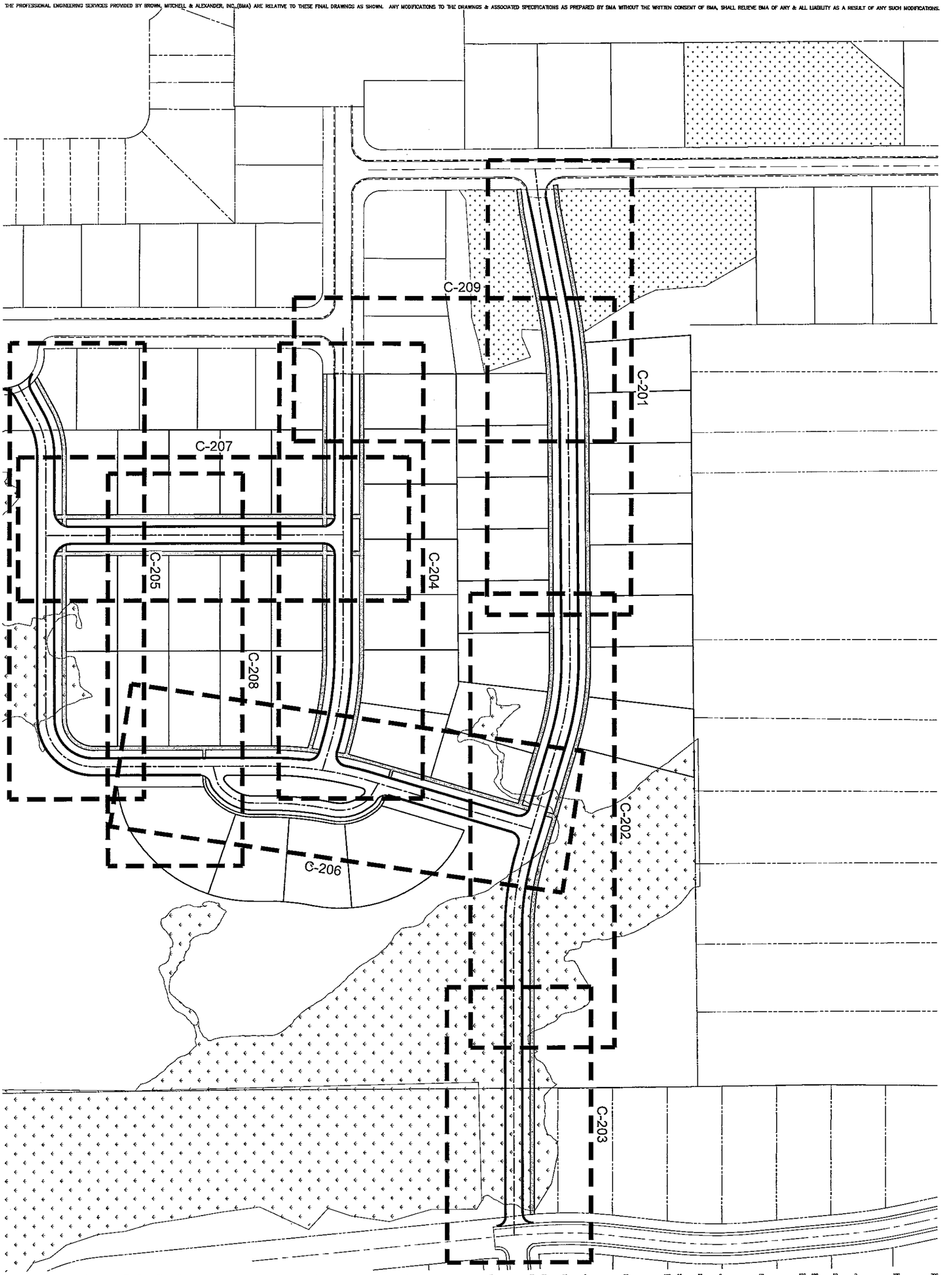


SHEET C-003

CAD BVN
ENG NLG
DATE 03/14/2022
SCALE 1" = 200'
BMA# 3405-29
FILE \3405-29\SITE

# FOREST RIDGE
## PHASE 2
GULFPORT, MISSISSIPPI

PROFILE SHEET LAYOUT

REV | DATE | BY

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C-111

# FOREST RIDGE

PHASE 2

GULFPORT, MISSISSIPPI

## EXISTING CONDITIONS/DEMOLITION

SHEET

CAD BVN
ENG NLG
DATE 03/14/2022
SCALE 1" = 60'
FILE 3405-29-SITE
\3405-29-SITE

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| REV | DATE | BY |
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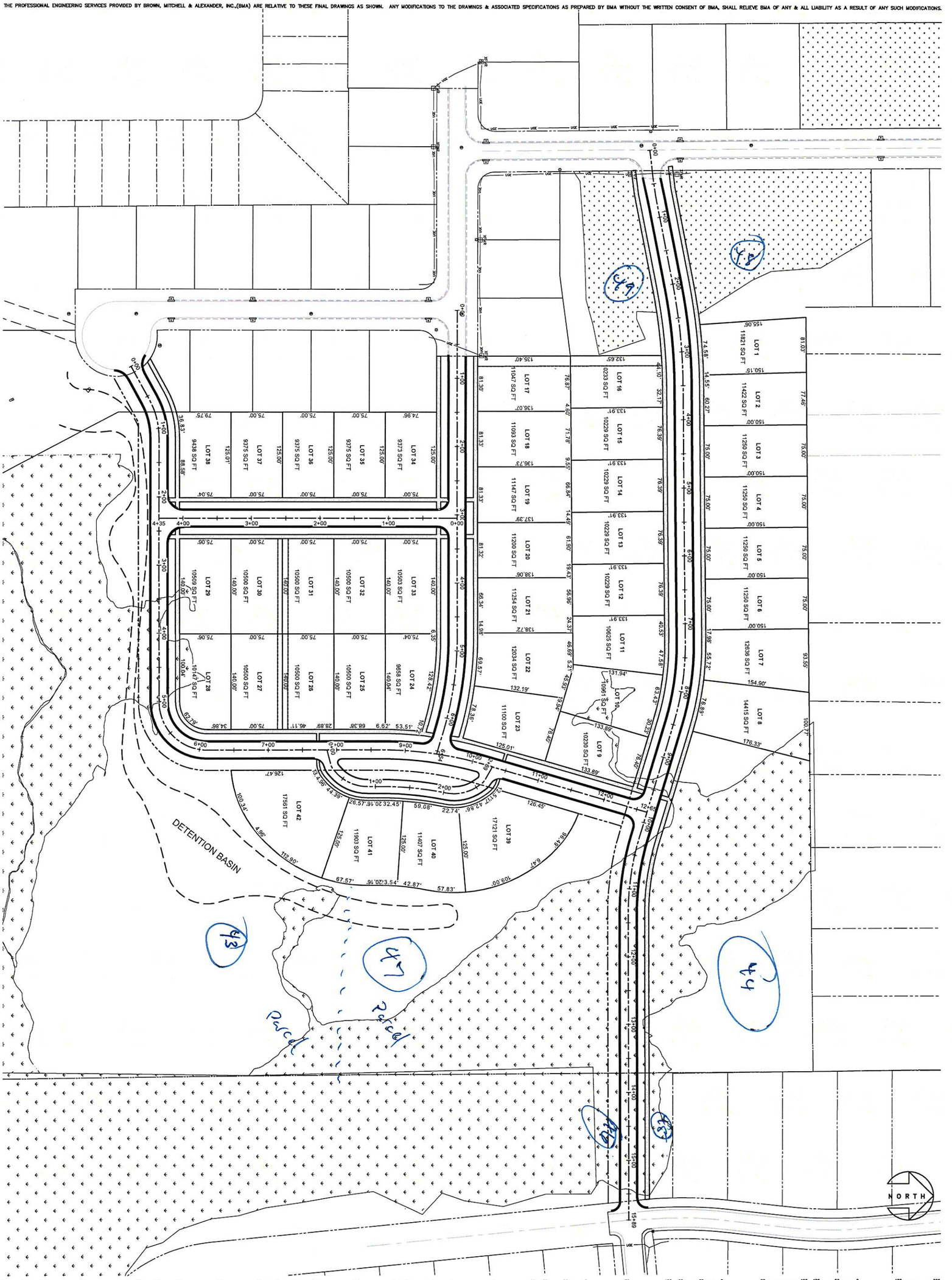


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| SHEET | C-121 |
| CAD | BVN |
| ENG | NLG |
| DATE | 03/14/2022 |
| SCALE | 1" = 60' |
| BMA # | 3405-29 |
| FILE # | \3405-29\SITE |

# FOREST RIDGE

## PHASE 2

GULFPORT, MISSISSIPPI

## SITE PLAN

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|---|---|---|

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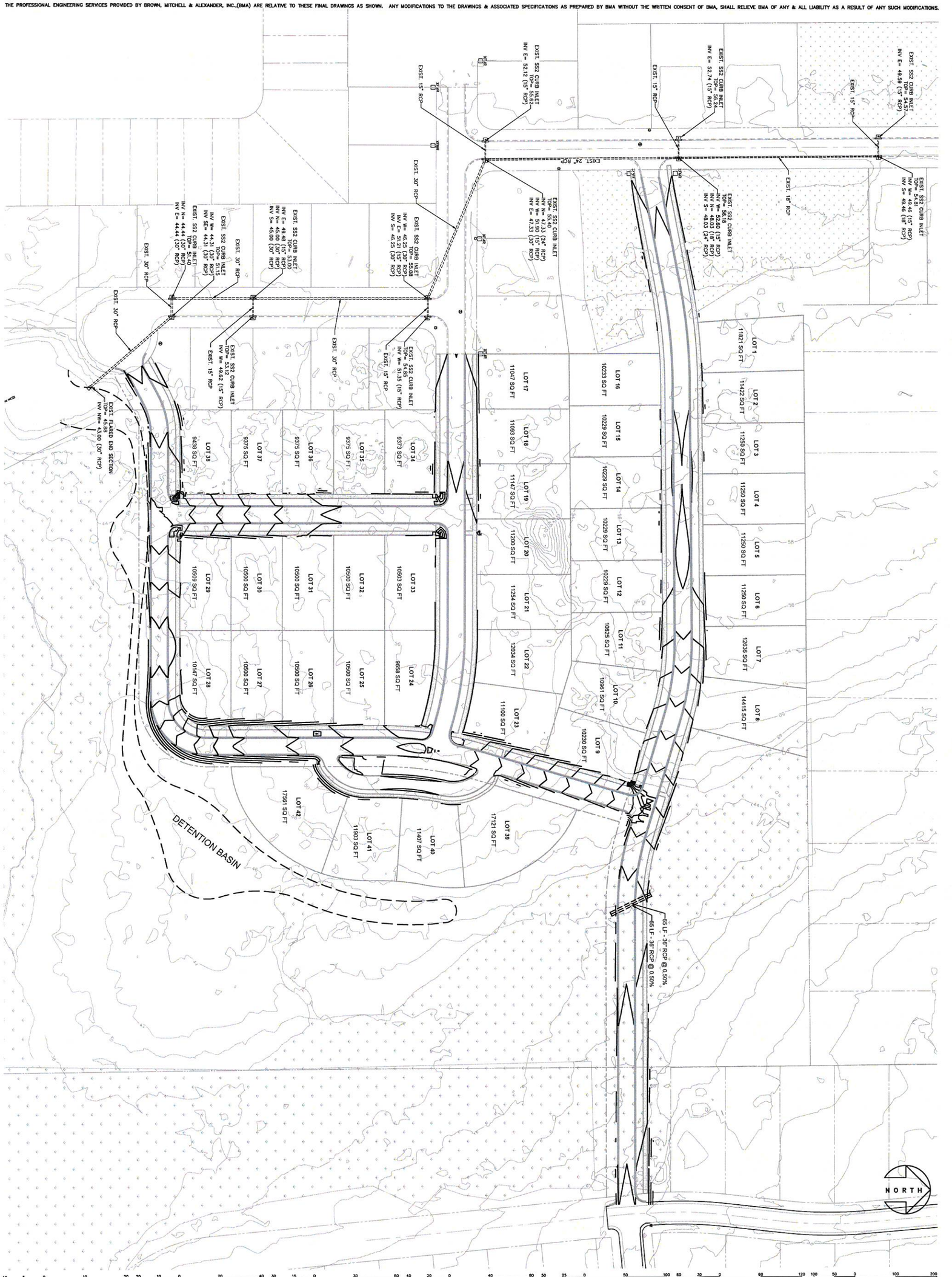


C-131

SHEET

CAD BYN
ENG NLG
DATE 03/14/2022
SCALE 1" = 30'-0"
BOOK/PG 3405-29
FILE \3405-29-SITE

# FOREST RIDGE

## PHASE 2

GULFPORT, MISSISSIPPI

## GRADING AND DRAINAGE PLAN

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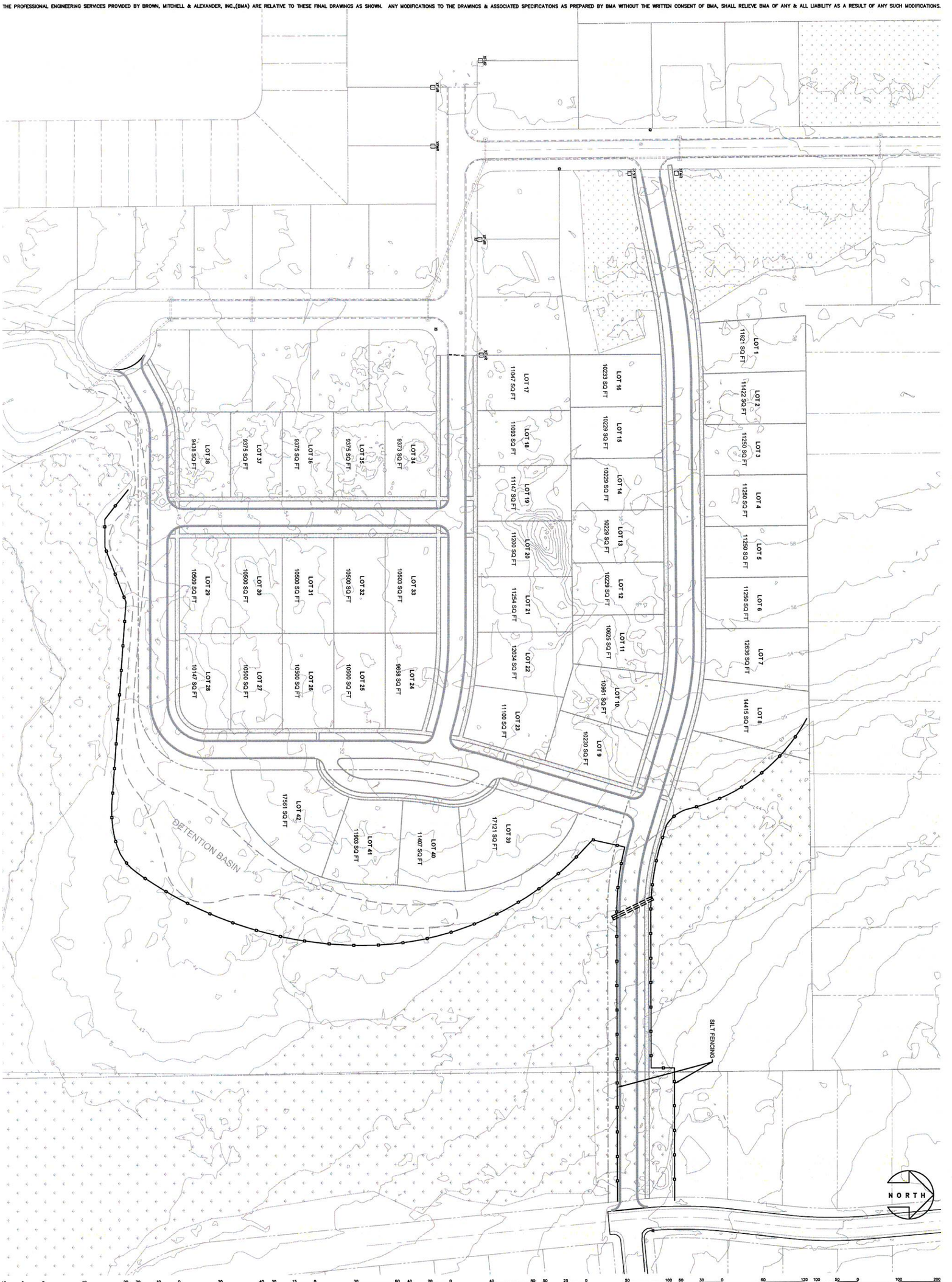


# FOREST RIDGE

## PHASE 2

GULFPORT, MISSISSIPPI

## EROSION CONTROL PLAN

SHEET C-141

CAD BVN
ENG NLG
DATE 03/14/2022
SCALE 1" = 40'
BMA # 3405-29
FILE \3405-29\SITE

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EXIST. SS2 CURB INLET TOP= 54.57 INV E= 49.58 (15" RCP)
EXIST. SS2 CURB INLET TOP= 54.81 INV W= 49.46 (15" RCP) INV S= 49.46 (18" RCP)
EXIST. 15" RCP
EXIST. 18" RCP
EXIST. 6" PVC
MANHOLE #313R STA. 3+13, 4.3' RT TOP= 56.67 INV S= 48.74 (8" SDR26 PVC) INV E= 48.84 (8" SDR26 PVC)
EXIST. SS2 CURB INLET TOP= 58.24 INV E= 52.74 (15" RCP)
EXIST. SS2 CURB INLET TOP= 58.18 INV W= 52.60 (15" RCP) INV N= 48.03 (18" RCP) INV S= 48.03 (24" RCP)
EXIST. 15" RCP
EXIST. SMH TOP=56.38 INV N=50.48 (8" PVC) INV NE=50.48 (8" PVC) INV S=50.46 (8" PVC)
EXISTING 8" WATER LINE
CONNECT TO EXIST. WATER MAIN
EXIST. 24" RCP
EXIST. SS2 CURB INLET TOP= 55.40 INV N= 47.33 (24" RCP) INV W= 51.90 (15" RCP) INV E= 47.33 (30" RCP)
EXIST. SS2 CURB INLET TOP= 55.62 INV E= 52.12 (15" RCP)
MANHOLE #307SL STA. 0+75, -6.1' LT. TOP= 55.03 INV W= 45.37 (8" SDR26 PVC) INV N= 45.47 (8" SDR26 PVC)
70 LF - 8" SDR26 PVC @ 0.40%
EXIST. SMH TOP=55.41 INV E=44.99 (8" PVC) INV S=44.99 (8" PVC) INV W=44.99 (8" PVC)
EXIST. 15" RCP
EXIST. 30" RCP
EXIST. SS2 CURB INLET TOP= 55.06 INV W= 48.25 (30" RCP) INV E= 51.21 (15" RCP) INV S= 48.25 (30" RCP)
EXIST. SMH TOP=53.42
EXIST. SS2 CURB INLET TOP= 53.00 INV E= 49.46 (15" RCP) INV N= 45.00 (30" RCP) INV S= 45.00 (30" RCP)
EXIST. 30" RCP
EXIST. SS2 CURB INLET TOP= 51.15 INV W= 44.31 (30" RCP) INV SE= 44.31 (30" RCP)
EXIST. SS2 CURB INLET TOP= 51.40 INV N= 44.44 (30" RCP) INV E= 44.44 (30" RCP)
EXIST. 30" RCP
EXIST. SMH TOP=49.79
EXIST. 30" RCP
EXISTING FORCE MAIN
EXIST. FLARED END SECTION TOP= 45.88 INV NW= 43.00 (30" RCP)

MANHOLE #613L STA. 6+13, -4.8' LT. TOP= 56.26 INV W= 48.04 (8" SDR26 PVC) INV E= 48.14 (8" SDR26 PVC)
MANHOLE #863L STA. 8+63, -3.3' LT. TOP= 52.41 INV W= 49.14 (8" SDR26 PVC)
LOT 1 11821 SQ FT
LOT 2 11422 SQ FT
LOT 3 11250 SQ FT
LOT 4 11250 SQ FT
LOT 5 11250 SQ FT
LOT 6 11250 SQ FT
LOT 7 12639 SQ FT
LOT 8 14415 SQ FT
300 LF - 8" SDR26 PVC @ 0.40%
170'
250 LF - 8" SDR26 PVC @ 0.40%
65 LF - 36" RCP @ 0.50%
65 LF - 36" RCP @ 0.50%
8"X8" TEE
PROPOSED 15.00' SANITARY EASEMENT
LOT 16 10233 SQ FT
LOT 15 10229 SQ FT
LOT 14 10229 SQ FT
LOT 13 10228 SQ FT
LOT 12 10229 SQ FT
LOT 11 10825 SQ FT
LOT 10 10961 SQ FT
LOT 9 10230 SQ FT
MANHOLE #305L STA. 3+05, -6.4' LT. TOP= 53.87 INV S= 46.23 (8" SDR26 PVC) INV E= 46.33 (8" SDR26 PVC)
MANHOLE #636L STA. 5+35, -4.2' LT. TOP= 53.52 INV W= 47.25 (8" SDR26 PVC)
318 LF - 8" SDR26 PVC @ 0.40%
2.00' MIN. FROM BACK OF CURB (TYP.)
45° BEND REQ'D
CONNECT TO EXIST. WATER MAIN
MANHOLE #1024R STA. 10+24, 8.0' RT. TOP= 62.68 INV S= 47.89 (8" SDR26 PVC)
LOT 17 11047 SQ FT
LOT 18 11093 SQ FT
LOT 19 11147 SQ FT
LOT 20 11200 SQ FT
LOT 21 11254 SQ FT
LOT 22 12034 SQ FT
LOT 23 11100 SQ FT
LOT 39 17121 SQ FT
280 LF - 8" SDR26 PVC @ 0.40%
8"X8" TEE
CONNECT TO EXIST. WATER MAIN
EXIST. SS2 CURB INLET TOP= 54.85 INV W= 51.35 (15" RCP)
EXIST. 15" RCP
LOT 34 9373 SQ FT
LOT 33 10503 SQ FT
LOT 24 9658 SQ FT
LOT 40 11407 SQ FT
LOT 35 9375 SQ FT
LOT 32 10500 SQ FT
LOT 25 10500 SQ FT
LOT 41 11903 SQ FT
260 LF - 8" SDR26 PVC @ 0.40%
300 LF - 8" SDR26 PVC @ 0.40%
LOT 36 9375 SQ FT
LOT 31 10500 SQ FT
LOT 26 10500 SQ FT
LOT 42 17561 SQ FT
MANHOLE #254R STA. 2+54, 2.4' RT. TOP= 52.36 INV S= 45.09 (8" SDR26 PVC) INV N= 45.19 (8" SDR26 PVC) INV E= 45.19 (8" SDR26 PVC)
350 LF - 8" SDR26 PVC @ 0.40%
LOT 37 9375 SQ FT
LOT 30 10500 SQ FT
LOT 27 10500 SQ FT
PROPOSED 15.00' SANITARY EASEMENT
MANHOLE #721R STA. 7+21, 7.5' RT. TOP= 51.95 INV W= 46.59 (8" SDR26 PVC) INV N= 46.68 (8" SDR26 PVC)
EXIST. SS2 CURB INLET TOP= 53.12 INV W= 49.62 (15" RCP)
EXIST. 15" RCP
EXIST. SMH TOP=55.41 INV N=43.17 (8" PVC) INV SW=43.17 (8" PVC)
LOT 38 9438 SQ FT
LOT 29 10609 SQ FT
LOT 28 10147 SQ FT
160 LF - 8" SDR26 PVC @ 0.40%
45° BEND REQ'D
250 LF - 8" SDR26 PVC @ 0.40%
MANHOLE #228L STA. 2+29, -0.7' LT. TOP= 48.12 INV W= 44.27 (8" SDR26 PVC) INV N= 44.37 (8" SDR26 PVC)
90° BEND REQ'D
45° BEND REQ'D

NORTH

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# FOREST RIDGE
## PHASE 2
GULFPORT, MISSISSIPPI

## SITE UTILITY PLAN

| | |
|---|---|
| CAD | BVN |
| ENG | NLG |
| DATE | 03/14/2022 |
| SCALE | 1" = 60' |
| BMA# | 3405-29 |
| FILE | \3405-29-SITE |

SHEET
C-151

THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC.(BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.

EXIST. SS2 CURB INLET
TOP= 56.16
INV W= 52.50 (15" RCP)
INV N= 48.03 (18" RCP)
INV S= 48.03 (24" RCP)

EXISTING 8" PVC

EXIST. SMH
TOP=56.38
INV N=50.46 (8" PVC)
INV NE=50.46 (8" PVC)
INV S=50.46 (8" PVC)

CONNECT TO EXIST. WATER MAIN

EXISTING 8" WATER LINE

MANHOLE #313R
STA. 3+13, 4.3' RT.
TOP= 56.67
INV S= 46.74 (8" SDR26 PVC)
INV E= 46.84 (8" SDR26 PVC)

MANHOLE #313L
STA. 6+13, -4.8' LT.
TOP= 56.26
INV W= 48.04 (8" SDR26 PVC)
INV E= 48.14 (8" SDR26 PVC)

300 LF - 8" SDR26 PVC @ 0.40%

15' SEWER EASEMENT

MATCHLINE
SEE SHEET C-209

MATCHLINE STA. 6+50.00
SEE SHEET C-202

SCALE HORIZ: 1"=20'
VERT: 1"=2'

PVI STA: 2+60.00
PVI ELEV. 56.87
K: 150.00
LVC: 150.00
HIGH PT. STA: 2+60.00
HIGH PT ELEV: 56.88

PVI STA: 4+80.00
PVI ELEV. 55.87
K: 200.95
LVC: 150.00
LOW PT. STA: 4+85.45
LOW PT ELEV: 55.86

PVI STA: 6+60.00
PVI ELEV. 56.38
K: 66.77
LVC: 150.00
HIGH PT. STA: 6+01.48
HIGH PT ELEV: 56.20

CONNECT TO EXIST. PAVEMENT
STA. 0+42.83
ELEV. 55.79

0.50%
-0.50%
0.25%

8" WATER LINE

3.0' MIN. (TYP.)

PRELIMINARY

FILE NAME:3405-20-SSa.dwg DATE: 05/23/2022

BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS
GULFPORT • BILOXI • PASCAGOULA

FOREST RIDGE – PH2 – PLAN & PROFILE STA. 0+00 TO STA. 6+50

THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC.-(BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.

MANHOLE #883L
STA. 8+63, -3.3' LT.
TOP= 52.41
INV W= 49.14 (8" SDR26 PVC)

MATCHLINE STA. 6+50
SEE SHEET C-201

7+00
250 LF - 8" SDR26 PVC @ 0.40%

8+00

9+00

10+00

11+00

12+00

13+00

MATCHLINE STA. 13+50
SEE SHEET C-203

24.00'

5.00'

10' MIN. (TYP.)

S=49.55

65 LF - 36" RCP @ 0.50%

65 LF - 36" RCP @ 0.50%

8"X8" TEE

NORTH

SCALE HORIZ: 1"=20'
VERT: 1"=2'

PVI STA: 8+80.00
PVI ELEV: 58.36
K: 88.77
LVC: 150.00

EXCS: 5+55.00
EXCS: 56.16

EXCS: 7+30.00
EXCS: 54.66

PVI STA: 11+05.00
PVI ELEV: 47.48
K: 63.15
LVC: 150.00

LOW PT. STA: 11+58.30
LOW PT ELEV: 47.70

EXCS: 10+30.00
EXCS: 48.06

EXCS: 11+80.00
EXCS: 47.75

56
52
48
44

50
46
42
38

52
48
44
40

-2.00%

3.0' MIN. (TYP.)

8" WATER LINE

65' - 36" RCP @ 0.50%

65' - 36" RCP @ 0.50%

3.0' MIN.

250 LF - 8" SDR26 PVC @ 0.40%

MANHOLE #883L
STA. 8+63, -3.3' LT.
TOP= 52.41
INV W= 49.14 (8" SDR26 PVC)

63.44
65.47

52.30
53.56

48.52
51.56

46.09
49.56

42.80
47.95

42.97
47.82

PRELIMINARY

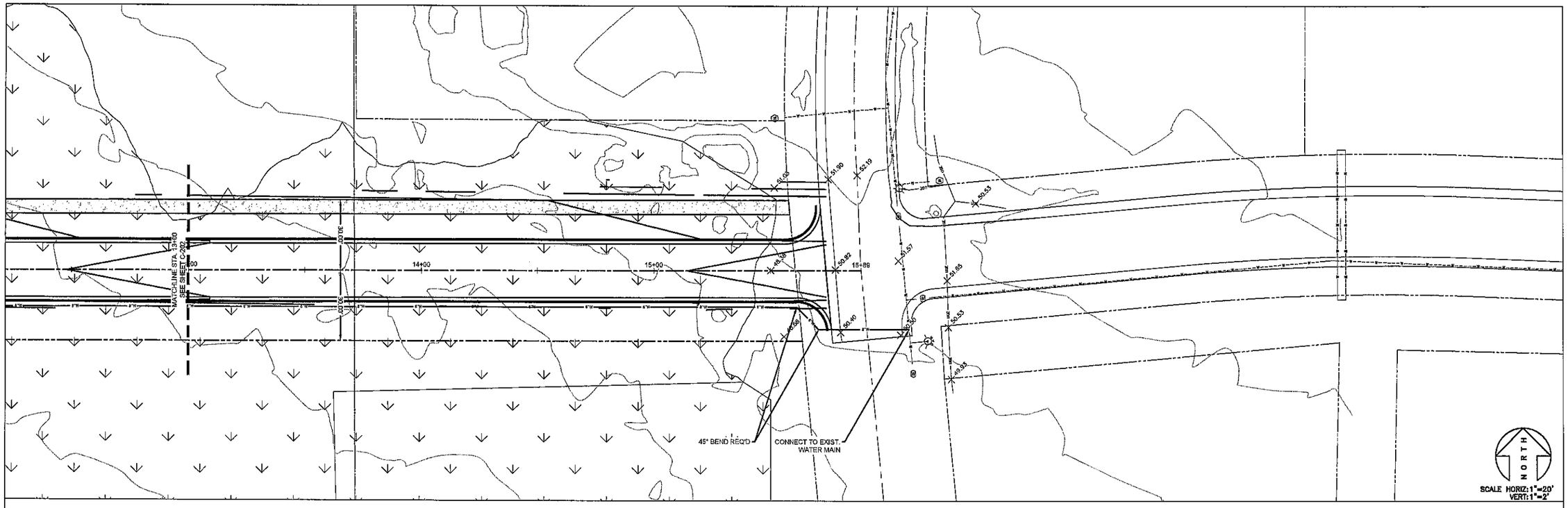
FILE NAME: 3405-20-STA.dwg DATE: 05/23/2022

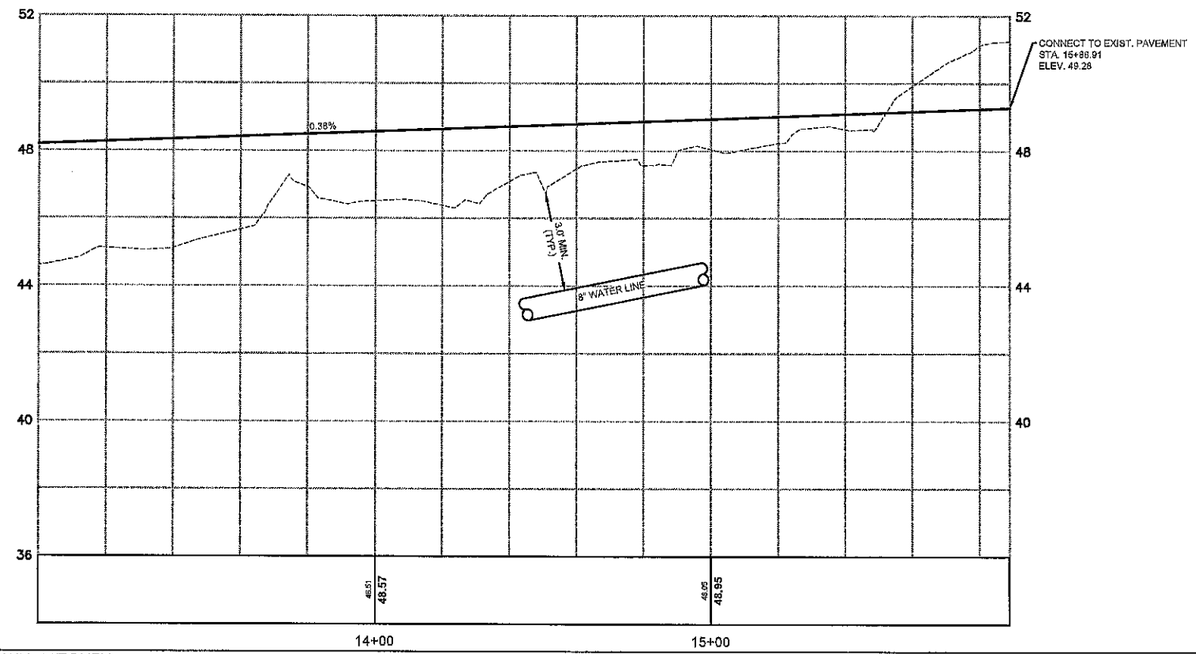
BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS
GULFPORT • BILOXI • PASCAGOULA

FOREST RIDGE – PH2 – PLAN & PROFILE STA. 6+50 TO STA. 13+00

SHEET C-202

THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC.,(BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SIGNED. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.




PRELIMINARY

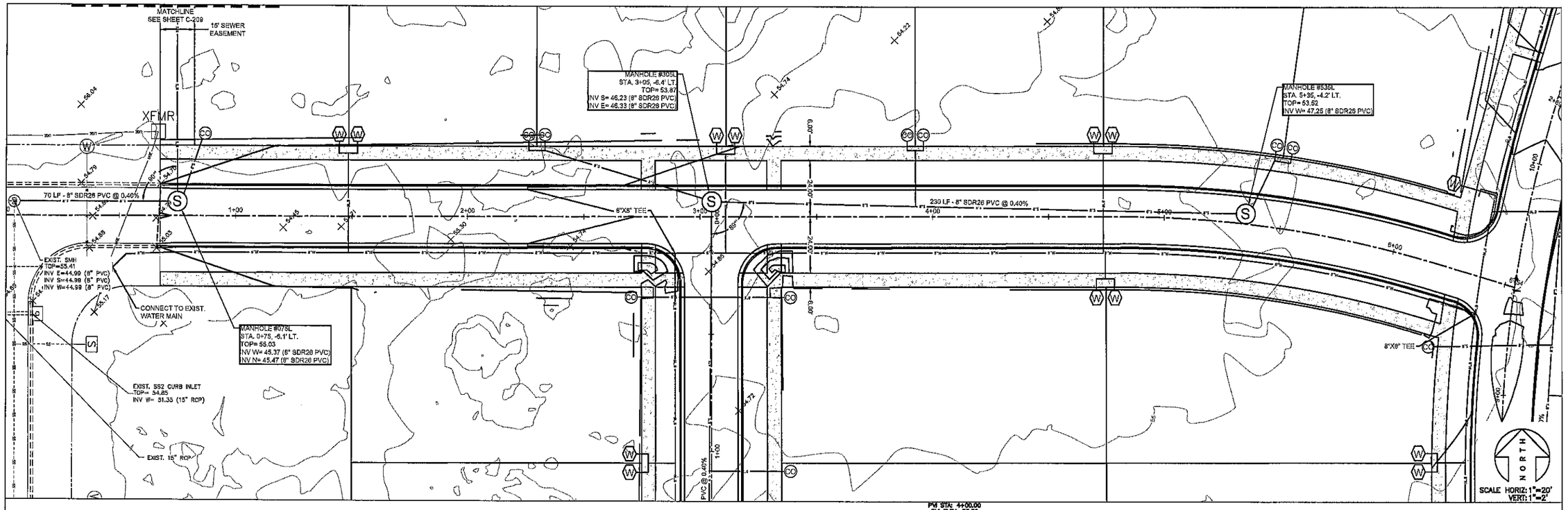
FILE NAME: 3405-20-Sta.dwg DATE: 05/23/2022

BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS
GULFPORT • BILOXI • PASCAGOULA

FOREST RIDGE – PH2 – PLAN & PROFILE STA. 13+00 TO STA. 15+89

SHEET C-203

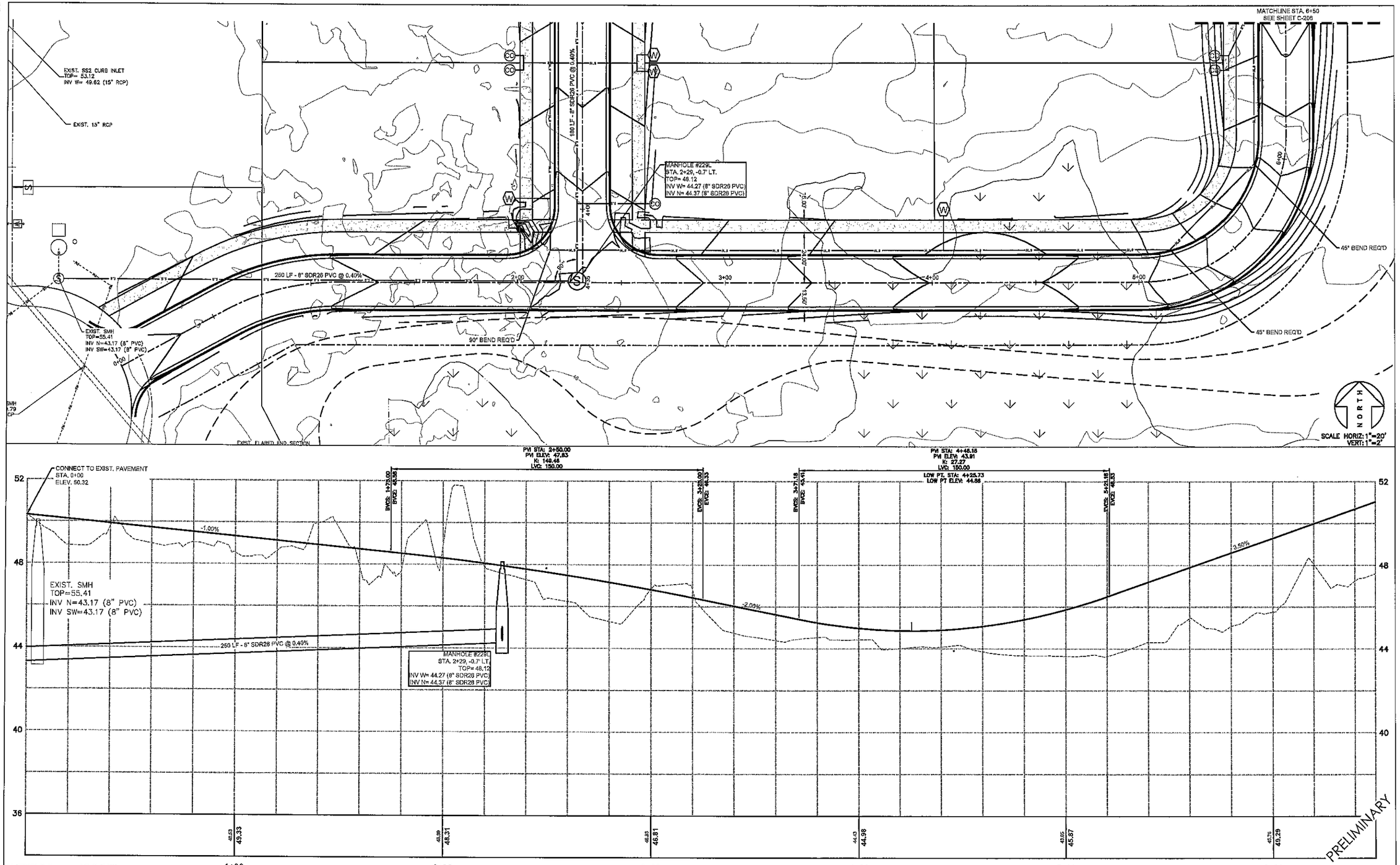
THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC.(BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.




FILE NAME:5405-22-STA.dwg DATE: 09/23/2022

BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS
GULFPORT • BILOXI • PASCAGOULA

THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC.(BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.



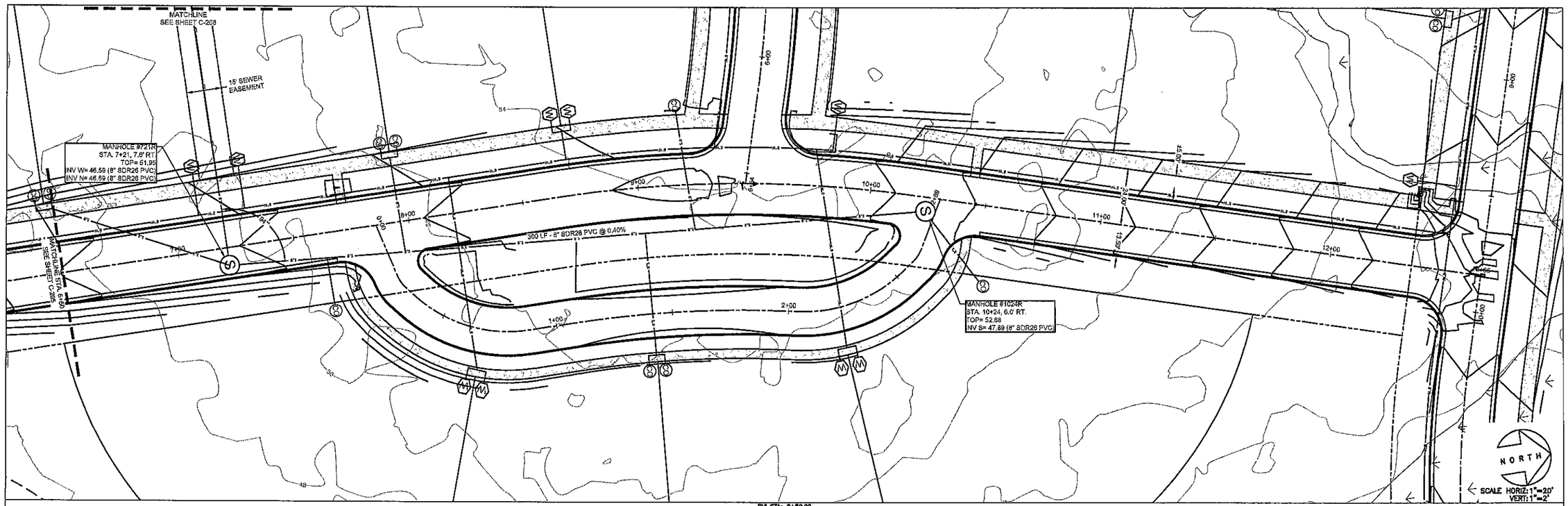

FILE NAME:3405-29-STA.dwg DATE: 05/23/2022

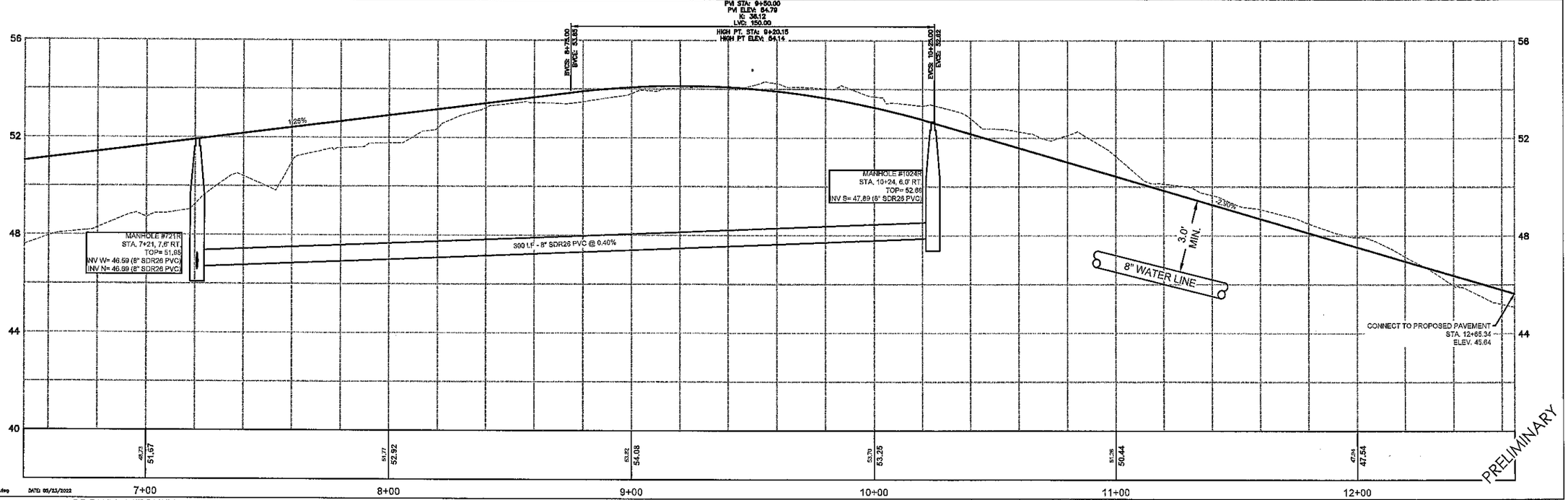
BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS
GULFPORT • BILOXI • PASCAGOULA

FOREST RIDGE – PH2 – PLAN & PROFILE STA. 0+00 TO STA. 6+50

SHEET C-205

THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC.(BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.



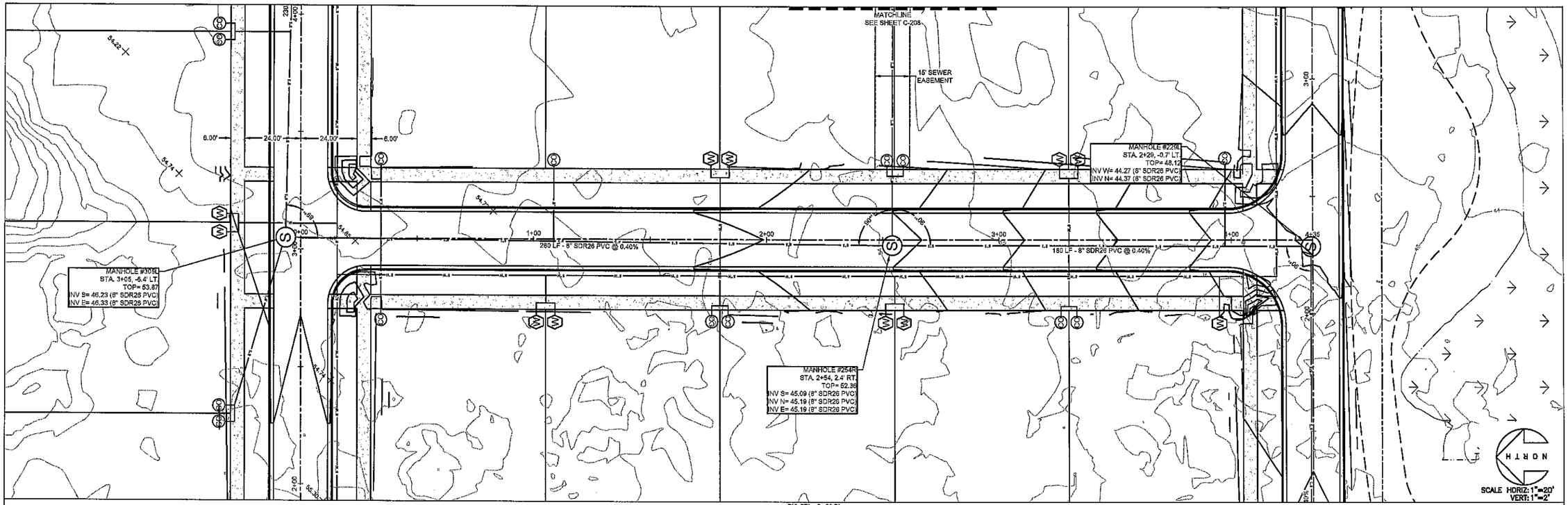

FILE NAME:3405-20-SSA.dwg DATE: 05/23/2022

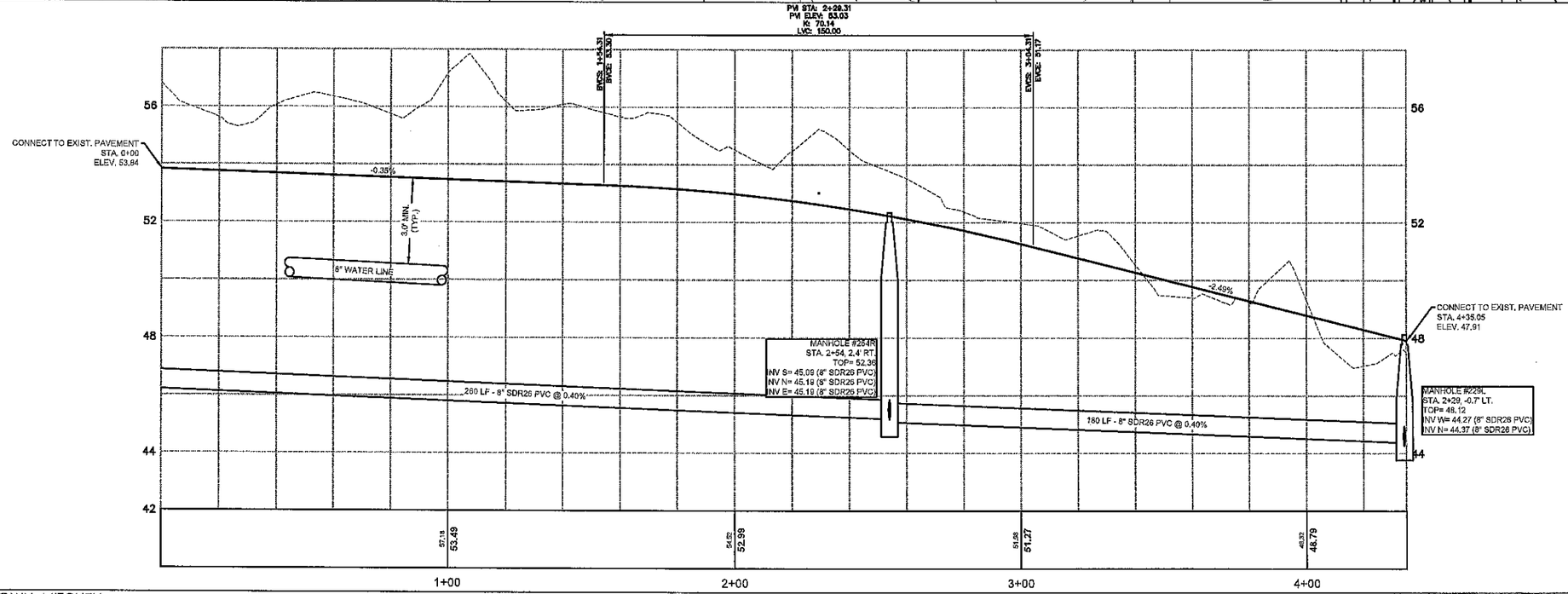
BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS
GULFPORT • BILOXI • PASCAGOULA

FOREST RIDGE – PH2 – PLAN & PROFILE STA. 6+50 TO STA. 12+65

SHEET C-206

THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC.(BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.




PRELIMINARY

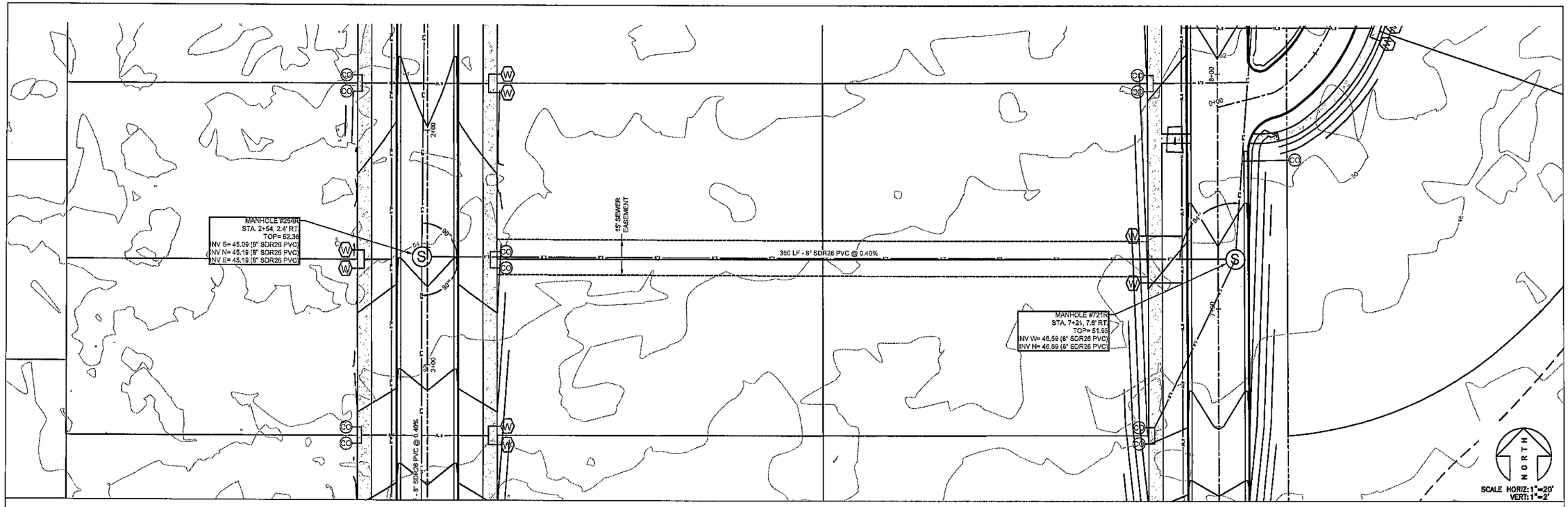
FILE NAME: 3405-20-SSa.dwg DATE: 05/23/2022

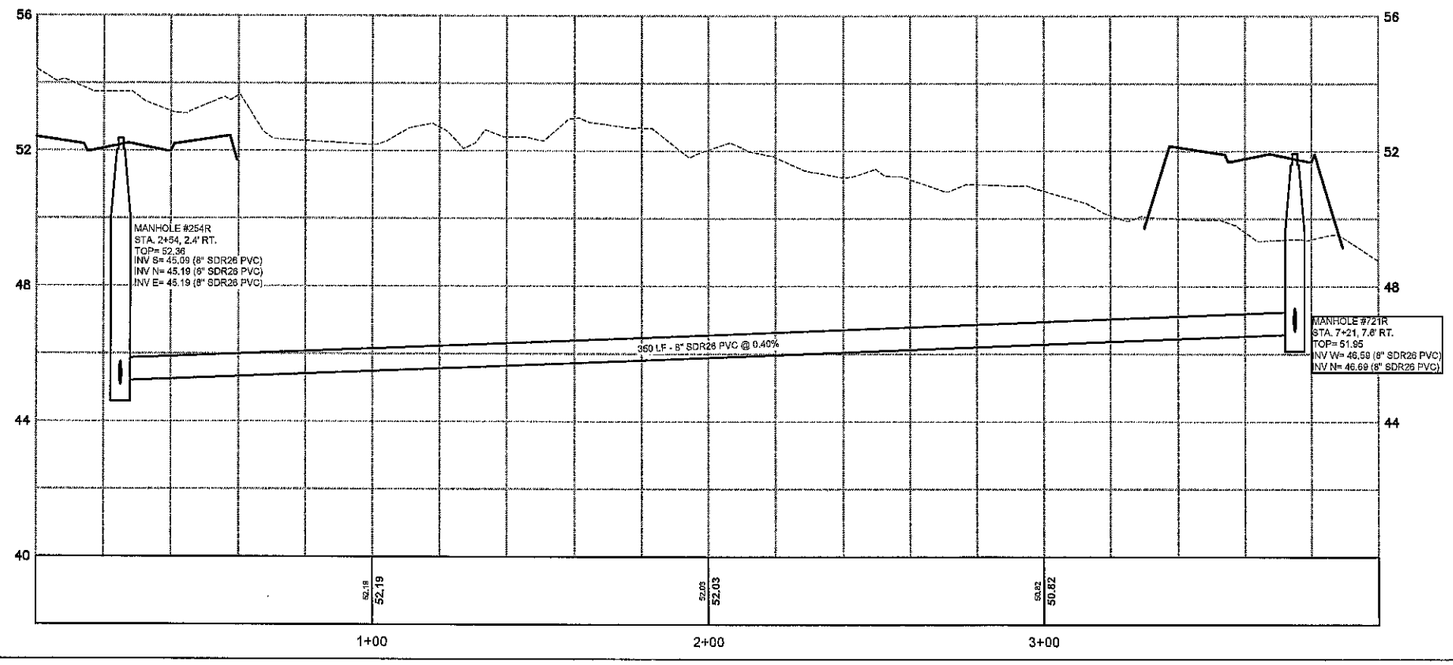
BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS
GULFPORT • BILOXI • PASCAGOULA

FOREST RIDGE – PH2 – PLAN & PROFILE STA. 0+00 TO STA. 4+35

SHEET C–207

THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC.,(BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELEASE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.



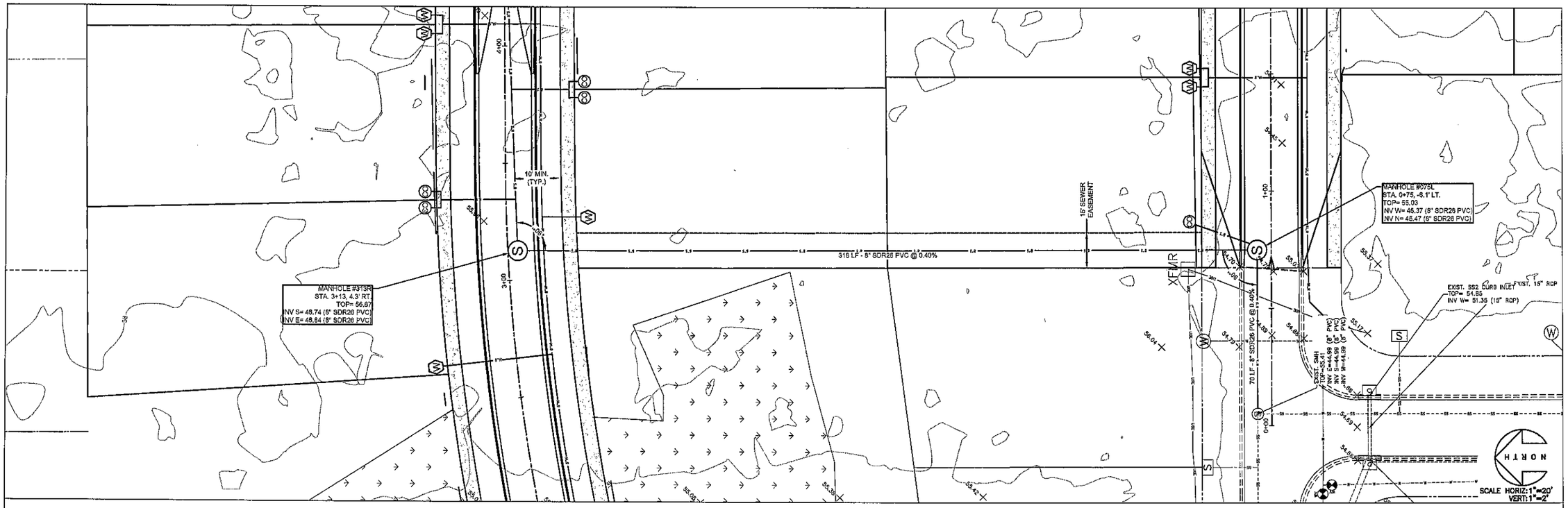

PRELIMINARY

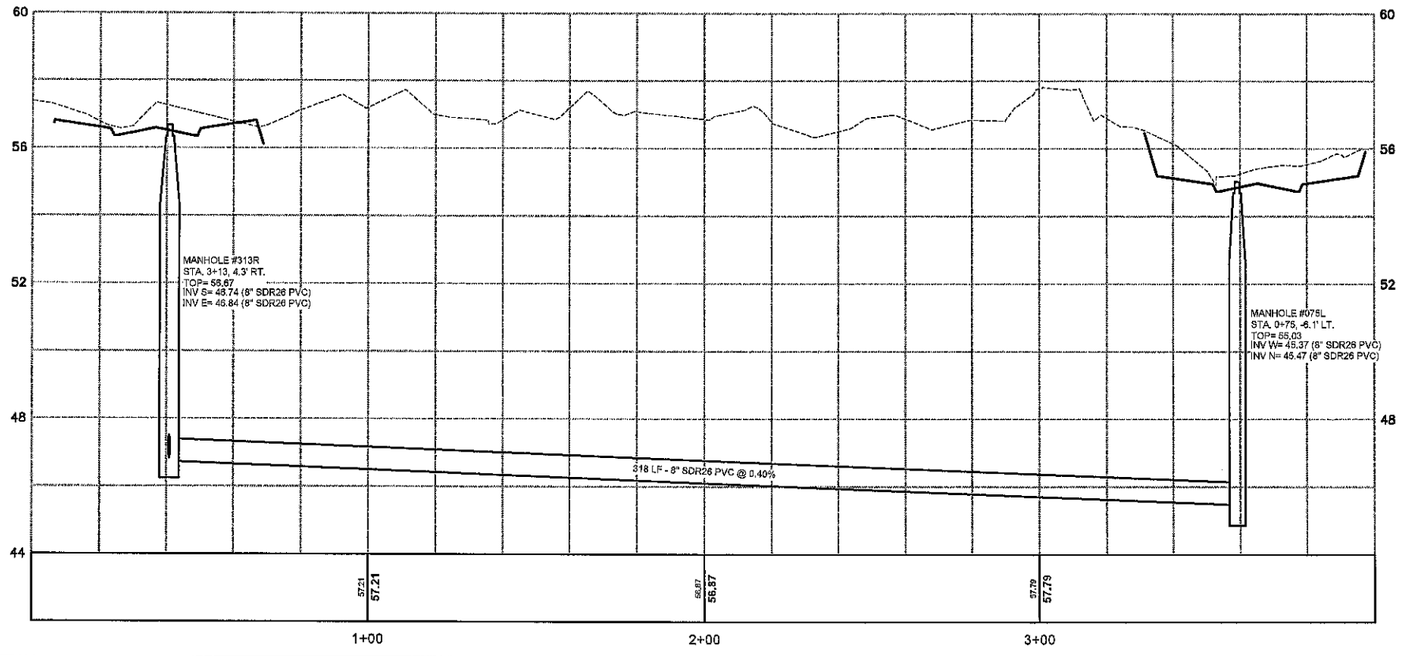
FILE NAME:3405-20-Sta.dwg DATE: 06/23/2022

BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS
GULFPORT • BILOXI • PASCAGOULA

FOREST RIDGE – PH2 – PLAN & PROFILE STA. 0+00 TO STA. 0+00

THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC.,(BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.




PRELIMINARY

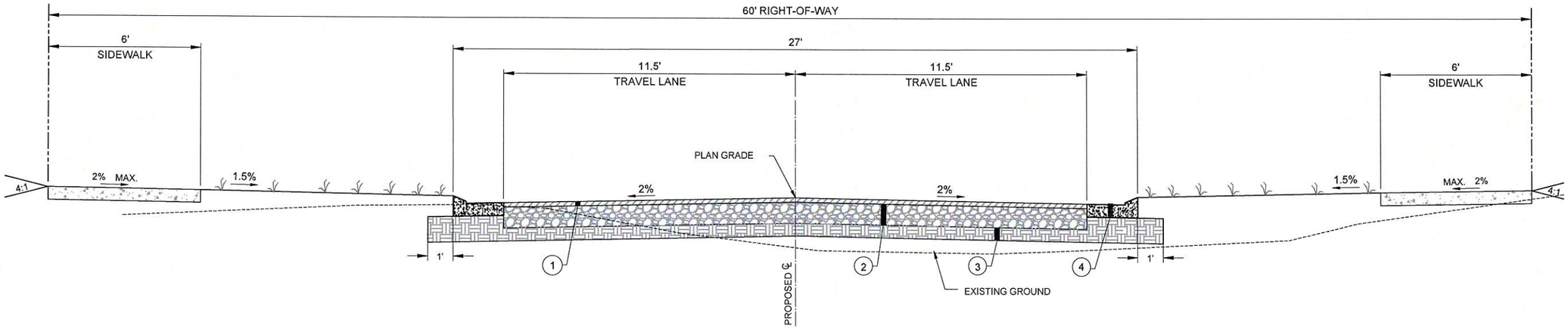
FILE NAME:3405-29-SSa.dwg DATE: 05/23/2022

BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS
GULFPORT • BILOXI • PASCAGOULA

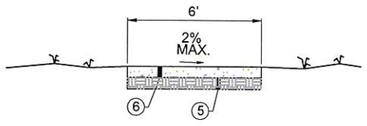
FOREST RIDGE – PH2 – PLAN & PROFILE STA. 0+00 TO STA. 0+00

SHEET C–209

THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC.,(BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.




## ROAD SECTION
SCALE: 1" = 2'




TYPICAL SIDEWALK DETAIL

AREA TO BE VEGETATED PER SPECIFICATIONS

(1) 3" HMA SURFACE

(2) 10" SOIL CEMENT BASE (SEE SPECIFICATIONS FOR MIXING AND CONSTRUCTION REQUIREMENT)

(3) 6" PREPARED SUBGRADE (COMPACTED TO 95% MODIFIED PROCTOR)

(4) 2' MOUNTABLE CURB & GUTTER

(5) 6" PREPARED SUBGRADE (COMPACTED TO 95% MODIFIED PROCTOR)

(6) CONCRETE SIDEWALK (4" THICK)

BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS
401 Cowan Road, Suite A, Gulfport, MS 39507 (228)864-4112
131 Rue Magnolia Biloxi, MS 39530 (228)435-4112
3221 Market Street Pascagoula, MS 39567 (228)934-4112
www.bmaengineers.com

SEAL

PRELIMINARY

| REV | DATE | BY |
|---|---|---|

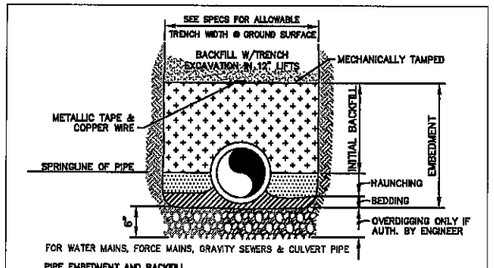
FOREST RIDGE
PHASE 2
GULFPORT, MISSISSIPPI

TYPICAL ROAD SECTIONS

| | |
|---|---|
| CAD | BVN |
| ENG | NLG |
| DATE | 03/14/2022 |
| SCALE | AS SHOWN |
| BMA# | 3405-29 |
| FILE | \3405-SITE |

SHEET
C-301

THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC.(BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.




PIPE EMBEDMENT AND BACKFILL

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

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

THE HAUNCHING MATERIAL SHALL BE NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION AND THOROUGHLY COMPACTED TO THE SPRING LINE OF THE PIPE AND EXTENDING TO THE SIDE WALLS OF THE TRENCH. A MINIMUM 90 PERCENT STANDARD PROCTOR (95% UNDER EXISTING OR PROPOSED STRUCTURES, ROADS, DRIVING SURFACES OR SIDEWALKS) WILL BE CONSIDERED ADEQUATE COMPACTION.

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

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

FURTHER BACKFILL UTILIZING MATERIAL FROM TRENCH EXCAVATION MAY THEN PROCEED TO THE ORIGINAL GROUND SURFACE IN 12 INCH LIFTS COMPACTED TO ELIMINATE AIR VOIDS. IN AREAS WHERE THE GROUND SURFACE IS TO RECEIVE PAVEMENT, A MINIMUM 90 PERCENT STANDARD PROCTOR (95% UNDER EXISTING OR PROPOSED STRUCTURES, ROADS, DRIVING SURFACES OR SIDEWALKS) FOR EACH LIFT SHALL BE CONSIDERED ADEQUATE COMPACTION.

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

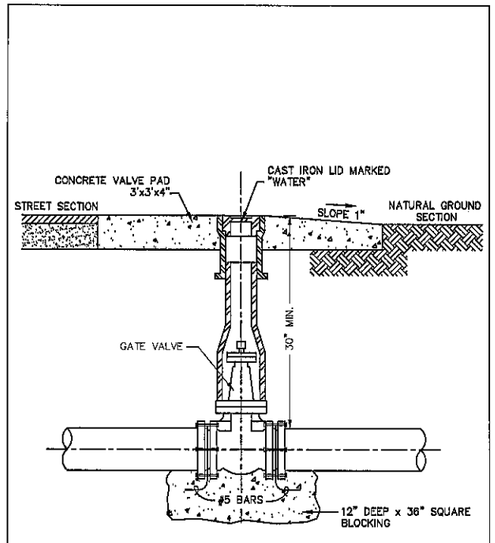
ALL SURPLUS MATERIALS NOT USED IN BACKFILLING SHALL BE REMOVED AND DISPOSED OF BY CONTRACTOR AT HIS OWN EXPENSE.

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

| PIPE EMBEDMENT & BACKFILL | | |
|---|---|---|
| DATE: 5/20/15 | APPR. BY: BCM | REVISION |
| SCALE: N.T.S. | DR. NO.: 02660 | |
| DR. BY: | FILE: PIPEBED2 | |

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

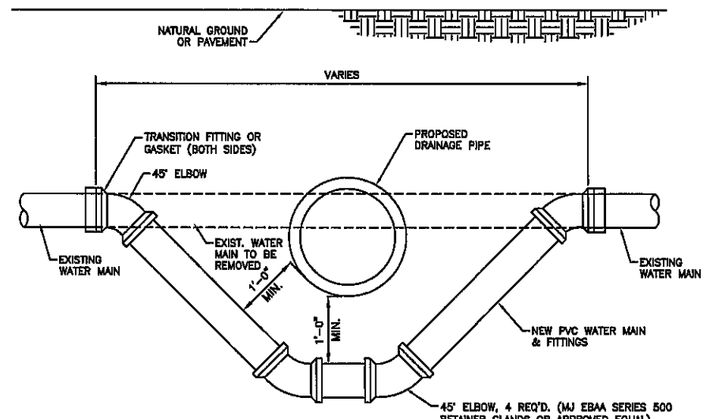
Gulfport MISSISSIPPI
ENGINEERING & PUBLIC WORKS DEPARTMENT
4050 HEWES AVENUE, GULFPORT, MS 39507
PH. 228-868-5815 FAX. 228-868-5822




| TYPICAL GATE VALVE ASSEMBLY | | |
|---|---|---|
| DATE: 5/20/15 | APPR. BY: BCM | REVISION |
| SCALE: N.T.S. | DR. NO.: 02663 | |
| DR. BY: | FILE: GATEVALVE | |

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

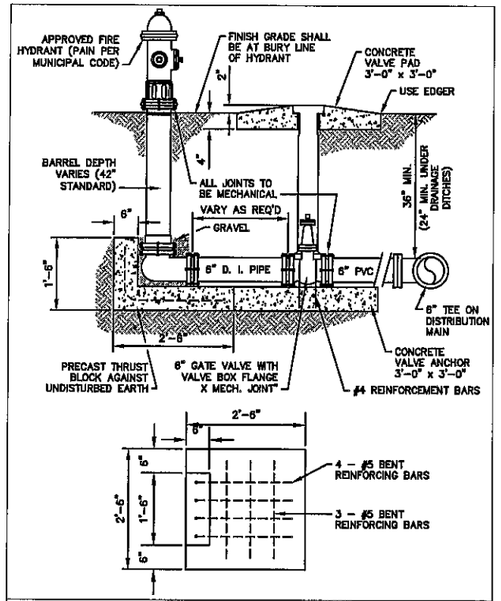
Gulfport MISSISSIPPI
ENGINEERING & PUBLIC WORKS DEPARTMENT
4050 HEWES AVENUE, GULFPORT, MS 39507
PH. 228-868-5815 FAX. 228-868-5822




## WATER MAIN ADJUSTMENT

SCALE: 1" = 1'

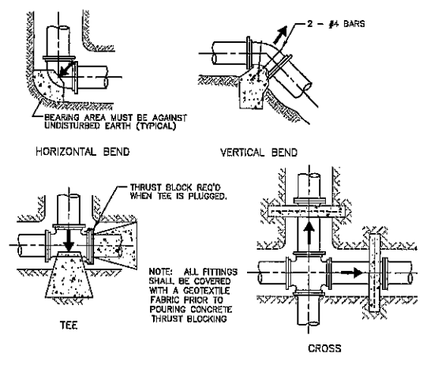
NOTE: THIS ADJUSTMENT TO BE USED ONLY WHEN REQUIRED BY ENGINEER.




| FIRE HYDRANT ASSEMBLY | | |
|---|---|---|
| DATE: 5/20/15 | APPR. BY: BCM | REVISION |
| SCALE: N.T.S. | DR. NO.: 02664 | |
| DR. BY: | FILE: FIERHYD | |

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

Gulfport MISSISSIPPI
ENGINEERING & PUBLIC WORKS DEPARTMENT
4050 HEWES AVENUE, GULFPORT, MS 39507
PH. 228-868-5815 FAX. 228-868-5822



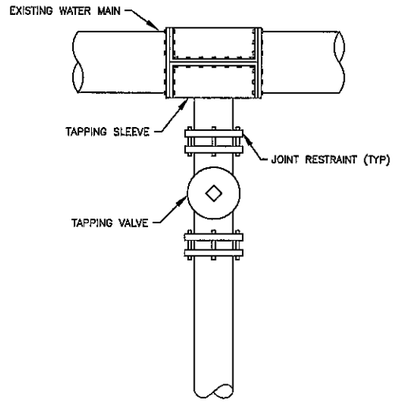

BEARING AREAS FOR THRUST BLOCKING
IN SQUARE FEET

| FITTING: | 4" DIA. | 6" DIA. | 8" DIA. | 10" DIA. | 12" DIA. | 14" DIA. |
|---|---|---|---|---|---|---|
| TEES | 2.0 | 2.5 | 4.7 | 5.0 | 7.0 | 9.0 |
| 90° | 2.0 | 2.7 | 6.7 | 7.2 | 10.4 | 12.7 |
| 45° | 1.0 | 1.5 | 3.6 | 3.9 | 5.6 | 6.9 |
| 22 1/2° | 1.0 | 1.0 | 1.8 | 2.0 | 2.9 | 3.5 |

| WATER MAIN THRUST BLOCKING | | |
|---|---|---|
| DATE: 5/20/15 | APPR. BY: BCM | REVISION |
| SCALE: N.T.S. | DR. NO.: 02690 | |
| DR. BY: | FILE: BLOCKING | |

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

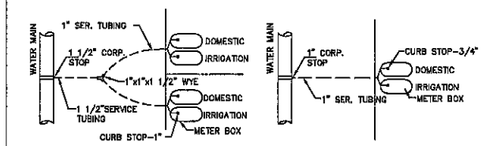
Gulfport MISSISSIPPI
ENGINEERING & PUBLIC WORKS DEPARTMENT
4050 HEWES AVENUE, GULFPORT, MS 39507
PH. 228-868-5815 FAX. 228-868-5822




| TAPPING VALVE & SLEEVE DETAIL | | |
|---|---|---|
| DATE: 5/20/15 | APPR. BY: BCM | REVISION |
| SCALE: N.T.S. | DR. NO.: 02662 | |
| DR. BY: | FILE: TAPVALVE | |

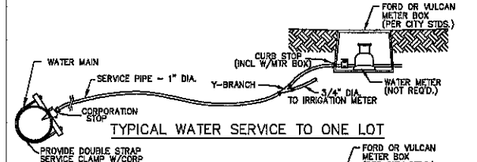
CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

Gulfport MISSISSIPPI
ENGINEERING & PUBLIC WORKS DEPARTMENT
4050 HEWES AVENUE, GULFPORT, MS 39507
PH. 228-868-5815 FAX. 228-868-5822

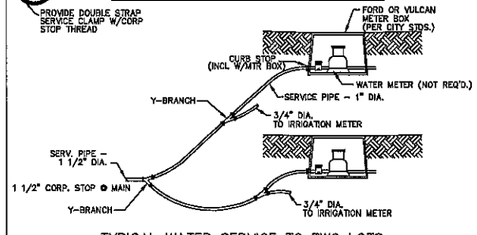



PLAN-TYPICAL DOUBLE SERVICE

PLAN-TYPICAL SINGLE SERVICE




TYPICAL WATER SERVICE TO ONE LOT




TYPICAL WATER SERVICE TO TWO LOTS

| TYPICAL WATER SERVICES | | |
|---|---|---|
| DATE: 5/20/15 | APPR. BY: BCM | REVISION |
| SCALE: N.T.S. | DR. NO.: 02661 | |
| DR. BY: | FILE: WTRSRV | |

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

Gulfport MISSISSIPPI
ENGINEERING & PUBLIC WORKS DEPARTMENT
4050 HEWES AVENUE, GULFPORT, MS 39507
PH. 228-868-5815 FAX. 228-868-5822

BROWN, MITCHELL & ALEXANDER, INC.
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SEAL

PRELIMINARY

| REV | DATE | BY |
|---|---|---|
| | | |

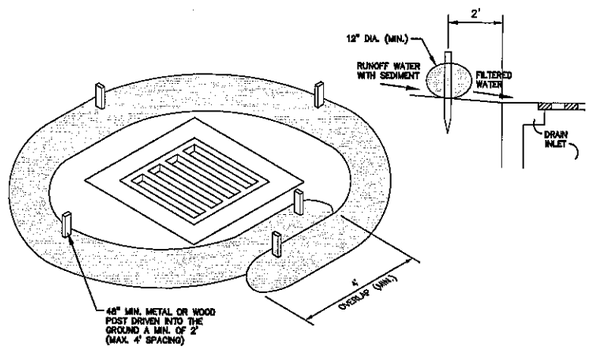
FOREST RIDGE
PHASE 2
GULFPORT, MISSISSIPPI

CONSTRUCTION DETAILS

| | |
|---|---|
| CAD | BVN |
| ENG | NLG |
| DATE | 03/14/2022 |
| SCALE | AS SHOWN |
| BMA # | 3405-29 |
| FILE | \3405-29-SITE |

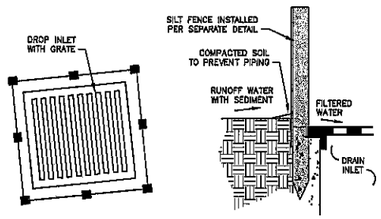
SHEET
C-501

THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC.,(BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.

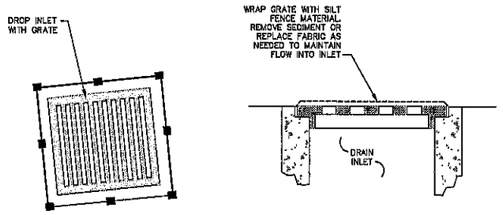



STRAW WATTLE INLET PROTECTION (C)

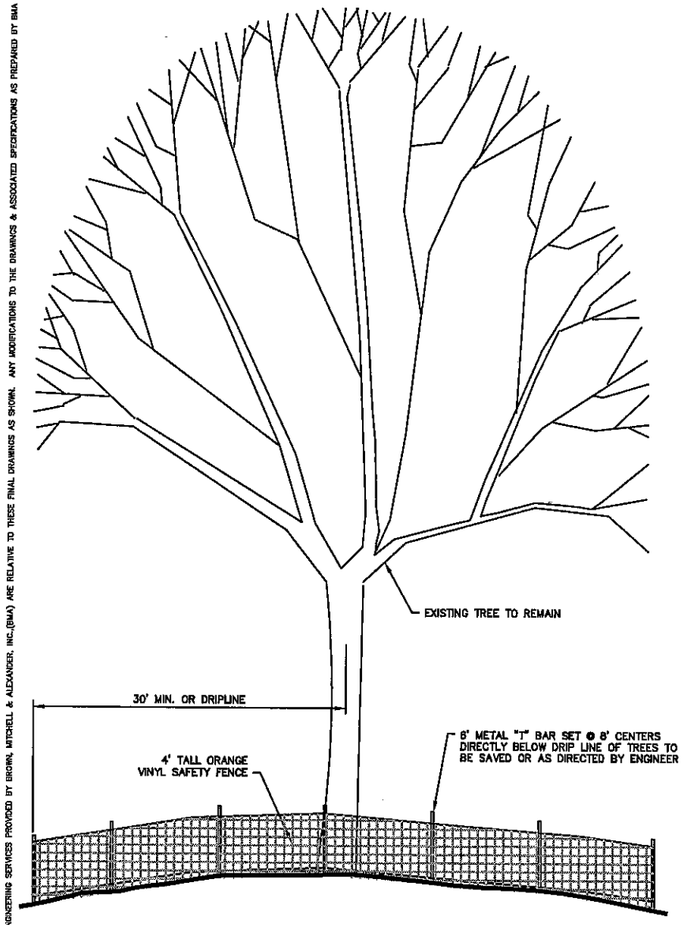
CONTRACTOR MAY USE EITHER TYPE OF INLET PROTECTION AS APPROPRIATE




STORM DRAIN INLET PROTECTION

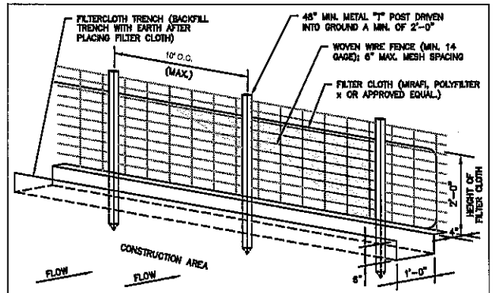



STORM DRAIN INLET PROTECTION (B)




TREE PROTECTION FENCE DETAIL

SCALE: 1" = 5'




CONSTRUCTION SPECIFICATIONS

INSTALLATION:

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

MAINTENANCE:

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

| SILT FENCE DETAIL | | |
|---|---|---|
| DATE: 5/20/15 | APPR. BY: BCM | REVISION |
| SCALE: N.T.S. | DR. NO.: 02295 DWG.-1 | |
| DR. BY: | FILE: SILTFNC | |

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

Gulfport
ENGINEERING & PUBLIC WORKS DEPARTMENT
4080 HEWES AVENUE, GULFPORT, MS 39507
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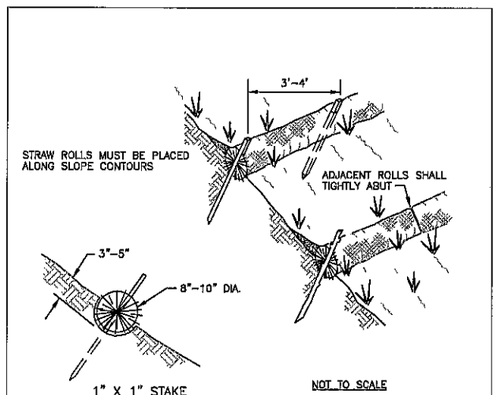


1" X 1" STAKE

NOT TO SCALE

NOTE:

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

| STRAW ROLL WATTLE DETAIL | | |
|---|---|---|
| DATE: 5/20/15 | APPR. BY: BCM | REVISION |
| SCALE: N.T.S. | DR. NO.: 02295-B | |
| DR. BY: | FILE: STRAWWATTLE | |

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

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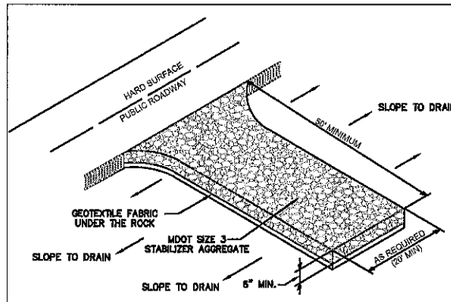


NOTES:

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

| LIMESTONE CONSTRUCTION ENTRY DETAIL | | |
|---|---|---|
| DATE: 5/20/15 | APPR. BY: DBA | REVISION |
| SCALE: N.T.S. | DR. NO.: 02295 | |
| DR. BY: | FILE: CONSTRUCT ENTRY.dwg | |

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

Gulfport
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| REV | DATE | BY |
|---|---|---|

FOREST RIDGE
PHASE 2
GULFPORT, MISSISSIPPI

CONSTRUCTION DETAILS

| | |
|---|---|
| CAD | BVN |
| ENG | NLG |
| DATE | 03/14/2022 |
| SCALE | AS SHOWN |
| BMA# | 3405-29 |
| FILE | \3405-29-SITE |

SHEET
C-502

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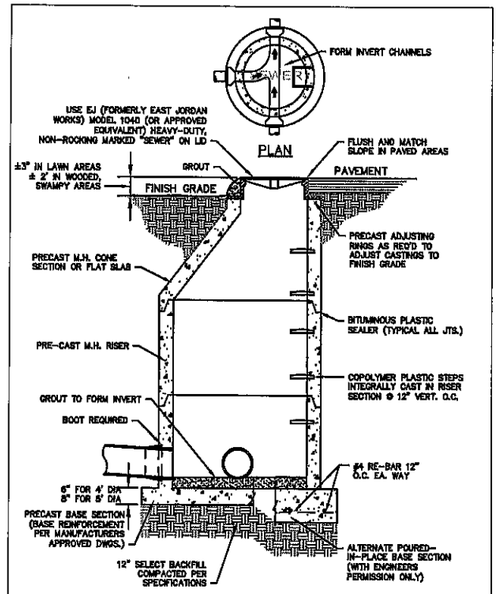


SEWER MANHOLE

| | | |
|---|---|---|
| DATE: 5/20/15 | APPR. BY: BCM | REVISION |
| SCALE: N.T.S. | DR. NO.: | 5/1/17 KED |
| DR. BY: | FILE: | |

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

Gulfport MISSISSIPPI
ENGINEERING & PUBLIC WORKS DEPARTMENT
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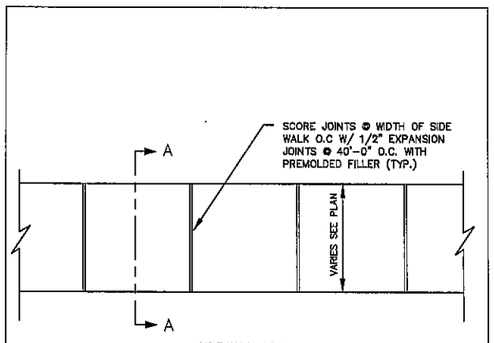


SIDEWALK DETAIL

| | | |
|---|---|---|
| DATE: 5/20/15 | APPR. BY: BCM | REVISION |
| SCALE: N.T.S. | DR. NO.: 02522 | |
| DR. BY: | FILE: SIDEWALK | |

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

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ENGINEERING & PUBLIC WORKS DEPARTMENT
4080 HEWES AVENUE, GULFPORT, MS 39507
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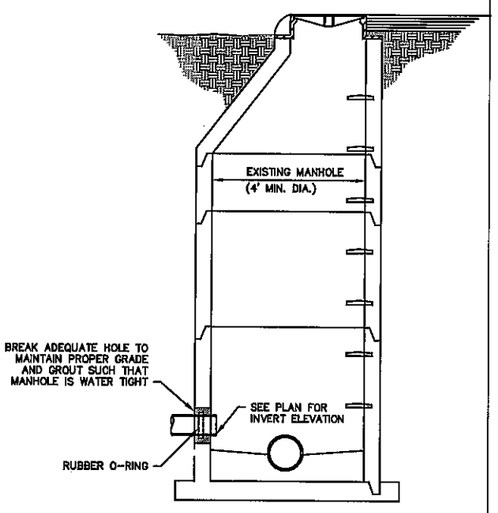
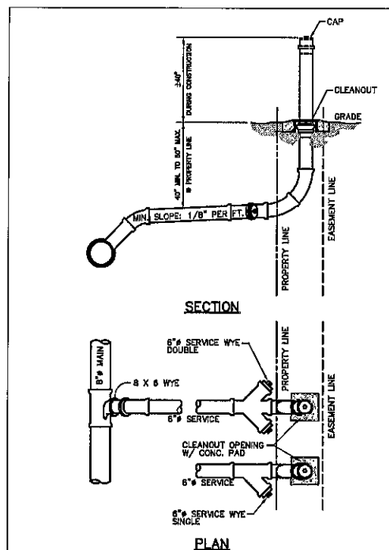



CONNECTION TO EXISTING MANHOLE
N.T.S.

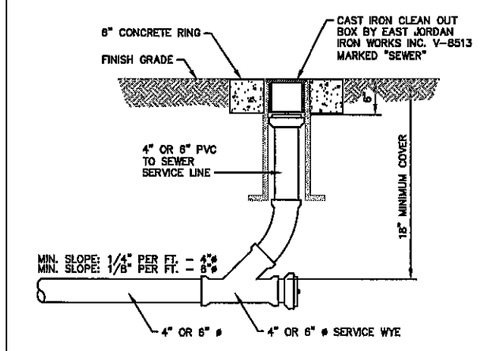



TYPICAL SEWER SERVICE

| | | |
|---|---|---|
| DATE: 5/20/15 | APPR. BY: BCM | REVISION |
| SCALE: N.T.S. | DR. NO.: 02730 DWG 3 | |
| DR. BY: | | |

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

Gulfport MISSISSIPPI
DEPARTMENT OF UTILITIES SERVICES
1422 23RD AVENUE, GULFPORT, MS 39501
PH. 228-868-5810 FAX. 228-868-5822




NOTE: ADD CONCRETE RINGS TO CLEANOUTS IN RIGHT-OF-WAYS

SEWER CLEANOUT

| | | |
|---|---|---|
| DATE: 5/20/15 | APPR. BY: BCM | REVISION |
| SCALE: N.T.S. | DR. NO.: 02730 DWG-2 | |
| DR. BY: | FILE: CLEANOUT | |

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

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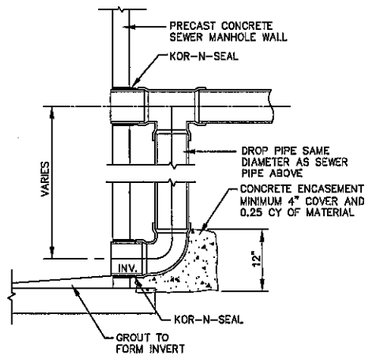


DROP MANHOLE DETAIL

| | | |
|---|---|---|
| DATE: 5/20/15 | APPR. BY: BCM | REVISION |
| SCALE: N.T.S. | DR. NO.: 02731-A | |
| DR. BY: | FILE: DROPMH | |

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

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FOREST RIDGE
PHASE 2
GULFPORT, MISSISSIPPI
CONSTRUCTION DETAILS

| | |
|---|---|
| CAD | BVN |
| ENG | NLG |
| DATE | 03/14/2022 |
| SCALE | AS SHOWN |
| BMA # | 3405-29 |
| FILE | \3405-29-SITE |

SHEET
C-503

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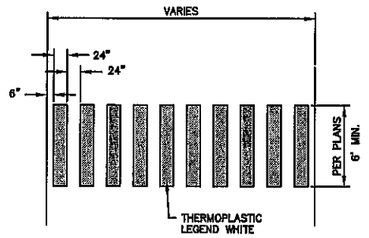
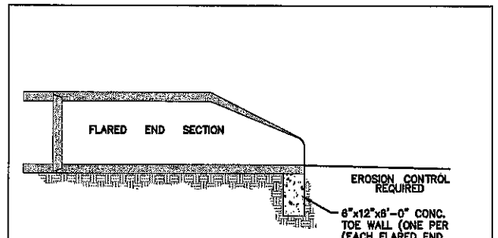


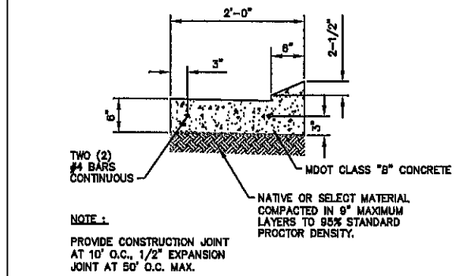

CROSSWALK MARKING DETAIL
SCALE: 1" = 5'




TOEWALL SECTION

| | | | | |
|---|---|---|---|---|
| DATE: 5/11/95 | APPR. BY: BCM | REVISION | DATE | BY |
| SCALE: N.T.S. | DR. NO.: 2534 | | | |
| DR. BY: | | | | |

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS




NOTE :
PROVIDE CONSTRUCTION JOINT AT 10' O.C., 1/2" EXPANSION JOINT AT 50' O.C. MAX.

MOUNTABLE CURB & GUTTER DETAIL

| | | |
|---|---|---|
| DATE: 5/20/15 | APPR. BY: BCM | REVISION |
| SCALE: N.T.S. | DR. NO.: 02521 | |
| DR. BY: | FILE: MNTCURB | |

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

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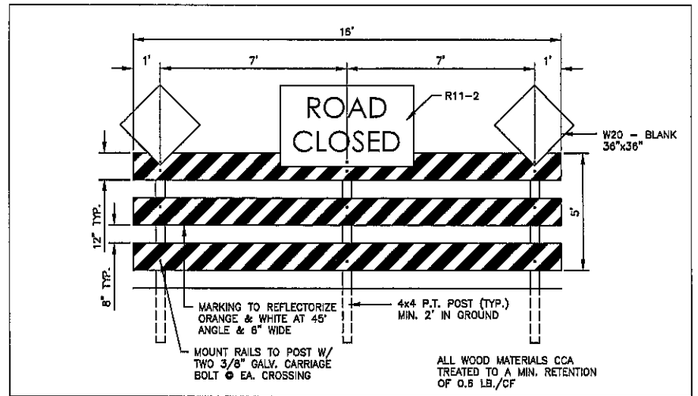
PH. 228-868-5815 FAX. 228-868-5822




BARRICADE DETAIL

| | | |
|---|---|---|
| DATE: 5/20/15 | APPR. BY: BCM | REVISION |
| SCALE: N.T.S. | DR. NO.: 02565 DWG.-2 | |
| DR. BY: | FILE: BARRICADE | |

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

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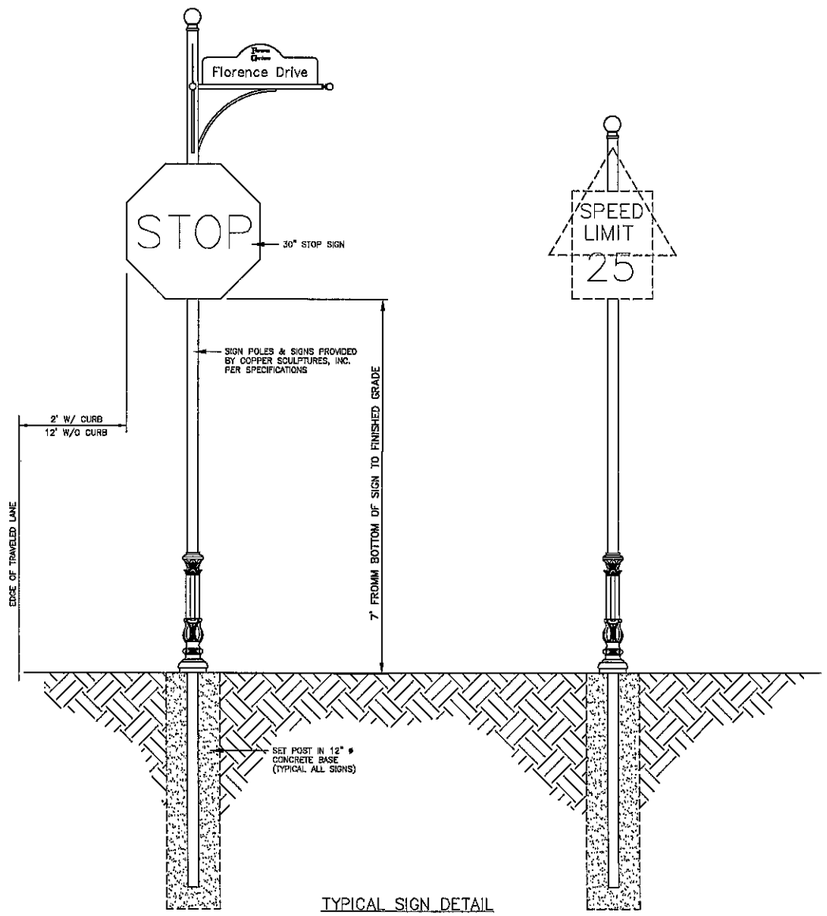
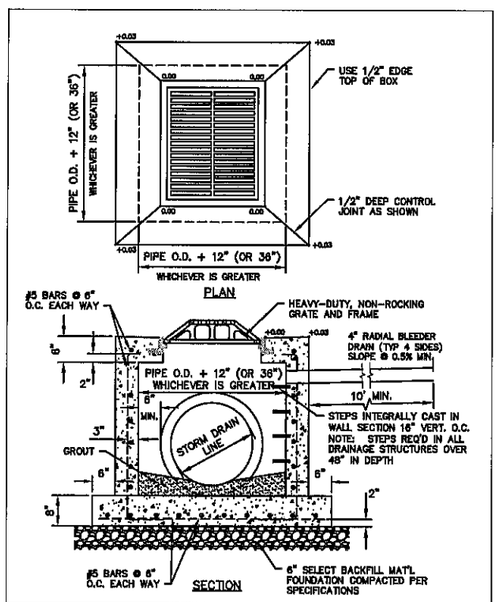



TYPICAL SIGN DETAIL
N.T.S.




STORM SEWER DRAIN INLET

| | | |
|---|---|---|
| DATE: 5/20/15 | APPR. BY: BCM | REVISION |
| SCALE: N.T.S. | DR. NO.: 02721-DWG 2 | |
| DR. BY: | FILE: DRAIN INLET | |

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

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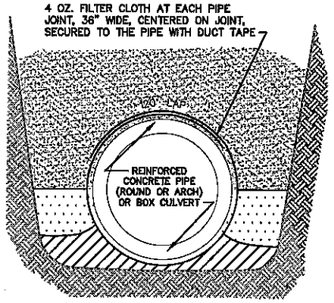


STORM DRAIN PIPE WRAP

| | | |
|---|---|---|
| DATE: 5/20/15 | APPR. BY: BCM | REVISION |
| SCALE: N.T.S. | DR. NO.: 02722 DWG 1 | |
| DR. BY: | FILE: PIPE WRAP | |

CITY OF GULFPORT
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| REV | DATE | BY |
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FOREST RIDGE
PHASE 2
GULFPORT, MISSISSIPPI
CONSTRUCTION DETAILS

| | |
|---|---|
| CAD | BVN |
| ENG | NLG |
| DATE | 03/14/2022 |
| SCALE | AS SHOWN |
| BMA# | 3405-29 |
| FILE | \3405-29-SITE |

SHEET
C-504

1st Judicial District
Instrument 2021-9190-D-J1
Filed/Recorded 06/28/2021 03:10 PM
Total Fees $28.00
7 Pages Recorded

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

# SPECIAL WARRANTY DEED

| | |
|---|---|
| GRANTOR: | FIRST BANK AND TRUST,<br>a Louisiana state-chartered banking institution<br>909 Poydras Street<br>New Orleans, LA 70112<br>Telephone: (985) 249-6777 |
| GRANTEE: | FLORENCE GARDENS, LLC,<br>a Mississippi limited liability company<br>12321 Preservation Drive<br>Gulfport, MS 39503<br>Telephone: (228) 326-7292 |
| INDEXING INSTRUCTIONS: | T7S, R11W, Section 2:<br>NW ¼ NW ¼; NE ¼ NW ¼;<br>SE ¼ NW ¼; NE ¼ SW ¼; and<br>NW ¼ SW ¼ |
| INSTRUMENT PREPARED BY AND RETURN TO: | MARK E. BOND<br>MS STATE BAR #103992<br>BALCH & BINGHAM LLP<br>1310 25th Avenue<br>Gulfport, MS 39501<br>(228) 864-9900 |

**STATE OF MISSISSIPPI**
**COUNTY OF HARRISON**
**FIRST JUDICIAL DISTRICT**

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, FIRST BANK AND TRUST, a Louisiana state-chartered banking institution ("**Grantor**"), does hereby sell, convey and warrant specially unto FLORENCE GARDENS, LLC, a Mississippi limited liability company ("**Grantee**"), fee simple title in and to the following described real property together with all of Grantor's rights to the timber, improvements and appurtenances thereon and any land lying in the bed of any highway, street, road, opened or proposed, in front of or abutting or adjoining such tract of land and to the fullest extent allowed by law all of its rights, licenses, permits, privileges, if any, as well as and any easements and appurtenances, if any, thereunto belonging, being situated in the First Judicial District of Harrison County, Mississippi, and described as follows, to-wit:

Parcel 1: The South one-half (S1/2) of the Northeast (NE1/4) Quarter of the Northwest (NW1/4) Quarter of Section 2, Township 7 South, Range 11 West.

ALSO: The South one-fourth (S1/4) of the Northwest (NW1/4) Quarter of the Northwest (NW1/4) Quarter.

Less & except a lot measuring 125 feet by 700 feet in the Northwest corner of said tract; situated and being in Section 2, Township 7 South, Range 11 West, in Harrison County, Mississippi.

Parcel 2: A parcel of land situated in Section 2, Township 7 South, Range 11 West, First Judicial District of Harrison County, being more particularly described as follows, to-wit:

Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 2, which is an intersection of the South line of Reservation Estates Subdivision, Part I, with the centerline of Three Rivers Road, thence Northerly along the centerline of Three Rivers Road approximately 1,860 feet to a point in said centerline; thence run East perpendicular to said centerline

approximately 30 feet to the East right-of-way line of Three Rivers Road and the Northwest corner of a part of Lingles Subdivision to a point; thence run North 0 degrees 13' 18" East 199.92 feet; thence run North 89 degrees 56' 40" East 192.42 feet; thence run N 0 degrees 14' 58" East 198.69 feet; thence run N 82 degrees 44' 30" East 9.51 feet; thence run N 0 degrees 22' 26" East 151.27 feet; thence South 89 degrees 42' 17" East 395.30 feet; thence run North 01 degrees 53' 17" East 266.73 feet; thence run North 89 degrees 34' 22" East 739.58 feet to the point of beginning. From said point of beginning, run thence North 89 degrees 34' 22" East 1,274.59 feet; thence run South 0 degrees 22' 05" East 1,343.41 feet; thence run South 74 degrees 52' 21" West 464.81 feet; thence run South 70.0 feet; thence run East 45.0 feet; thence run South 320.0 feet; thence run West 878.89 feet; thence run North 0 degrees 00' 06" West 1,845.19 feet to the point of beginning.

Parcel 3: The East 1/3 of the West 3/5 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 and the East 1/2 of the East 1/2 of the West 2/5 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 7 South, Range 11 West, Harrison County, Mississippi, said parcel being approximately 99 feet East and West and 660 feet North and South.

Parcel 4: A parcel of land situated and being located in the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section 2, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi and being more particularly described as follows to wit:

Beginning at a point on the Easterly margin of Three Rivers Road that is 990.75 feet South of the North line of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section 2, Township 7 South, Range 11 West; thence run from said Point of Beginning North 89 degrees 37 minutes 02 seconds East 418.83 feet; thence run North 00 degrees 22 minutes 58 seconds West 25.42 feet; thence run South 89 degrees 41 minutes 07 seconds East 219.66 feet; thence run South 00 degrees 22 minutes 58 seconds East 22.75 feet; thence run North 89 degrees 37 minutes 02 seconds east 38.06 feet; thence run South 00 degrees 03 minutes 12 seconds East 125.00 feet; thence run South 89 degrees 37 minutes 02 seconds West 678.53 feet to the Easterly margin of Three Rivers Road; thence run North 00 degrees 03 minutes 12 seconds West 125.00 feet along the Easterly margin of Three Rivers Road to the Point of Beginning.

Being the same property as conveyed to Walter J. Campbell et al Quit Claim Deed dated 09/09/03, recorded in the office of the Chancery Clerk aforesaid in Deed Book 1642 at Page 295 thereof.

Parcel 5: The West 1/2 of the East 1/2 of the West 2/5 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi.

And Also the West 1/5 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi. Said parcel being approximately 66 feet East and West by 660 feet North and South.

Being the same parcel described by deed recorded as Instrument Number 2007-7203DJ1 and as Instrument Number 2007-12354DJ1.

AND ALSO:

The East 220 feet of the North 3/4 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi; having a width East and West of 220 feet and a depth North and South of 990 feet.

Being the same property described by deed recorded in Book 1584 at Page 271, Book 1450 at Page 145 and by Amended Scrivener's Affidavit of Correction recorded as Instrument No. 2005-14487D-J1.

It is the intention of Grantor to grant, convey, and warranty specially, and Grantor does hereby grant, convey, and warranty specially unto Grantee, all right, title and interest vested in Grantor by virtue of (i) that certain Substituted Trustee's Deed dated January 14, 2021, recorded January 20, 2021 as Instrument No. 2021 810D-J1; and (ii) that certain Substituted Trustee's Deed dated January 14, 2021, recorded January 20, 2021 as Instrument No. 2021 812D-J1.

This conveyance and special warranty provided is made subject to any and all restrictive covenants and conditions, easements, rights-of-way, prior conveyances or reservations of oil, gas and other minerals by predecessors in title to Grantor, matters that would be revealed by and true and accurate survey, matters visible on the ground and all other matters of record in Chancery Clerk's Office of Harrison County, Mississippi. This conveyance is made AS IS WHERE IS WITH ALL FAULTS and Grantor expressly disclaims any and all warranties and representations as to the condition of the real property and related rights, if any.

Taxes for the year 2021 have been prorated and are assumed by the Grantee.

Attached hereto as Exhibit "A" is a Certification by Corporate Secretary, Lisa Haley, authorizing James R. Noel, Vice President, to execute this instrument on behalf of Grantor.

[*This space left blank intentionally. Signature and acknowledgment to follow.*]

WITNESS MY SIGNATURE this the 25 day of June, 2021.

FIRST BANK AND TRUST,
a Louisiana state-chartered banking institution

BY: _____
Name: JAMES R. NOEL
Its: Vice President

STATE OF LOUISIANA

COUNTY/PARISH OF St. Tammany

Personally appeared before me, the undersigned authority in and for the said Parish and state, on this 25 day of June, 2021, within my jurisdiction, the within named James R. Noel, who acknowledged that he is Vice President of First Bank and Trust, a Louisiana state-chartered banking institution, and that for and on behalf of the said state-chartered banking institution, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said state-chartered banking institution so to do.

_____
NOTARY PUBLIC

My commission expires:
Lifetime Commission

CHARLES O. LEDET #50246
ST. TAMMANY PARISH
LIFETIME COMMISSION

CHARLES O. LEDET #50246
ST. TAMMANY PARISH
LIFETIME COMMISSION

## CERTIFICATION BY CORPORATE SECRETARY

**BE IT KNOWN**, that I, **LISA HALEY**, Secretary of First Bank and Trust (the "Corporation"), a Louisiana state-chartered banking institution, having its Main Office located at 909 Poydras Street, New Orleans, Louisiana 70112.

**HEREBY CERTIFY** that pursuant to the by-laws of the corporation and a resolution of the Board of Directors passed on June 23, 2021, which remains in effect as of the date hereof,

**JAMES R. NOEL**

**IN HIS CAPACITY** as Vice President is authorized to execute on behalf of the Corporation as the Seller, all such documentation reasonably required for the sale of real estate described as undeveloped acreage, all known as Whitetail Ridge Subdivision, O'Neal Road, City of Gulfport, Harrison County, Mississippi to the Purchaser, Florence Gardens, LLC. The sale amount being $1,098,444.50.

**THUS CERTIFIED UNDER MY HAND AND SEAL**, in New Orleans, Louisiana, this 23 of June, 2021.

FIRST BANK AND TRUST

BY: Lisa Haley

Lisa Haley, Secretary of the Corporation

EXHIBIT

tabbies

"A"

Whitetail Ridge MS

Prepared By and Return to:
William C. Smith III
Roger W. Williams
WATKINS & EAGER PLLC
P.O. Box 650
Jackson, MS 39205
601-948-6470

Indexing Instructions:
Florence Gardens Phase 1-A, Plat Book 46 at Page 17
Florence Gardens Phase 1-B, Plat Book 47 at Page 8
Harrison County, Mississippi

# FLORENCE GARDENS

## Master Deed Restrictions

Florence Gardens, LLC, a Mississippi limited liability company to be known as the "Founder," establishes these Master Deed Restrictions ("Master Deed Restrictions") on the 31st day of March, year of 2006. These Master Deed Restrictions are filed in lieu and in place of the Declaration of Covenants, Conditions and Restrictions for Florence Gardens, which were filed in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi on July 19, 2005 as Instrument Number 2005 17258 D. The aforesaid Declaration of Covenants, Conditions and Restrictions for Florence Gardens is hereby cancelled and terminated and of no further force of effect. C A Brown Developments, Inc., a Mississippi corporation, L. J. & L. Enterprises, Inc., a Mississippi corporation, Joan Cravens, Inc., a Mississippi corporation, and Harbor Oaks, Inc., a Mississippi corporation, are each the Owners of Lots or Parcels in Florence

Gardens and have joined in the execution of these Master Deed Restrictions to indicate their agreement with and consent to the terms, conditions and provisions hereof and to bind and subject their property to these Master Deed Restrictions.

STATEMENT OF PURPOSE:

A. The Founder is developing upon real property in Harrison County, Mississippi, a new neighborhood development to be known as Florence Gardens. If all phases are completed, Florence Gardens would eventually comprise approximately 355 acres (the "Master Plan Area"), including the property described on Exhibit A.

B. This development is intended to establish pedestrian-friendly neighborhoods through the design of a range of lot sizes, narrower streets, sidewalks, and, in some areas, rear garage access through the use of alleys. Unlike typical suburbs which separate homes from businesses and force dependence on the automobile, the Florence Gardens design is intended to mix, in part, commercial and residential uses in a way which provides the essentials of life and enlivens the community.

C. Detailed guidelines, to be known as the Florence Gardens Design Standards, or simply the Design Standards, regulate setbacks, porches, outbuildings, building materials, construction and design and other matters essential for the creation of outdoor and civic spaces and an attractive neighborhood. Each Parcel owner, by constructing a building in accordance with the Florence Gardens Design Standards, helps form the outdoor spaces of this community, which will enhance the value of all property within Florence Gardens.

D. A community is formed when buildings are built and occupied. To establish a community of residents and to create a streetscape of buildings, rather than empty Lots, Founder wishes to require each Parcel owner to build a building within a certain time limit.

E. To ensure the proper application of the Florence Gardens Design Standards and to further the development of the community, Founder wishes to subject each deed for property within the Master Plan Area to certain deed restrictions, the acceptance of which, by acceptance of a deed, shall be considered to be part of the grantee's consideration for each Parcel.

F. While the rights reserved by this instrument shall initially be reserved to the Founder during the development period and until all of the Master Plan Area has been sold by Founder, it is intended that certain rights be conveyed to the Associations, so that the plan of architectural control will be continued throughout the lifetime of the community. The Development Period shall commence with the filing of the Master Deed

Restrictions and continues so long as Founder owns any property, Lot or Parcel in the Master Plan Area.

IMPOSITION OF DEED RESTRICTIONS:

The Founder hereby subjects to these deed restrictions all property within the Master Plan Area described on Exhibit A (and, in accordance with Section 1.2, any additional property which is subject to these Master Deed Restrictions), including each separately conveyable parcel ("Parcel") which has been platted or which shall be platted, and all common areas ("Commons") and limited common areas ("Limited Commons") created or to be created. These Deed Restrictions shall run with the land and be binding upon each owner of the Parcel, and the owner's heirs, successors and assigns (together, the "Owner") and upon the Association, whether or not these Deed Restrictions are individually recorded or noticed with each deed. All property within the Master Plan Area shall be sold, held and conveyed subject to the terms, conditions, rights, reservations and obligations set forth herein which shall run with the land and be binding on all parties owning any part, Parcel or Lot in Florence Gardens.

## ARTICLE I: Definitions

1.1 Generally. The following definitions apply wherever the capitalized terms appear in these Master Deed Restrictions or in any Declaration, unless the Declaration provides a definition specific to that Declaration. To aid in understanding the relationships between terms, terms are grouped functionally. Additional terms which apply only to one article or section will be defined as they appear.

1.2. Documents.

(a) Master Plan. The Master Plan is the plan or layout for the development of the Master Plan Area. The Master Plan is subject to change.

(b) Master Deed Restrictions. These Master Deed Restrictions, which apply to all deeds and conveyances granted within Florence Gardens, are intended to ensure the proper application of the Design Standards during the development stage and to impose other restrictions designed to further the development of Florence Gardens. The reference to a deed herein shall refer to a deed as the context may require.

(c) Declaration. Each "Declaration" shall be a Declaration of Charter, Easements, Covenants and Restrictions, which provides for the ongoing operation and

maintenance of a portion of Florence Gardens. The Neighborhood (as defined in 1.4 Land Definitions, below) will have its own separate Declaration, which will be recorded after these Master Deed Restrictions. Other portions of Florence Gardens, including mixed use and commercial development may have a separate Declaration as well. The "Declaration" does not refer to the Declaration of Covenants, Conditions and Restrictions for Florence Gardens recorded on July 19, 2005, which has been terminated and is of no further force or effect.

(d) Supplemental Declaration. A "Supplemental Declaration" is an instrument which may be recorded by the Founder, the Association or, with the approval of the Founder or the Association, the owner of the property, all in accordance with the applicable Declaration provision to make additional property subject to any such Declaration.

(e) Design Standards. The "Design Standards" or "Florence Gardens Design Standards," as further described below in Section 3.1, regulate land use, architecture and environment within Florence Gardens.

1.3 Parties.

(a) Founder. The "Founder" is Florence Gardens, LLC, a Mississippi limited liability company, its successors and assigns. The Founder may also be an Owner for so long as the Founder is record owner of any Parcel. Founder may also refer to Founder's successors and assigns if Founder so designates.

(b) Association. As further described in Section 1.6, the Neighborhood Declaration shall establish an "Association" whose members are the Owners of Parcels within the land subject to the Declaration. The Town Center Declaration may also establish an Association or other management entity. Each Association may accept title to and own land within the Master Plan Area designated as Commons and be responsible for maintaining it and enforcing the Declaration. It is contemplated that there may be other Associations including, but not limited to condominium Associations. The term "Association" herein may refer to both the singular and the plural, as the case may be.

(c) Owner. "Owner" is the record owner, whether one or more persons or entities, of the fee simple title to any Parcel or Lot. Owners shall not include those having such interest merely as security for the performance of an obligation.

1.4 Land Definitions.

(a) Florence Gardens. "Florence Gardens" is all of the property made subject to the Master Deed Restrictions. Florence Gardens initially comprises the Master Plan Area; however, additional land may be added at any time in accordance with the terms of the Master Deed Restrictions.

(b) Master Plan Area. The "Master Plan Area" comprises approximately 355 acres, including the property described as Exhibit A to these Master Deed Restrictions, intended for development as a single, unified traditional neighborhood development.

(c) Neighborhood. The "Neighborhood" shall be the primarily residential District of Florence Gardens, which shall be subject to the Neighborhood Declaration sometimes referred to as the Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood.

(d) District. A "District" is a general type of land use within the Master Plan Area such as Neighborhood (residential) and Town Center (mixed used and commercial). Other Districts may include apartments, condominiums or other land uses. Each District may be subject to a separate Declaration at the sole option of the Founder.

(e) Town Center. The "Town Center" or other name that is adopted by the Founder is intended to be the mixed-use and commercial District of Florence Gardens and, if developed, may be subject to a separate Declaration at the sole option of the Founder.

(f) Commons. "Commons" or "Common Areas" comprises real property or property interests within the Neighborhood, Town Center or other Districts designated as Commons, Common Areas or identified as common area on any plat or specifically conveyed to the Association, for the common use and enjoyment of all Owners. Commons also include any improvements on that real property, all utilities, utility easements and other easement rights or personal property for the Owners' common use, and any other property of any type specifically designated as Commons.

(g) Limited Commons. "Limited Commons" or "Limited Common Area" is a particular type of Commons which comprises real property within a District designated on a plat or specifically conveyed to the Association for the common use and enjoyment of only certain Owners of Lots located adjacent to the Limited Common Area. The Association agrees to maintain, or is required by the Declaration to maintain, such Limited Common Area and shall assess the affected Lot Owners only for the cost of maintenance of said Limited Common Area. Said affected Lot Owners shall pay the cost of maintenance of same as a form of Special Assessment.

(h) Zone. "Zones" are smaller contiguous areas within Florence Gardens of distinct character, building type or within a specific location. Owners of property within a Zone may be assessed for maintenance of property primarily serving that Zone. Zones will be established or created at the sole discretion of the Founder.

(i) Lot. A "Lot" is a parcel of land intended for a single building, or a building and an outbuilding. Ordinarily, Lots are designated as numbered or lettered, separately identifiable parcels on the recorded subdivision plat of Florence Gardens, or, for unplatted areas, as shown on a site plan of property offered for sale as a part of Florence Gardens. A Lot may contain condominiums, apartments, commercial or other mixed use designations whose owners may form their own association.

j) Parcel. A "Parcel" is the smallest portion of land which may be separately conveyed. Most Parcels will be designated as numbered, separately identifiable Lots on the recorded subdivision plat which encompasses the Parcel. Once improved, the Parcel includes any buildings or other permanent improvements. Each condominium unit shall be considered a Parcel; if a portion of the building has not been declared into condominium ownership, that portion of the building shall be considered an additional Parcel.

The Founder may redefine Parcels prior to sale to third parties by dividing or combining Parcels or portions of Parcels or adjusting the boundary of a Parcel. The Founder may designate Parcels for residential, commercial, mixed use, condominium or other such land use.

(k) Property. "Property" as used sometimes herein shall be the land subject to these Master Deed Restrictions as same may be amended from time to time. The initial Property is described on Exhibit "A" attached hereto and made a part hereof by reference. The Property size and configuration may be amended by annexation, sale, addition, supplement or deletion in the discretion of Founder.

(l) Special Use Parcel. A "Special Use Parcel" is a Parcel of unconventional size, shape, location or use which calls for special design considerations. Typically, a Special Use Parcel will be used for commercial, educational or institutional purposes, multi-family residential or community or recreation facilities. Other uses are permissible in the discretion of the Founder.

(m) Residential Unit. A "Residential Unit" is any separate dwelling and ordinarily includes a kitchen. A Residential Unit shall include a detached single-family home, townhouse or other attached dwelling (such as each half of a duplex unit), an

apartment or condominium unit, and a residential dwelling within a mixed-use building. Residential Units may be established at the discretion of the Founder.

(n) Condominium. "Condominium" means that form of ownership of property under which units of improvements are subject to ownership by different owners and there is appurtenant to each unit as part thereof an undivided share in the common areas. The Founder for itself and its successors and assigns may establish Parcels or Lots as condominiums in any Zone or District.

(o) Fines. "Fines" or fines constitute a lien and are enforceable in the same manner as assessments.

1.5 Design Review Definitions.

(a) Design Review Committee. The "Design Review Committee" is the panel established by these Master Deed Restrictions to administer the Design Standards.

(b) Design Standards. The "Design Standards" establishes the plan for the development of Florence Gardens through its regulation of land use, architecture and environment, as further described in Section 3.1. The Design Standards do not need to be recorded to be effective but shall be available from the Design Review Committee. The Design Standards may be changed from time to time by the Founder or the Design Review Committee.

(c) Development Period. The Development Period begins immediately upon recording of this instrument and continues until

(i) six months after the Founder neither owns any of Florence Gardens nor holds any property for sale within Florence Gardens in the normal course of business; or

(ii) the Founder terminates its rights concerning the Development Period by written, recorded notice.

During the Development Period, the Founder shall select the members of the Design Review Committee, and shall have the right to amend, alter and change the Master Deed Restrictions or any other document, Declaration, rule, or guideline at any time without the consent of any person, party or entity.

1.6 Association Definitions.

(a) Association. Any District Declaration shall each establish an entity to maintain the portion of the Commons contained within the area made subject to the

respective Declaration, and to enforce the Declaration. To accomplish this each District Declaration shall establish an "Association" whose members are the Owners of Parcels within the land subject to that Declaration. The Town Center Declaration or other commercially oriented Districts may establish either an Association or a management entity. When used in this instrument, the term "Association" may include such an entity, unless the context requires otherwise. The name of the Association is as provided in the applicable Declaration.

(b) Member. Each Owner is a "Member" of the Association, as provided in the Declaration.

(c) Board. "Board" is the Board of Directors of the Association.

(d) Articles. "Articles" are the Articles of Incorporation of the Association.

(e) Bylaws. "Bylaws" are the Bylaws of the Association.

(f) Community Meeting. The "Community Meeting" is the public meeting of Members for discussion and voting, as described in the applicable Declaration.

(g) Assessments. "Assessments" is the collective term for the following Association charges:

(i) General Assessment. The "General Assessment" is the amount allocated among all Members to meet the Association's annual budgeted expenses.

(ii) Individual Parcel Assessment. An "Individual Parcel Assessment" is a charge made to a particular Parcel Owner for charges relating only to that Parcel, or for Zone charges.

(iii) Special Assessment. A "Special Assessment" may be charged to each Parcel for capital improvements or emergency expenses.

(iv) Other Assessments. Other Assessments may be charged as provided in these Master Deed Restrictions or in the applicable Declaration.

## ARTICLE II: Development Plan

2.1 Mixed Use.

(a) Separate Declarations. The Founder intends to develop residential, condominium, rental apartment, mixed-use and commercial Districts within the Master Plan Area, all of which are intended to be an integral part of the community. These Districts will each be submitted and subject to separate Declarations to provide a standard of maintenance, to adopt covenants and restrictions for use of the property, to establish budgets, and to establish for each an Association or other management entity.

(b) Cooperation. Operation of Florence Gardens will require cooperation between the District Associations or other management entities including any merchants' associations, if any. It is anticipated that the entities will meet on a regular basis to discuss activities and common concerns.

2.2 Property Subject to Master Deed Restrictions.

(a) Initial Property. Property subject to these Master Deed Restrictions shall be known as "Florence Gardens," and shall consist initially of the Master Plan Area.

(b) Additional Property. The Founder may, from time to time in its sole discretion, add any qualified property to Florence Gardens ("Additional Property") by the recording of a supplemental instrument submitting the qualified property to these Master Deed Restrictions. Any of the following properties, if owned by the Founder, or a related or affiliated entity (or with the consent of the owner and the Founder), shall be considered "Qualified Properties":

(i) property, any portion of which is within one mile of any portion of Florence Gardens, whether or not contiguous (including property separated from Florence Gardens by a public street, body of water or other property); or

(ii) any other property with a reasonable relationship to Florence Gardens as determined by Founder.

(c) Withdrawal of Property. Property may be removed from these Master Deed Restrictions with the consent of the Founder and the owners of all property within the property to be withdrawn, along with any necessary governmental approvals.

2.3 Submission of Property to Declaration. The Founder intends that any property within Florence Gardens which is conveyed or leased to a party other than the Founder be made subject to a Declaration. If through error a Declaration is not recorded prior to, or at the time of, such a conveyance, the Founder shall have the right to record a corrective instrument imposing upon such property a plan for assessments and use restrictions consistent with that agreed between the parties in the purchase and sale

agreement or other instrument, or, if no such agreement exists, consistent with other similar property within Florence Gardens.

2.4 Master Plan. The Master Plan and conceptual drawings represent the current intent of the Founder for the development of Florence Gardens. However, the Master Plan and conceptual drawings are subject to change and may be modified based on market conditions, governmental or engineering requirements, changing land use conditions and other modifications which may be made as development progresses all at the sole discretion of Founder.

## ARTICLE III: Design Standards

3.1 Establishment of Design Standards. The Founder has established the Design Standards, which comprises the following, all as may be amended from time to time:

(a) The Architectural Regulations, which guide the design of buildings and other "vertical" improvements and describe the materials of which these improvements may be constructed; and

(b) Landscape Regulations, which regulate erosion control, stormwater detention, irrigation, landscape lighting, preservation of existing trees, the planting of new trees and plants, walkways, pathways, gardens and any other such "horizontal" improvements.

(c) Design Review Procedures which describe the review process for compliance with all of the above.

In addition, the Founder shall promulgate a Master Plan and the Founder and/or the Design Review Committee shall promulgate such other rules and regulations regarding setbacks, Lot coverage and other matters.

All construction within the Master Plan Area shall comply with the Design Standards in effect at the time of the submittal, unless a variance is granted as provided herein.

3.2 Permitted Uses. Permitted uses for Parcels, which may include residential use, civic use, recreational use or retail, office, mixed use, restaurants, schools, private clubs, hotels, bed and breakfasts or other commercial use, shall be determined based on the Design Standards and the terms of the applicable Declaration. At the Founder's discretion, the Founder shall record the determination of permitted uses at the time of the Parcel's addition to Florence Gardens, or at any time up to and including the time of conveyance of the Parcel to someone other than the Founder. If the Founder fails to make

such a determination of record, the Design Standards, or the approval of the building or modification under Article IV, may describe permitted uses. Uses may be revised by modification of the Design Standards in accordance with Section 3.4; however, no such modification shall require the removal or cessation of a legally existing use on a particular Parcel without the Parcel Owner's consent.

3.3 [Intentionally Deleted]

3.4 Modification of the Design Standards. With the consent of the Founder, the Design Review Committee may revise any part of the Design Standards from time to time for any of the following reasons:

(a) To make changes which the Design Review Committee believes will better accomplish the objectives of Florence Gardens;

(b) To include new materials or techniques deemed to be suitable to Florence Gardens;

(c) To adjust for market conditions; or

(d) To recognize changing land use conditions over time, both from within and outside Florence Gardens.

3.5 Applicable Governmental Codes. It is the intent of the Founder that the Design Standards be consistent with all applicable requirements of state and local law. In the event of a conflict, Founder and the Design Review Committee shall be afforded the opportunity to attempt to resolve the issue with the applicable agency and, if necessary, revise the Design Standards.

## ARTICLE IV: Review Procedure

4.1 Design Review Committee. The Design Review Committee shall have a minimum of three members as follows:

(a) Founder's Appointees. The Founder shall appoint all of the members during the Development Period, as defined in Section 1.5. Founder's appointees shall serve at the pleasure of the Founder.

(b) Association's Appointees. At the sole discretion of the Founder during the Development Period, The Neighborhood, Town Center and any other District Associations may be permitted to appoint one or more members who are not affiliated with the Founder to the Design Review Committee. Such appointees, if permitted by Founder, shall vote on matters based upon the authority granted them by the Founder.

After the Development Period, assuming that a Town Center Association and other District Associations are formed, the Neighborhood Association shall appoint members to the Design Review Committee who are not Owners within the Town Center or any other Districts. The Neighborhood will retain the voting power of sixty percent (60%) of the total members of the Design Review Committee. The Town Center Association shall appoint members with the voting power of twenty percent (20%) of the total members' voting power. The other District Associations shall collectively by any method they agree appoint members with the voting power of twenty percent (20%) of the total members' voting power, each voting their respective percentages either as a block or by individual Association as they determine in their sole discretion. In the event that there is only other District Associations or the Town Center Association in effect at end of the Development Period, but not both, then the Neighborhood will retain the voting power of eighty percent (80%) until such time as there are either a Town Center or other District Associations established at which time the Neighborhood Association's voting power will be reduced to sixty percent (60%).

Any of the Town Center and District Associations may establish a Design Review subcommittee of the Design Review Committee that has powers established in this Article IV. Membership of the respective Design Review subcommittees must include the voting members of the Design Review Committee who are members of a District Association.

4.2 Construction Subject to Review.

(a) Parcels. Prior to construction, the Design Review Committee must review and approve construction plans, the contractor and/or builder, and specifications for all improvements on any Parcel within the Master Plan Area. No construction on any Parcel shall begin and no improvements on any Parcel shall be modified except in accordance with an approved plan. Once a plan is approved, any modification to that plan, or any modification to the finished Parcel, must also be reviewed and approved. Also, if following approval there is a change in designers, architects or builders, or the Parcel is sold to another party, then the new parties are subject to the same obligations as set forth herein and the new designer, architect or builder must be acceptable to the Design Review Committee.

(b) Commons. Construction of any structure upon the Commons (other than initial construction by the Founder), or modification of any existing structure, as well as any material alteration of the landscaping or topography of any Commons, must be approved in advance by the Design Review Committee.

(c) Scope. The Design Standards shall set standards for all aspects of the Parcel visible from the outside, including without limitation the size, shape and architectural style of the building, its roof, windows, doors, porches and other components, placement on the Lot, fences, walls, outbuildings, drainage, paving and landscaping and all finish materials. The Design Standards may also regulate the type, placement and number of residential or business units that may be constructed on a Parcel and the uses to which those units may be put. Review shall include materials and color selection and selection and placement of any ornamentation or functional accessories, including but not limited to the following:

(i) materials and color selection for the main building and any outbuilding (including roof, doors, windows and trim);
(ii) driveways, walks, patios and other ground surface materials;
(iii) antennas, satellite dishes or receivers, solar panels or other devices which are visible from outside the Parcel;
(iv) fountains, swimming pools, whirlpools or other pools;
(v) privacy walls or other fences and gates;
(vi) awnings, flower boxes, shelves, statues, or other outdoor ornamentation, and window coverings visible through the window;
(vii) construction trailers or other trailers, temporary structures, tents, shacks, and sheds;
(viii) signage of any type; and
(ix) permanent or semi-permanent play equipment, whether or not secured, such as tree houses, basketball hoops and backboards, and backboards, skateboard ramps and swing sets.

The listing of a category does not imply that such construction is permitted.

(d) Exception. Interior construction and modifications not affecting the external structure or appearance of any building are not subject to review. However, construction drawings are required as part of the review process to assist in interpreting the design. Anything to the forgoing not withstanding, the Founder and the Design Review Committee each has the authority to require and enforce certain energy efficient standards and security and communication standards and modify those standards from time to time in its sole discretion.

(e) Trees. The Design Review Committee may require the relocation and replanting of trees which must be removed for construction. If particularly significant trees are found within the building setback lines, the Design Review Committee shall determine whether the placement of the building should be altered to accommodate the trees, or whether the trees may be removed. Setback lines, easements and right of ways

may be altered by the Founder or the Design Review Committee to accomplish the foregoing.

(f) Drainage. The Property has been designed as a low impact development which provides, among other things, for bio-retention cells and swales to facilitate surface water management. All plans shall comply with applicable drainage, water conservation, erosion control and storm water detention requirements. No alteration of existing grade or any planting, fences or other improvements which alter the flow of water shall be permitted without the express consent of the Design Review Committee. Notwithstanding the above, or anything contained herein, the Design Review Committee, the Founder, and the Associations shall not be liable for any adverse physical conditions, drainage, soil or other issues relating to a Lot or Parcel and construction or development thereon, nor are the Design Review Committee, the Founder and the Association liable to repair any such conditions.

(g) Modifications. Modifications after completion of construction, or additions or changes to the approved plans during construction must be reviewed and approved. However, review is not required to paint with originally approved materials and colors, or to replace the roof or other components with duplicates of the original material. Significant new landscaping, grading and any removal or substantial pruning of trees or plants must be approved in advance.

(h) Sidewalks. The Master Plan provides for a "Walkway System" within the Property. Portions of the Walkway System will be located in the rights of way adjacent to the front and side property line of Parcels or within the boundaries of the Parcels. The Founder will design the Walkway System which might include a hard walking surface, landscaping, irrigation, lighting and benches, among other improvements. The Founder will provide to the Owner of each Parcel a specific design for the segment of the Walkway System that will be located on or adjacent to any portion of his/her Parcel. Each Owner will be responsible for the cost of the construction and installation of the Walkway System adjoining his/her Parcel and will be required to construct the improvements upon demand by Founder and/or the Design Review Committee according to the approved plans and specifications designed by Founder.

4.3 Review Procedure.

(a) Application. The plans to be submitted for approval shall include (i) the construction plans and specifications, including all materials and colors, (ii) elevations of all proposed improvements (iii) proposed clearing, grading and landscaping, and (iv) all other items required by the Design Review Committee. Plans and specifications for review shall be submitted in the form required by the Design Review Committee.

(b) Uniform Procedures. The Design Review Committee may establish forms and procedures for the review of applications, including review costs and fees, if any, to be paid by the applicant. The Design Review Committee may provide lists of approved materials and may allow for staff review and approval of routine or minor matters.

(c) Basis for Decision. Applications shall be approved or denied based upon compliance with the provisions of the Design Standards and overall quality of design. If the Design Review Committee rejects an application due to overall design quality, despite compliance with the Design Standards, the Design Review Committee shall make suggestions for improving the design.

(d) Variances. The Design Review Committee may grant variances from the Design Standards based on existing topographical or landscape conditions, existing trees, or architectural merit. Any such variance must be in writing. Approval of a variance does not constitute a precedent for other applications, and such requests may be arbitrarily denied.

(e) Notification; Construction; Inspection. The Design Review Committee shall make best efforts to notify the applicant of its decision within the time allowances set out in its Design Standards and/or other rules and regulations promulgated by the Review Board. However, a delay in reviewing an application shall not be deemed approval for construction. If approval is given, construction of the improvements may begin. All construction must comply with the submitted plans. The Design Review Committee or its agent may inspect the property during construction but has no obligation to make any such inspection.

(f) Completion. When the primary building and landscaping are completed in substantial compliance with the approved plans and specifications and within the time limits described in Article V, the Design Review Committee shall issue a Certificate of Substantial Conformance. The Certificate shall describe any areas of deficiency that need to be corrected. All Fines and other enforcement shall be waived so long as the deficiencies are corrected within sixty (60) days. All Fines constitute a lien and are enforceable in the same manner as an assessment. Upon correction of all deficiencies, the Design Review Committee shall issue a Certificate of Completion and Release in recordable form.

(g) Governmental Compliance. Owners are responsible for making sure that construction conforms to governmental regulations and all local building codes. The Design Review Committee is not responsible under any circumstances for any non-compliance by Owner with respect to governmental requirements.

4.4 Approval of Architects, Builders.

(a) Generally. The creation of the Florence Gardens streetscape depends on the quality of design and construction and adherence to the Design Standards. While architects, designers and builders may be selected by the Owner, at the sole option of the Founder, which privilege may be withdrawn or modified on all or portions of the Property at any time, no architect, designer or builder may be used without the express written consent of the Founder or the Design Review Committee. Approval of architects, designers and builders is necessary to insure quality construction and a reasonable spirit of cooperation. The Founder or the Design Review Committee will publish applications, rules and procedures governing the approval of architects, designers and builders from time to time.

(b) Architects. Architects must be approved by the Founder or the Design Review Committee before submitting plans on behalf of his Owner/client. Approval shall be based on quality of past work, client satisfaction and understanding of, and willingness to work within, the Design Standards, all as determined in the Founder's and Design Review Committee's sole discretion.

(c) Builders. Builders must be approved by the Founder or by the Design Review Committee before building in Florence Gardens. Approval may be withheld for any reason or no reason in their sole unfettered discretion. Approval shall be based on willingness to build in accordance with approved plans and specifications, quality of past work, client satisfaction and financial history. Builders must agree to comply with construction regulations and build in accordance with the approved plans and specifications. Builders may be required to post a deposit for compliance and damages. Failure to comply may result in Fines, forfeiture of the deposit and revocation of the right to build in Florence Gardens.

4.5 Enforcement.

(a) Fines. The Design Review Committee may require the builder or Owner to post a deposit from which the Design Review Committee may deduct Fines for failure to comply with the approved plans and specifications, tree regulations and rules for builder conduct. The collection of a Fine shall not in any way diminish the available remedies at law or equity.

(b) Suit Permitted. If any construction is begun which has not been approved or which deviates from approved plans and specifications, the Design Review Committee, the Founder or the Association may require the Owner to resolve the dispute

through binding arbitration or may bring suit seeking damages, specific performance, declaratory decree and/or injunction, or any other remedy at law or in equity. The Board shall be empowered to bring suits on behalf of the Association. If suit is brought and the court finds that the construction was not approved or that the construction deviated from the approved plans or specifications, then the party bringing suit shall also be awarded reasonable attorney's fees, costs and expenses even if the relief requested is not granted.

(c) Trees. Improper cutting, removal, lack of care or intentional damage to existing trees is subject to fines plus a requirement that the tree be replaced with an approved species of comparable caliper, or, if approved by the Design Review Committee, a combination of trees totaling the caliper of the removed tree. Fines shall be set by the Design Review Committee.

(d) Drainage. After reasonable notice (except in an emergency), the Founder or the Association shall have the right to enter onto a Parcel and correct improper grading or other modification to the Parcel which causes drainage problems. Such corrections shall be made at the cost and expense of the Owner of the Parcel, who shall promptly reimburse the Founder or the Association, as applicable. The Parcel shall be subject to a lien for the cost if not paid. The Founder or the Association, as applicable, shall not be required to repair or replace landscaping or other improvements after such action.

(e) No Waiver. Failure to enforce any provision of these Master Deed Restrictions shall not be deemed a waiver of the right to do so at any time thereafter. Variances from the Design Standards may be granted in particular circumstances; however, such variances shall not create a precedent for other applications. The Founder or its assignee shall have the unfettered right to interpret the Design Standards.

4.6 Liability. The Design Review Committee may act in its sole discretion in approving or disapproving all plans and specifications submitted to it. Neither the Design Review Committee, nor any individual member thereof, shall be liable to any person for any official act of the Design Review Committee in connection with submitted plans and specifications, except to the extent the Design Review Committee or any individual member thereof acted with malice or wrongful intent.

Approval by the Design Review Committee does not necessarily assure approval by the appropriate governmental authority. Notwithstanding that the Design Review Committee has approved the plans and specifications, neither the Design Review Committee nor any of its members, nor the Founder, shall be responsible or liable to any Owner, builder, contractor or any other party with respect to any loss, liability, claim or expense which may arise by reason of such approval or failure to approve.

Neither the Association, the Design Review Committee or any agent thereof, the Founder or any of its partners, employees, agents or consultants shall be responsible in any way for defects in any plans or specifications submitted, including drainage, revised or approved in accordance with the provisions of the Design Standards, nor for any structural or other defects in any work done according to such plans and specifications. In all events, the Design Review Committee shall be defended and indemnified by the Association in any such suit or proceeding.

No approval of plans and specification and no information in the Florence Gardens Design Standards shall be construed as representing or implying that such plans, specification or standards will, if followed, result in a properly designed Residential Unit or other structure. Such approvals and standard shall in no event be construed as representing or guaranteeing that any residence will be built in a good workmanlike manner.

4.7 Town Center. If a Town Center is developed, the Founder, during the Development Period, or the Town Center Association, after the Development Period, may at any time establish a separate Town Center Design Review Subcommittee, which shall operate in the same manner, and have the same powers, as the Design Review Committee established by these Master Deed Restrictions but which shall have jurisdiction over only that property within the Town Center. During the operation of such Town Center Design Review Subcommittee, the original Design Review Committee shall continue to be the Design Review Committee for Florence Gardens and shall continue to review and approve any construction or modification within the Neighborhood, while any construction or modification within the Town Center must be reviewed and approved by the Town Center Design Review Committee but shall not be required to be reviewed or approved by the Design Review Committee except that the Design Review Committee shall have final authority over all matters that relate to enforcement of the intent of Founder's Statement of Purpose for Florence Gardens, and to the extent that any matters addressed by the Town Center Design Review Subcommittee shall conflict with the Founder's Statement of Purpose, in the sole opinion of the Design Review Committee, the Design Review Committee shall have final authority over those matters. If the Founder or Town Center Association fail to establish such a Town Center Design Review Subcommittee, or if such board ever ceases operation, then all construction or modification within the Town Center shall be subject to review by the original Design Review Committee.

4.7a. Other Districts. Any Districts established by the Founder shall, for design review purposes, be entitled to the same method of autonomy for design review authority as the Town Center and may establish a Design Review Subcommittee. In such cases the

District Design Review Subcommittee and the Design Review Committee shall have the same scope of authority and rights as provided in 4.7, above.

4.8 Financial Support. The Associations shall pay the professionals and staff reasonable compensation for serving on the Design Review Committee, as determined from time to time by the Board. All members and all professionals and staff shall be compensated for expenses. The Associations shall set the Design Review Committee's review fees to cover all or part of the expected cost of its operation. If fees do not cover the cost, the Association shall fund the deficit. Fees shall not be intended to create a surplus, other than an ordinary operating fund for the Design Review Committee to which any excess fees shall be contributed. The Design Review Committee may employ personnel or contract with individuals or companies as necessary to assist in the review process.

4.9 Environmental Protection. To secure the natural beauty of the Property, the Design Review Committee may promulgate and amend from time to time rules and regulations which will govern activities which may, in its judgment, be hazards or threats to the environment including but not limited to such items as the application of certain fertilizers, pesticides or other chemicals. Failure of any Owner or tenant of Owner to comply with the requirements of such rules and regulations shall constitute a breach of this instrument. The Design Review Committee may further prohibit or restrict the introduction, planting or cultivation or vegetative species that the Design Review Committee in its sole discretion considers invasive or otherwise undesirable.

Areas determined to be jurisdictional wetlands by the US Army Corps of Engineers will be designated on the recorded plat for each Lot containing wetlands. Areas designated as wetlands within a Parcel may not be drained, filled, dredged, altered or otherwise impacted in any way without the express consent through the issuance of the appropriate permit(s) by the US Army Corp of Engineers and/or the Mississippi Departments of Marine Resources and/or any other state of federal regulatory agency that may have jurisdiction over wetlands. Normal mowing in wetland areas is, however, permitted.

The Association and the Founder, during the Development Period, hereby reserves unto itself a perpetual and releasable right and license on, over and under all Property including Parcels for the purpose of taking any action necessary to effect compliance with such environmental rules and regulations. The cost of such action by the Founder shall be paid by the respective Owner(s) of the Parcel(s) upon which the violation occurs.

4.10 Applicability to the Founder. Notwithstanding anything contained herein to the contrary, the Founder is not obligated by and subject to the provisions of this Article IV.

## ARTICLE V: Covenant to Complete Building on Parcel

5.1 Restrictions on Building, Resale.

(a) Restriction; Purpose. To allow for community development and to discourage speculation which results in empty Lots or Parcels, the Owner of a Parcel must substantially complete construction of a primary building on the Parcel, in accordance with plans and specifications approved by the Design Review Committee within a limited period of time (the "Construction Period"), as described in Section 5.2, unless the deed or other recorded instrument from the Founder releases or modifies the restriction as to that Parcel.

(b) Completion. A primary building shall be considered complete when it has received a Certificate of Substantial Conformance as described in Section 4.3, and satisfies the requirements for receiving a certificate of occupancy from the appropriate governing authority.

(c) Holder of Rights. The right to enforce this Article V is held originally by the Founder, who may assign these rights at any time to the Design Review Committee or to the applicable Association or management entity. The time limit for construction does not apply to any Parcels held by the Founder or any entity related to or affiliated with the Founder. At the end of the Development Period as defined in Section 1.5, all of the Founder's rights under this Article V shall be automatically assigned to the applicable Association or management entity.

5.2 Construction Time Limit. Unless otherwise specified in the deed or other recorded instrument from the Founder, Owner shall:

(a) Submit initial plans and begin the design review process within twenty-one (21) months from the closing date of the purchase of the Parcel;

(b) Begin construction of a primary building on the Parcel, in accordance with approved plans and specifications, within twenty-four (24) months from the closing date (the "Construction Start Date");

(c) Diligently pursue construction once construction has begun; and

(d) Substantially complete the building, including landscaping, within twelve (12) months from the Construction Start Date for Residential Parcels, and within eighteen months for Special Use Parcels and other Parcels (the "Required Completion Date").

Failure to make significant progress during any thirty-day period shall be considered a failure to diligently pursue construction under (c). The time periods in (a), (b) and (d), shall be extended for casualty, extreme material shortages, extreme weather conditions other significant matters beyond the builder's control or by the approval of the Founder or Design Review Committee.

5.3 Enforcement. If Owner fails to comply with the requirements of Section 5.2 or if Owner deviates from the approved plans and specifications and fails, after reasonable notice, to correct the deviation, then Founder shall have the following options:

(a) As to 5.2 (a) and (b): the right, but not the obligation, to repurchase the Parcel for a total purchase price equal to the amount paid by Owner to Founder or any related entity for the purchase of the Parcel.

(b) As to 5.2 (c) and (c): Unless Owner has obtained a Certificate of Completion and Release as provided in Section 4.3, and except as provided in Section 5.4, Founder may exercise its rights against Owner as provided below at any time before the Required Completion Date or within two (2) years after the Required Completion Date (i) if the improvements are complete but do not conform to the plans approved by the Design Review Committee, or (ii) if the improvements made do conform with the approved plans but remain incomplete. Founder may preserve its enforcement rights by recording, within two (2) years after the Required Completion Date, a lien or other notice of its intent to exercise its rights. Founder may assign any or all of its rights under this Section 5.3, and may exercise any of its rights through an assignee or other designee.

Founder may repurchase the Parcel for a total purchase price equal to the amount paid by Owner to Founder or any related entity for the purchase of the Parcel, plus the Fair Market Value, as defined below, of any improvements made in accordance with plans approved by the Design Review Committee. Any mortgage or lien on the Parcel, all closing costs for the repurchase and a resale fee equal to 10% of the Fair Market Value of any improvements made on the Parcel in accordance with plans approved by the Design Review Committee shall be deducted from the amount required to be paid to Owner by Founder.

Fair Market Value shall be defined as the value established by an independent appraiser, selected in the manner provided below (the "Independent Appraiser"), who is experience in appraising residential properties of the character and qualify of the properties developed in Florence Gardens. The method of selection the Independent Appraiser shall be as follows: Owner shall be given an opportunity to select an appraiser qualified with the experience as provided above, or in the absence of the Owner or unwillingness of the Owner to make such selection in a timely manner, an alternate shall be selected by

Founder, who is not related to Founder in any way, to make the appraiser selection on behalf of Owner; Founder will select a qualified appraiser; and the two appraisers will then, by agreement, select a third appraiser who will become the Independent Appraiser.

(c) If an improvement is commenced and construction is then abandoned for more than thirty (30) days or construction is not completed by the Required Completion Date, after the proper notice is given, the Association may impose a Fine of not less than $500 per day on the Owner of the Parcel until construction is resumed, or the improvement is completed, whichever is earlier, unless the Owner can prove to the satisfaction of the Board that such abandonment or delayed construction is for circumstances beyond the Owner's control. Such charges shall be a Special Assessment and a lien against the Parcel as provided.

The remedies provided in this section are at the Founder's option and may be exercised together or separately as Founder deems appropriate, and are not intended in any way to limit the remedies under Section 4.5 (b).

5.4 Subordination to Mortgage.

(a) Effect. Founder and any designee or assignee of Founder's rights under Section 5.3 agrees to subordinate its right of repurchase to the first mortgage or deed of trust liens of an institutional lender (specifically including FNMA, FHLMA, any bank, savings and loan association, credit union or other such institution) under the terms of this section, which shall be effective whether or not noted in the deed. A lender in granting a mortgage or other lien subject to this right of repurchase agrees to these terms. Except as described in this section, the right of repurchase by Founder or its applicable designee or assignee shall not be subordinate to any other encumbrances.

(b) Assumption of Mortgage. If Founder exercises its right of repurchase while lender's mortgage or other lien encumbers the Parcel, Founder shall take the Parcel subject to the mortgage or other lien, and lender in granting a mortgage or other lien subject to this right of repurchase agrees to allow Founder or its applicable designee or assignee to repurchase the Parcel subject to the mortgage or such other lien.

(c) Mortgage Foreclosure. If lender seeks to foreclose the lien of its mortgage or other lien or accepts a deed in lieu of foreclosure before the Required Completion Date or within two (2) years thereafter and Founder has not provided a release and satisfaction of its rights as provided in Section 5.1, Founder shall be notified of the foreclosure action or conveyance. Founder's rights of enforcement under Section 5.3 shall not be extinguished by foreclosure or deed in lieu of foreclosure but shall continue as a restriction on the Parcel and may be enforced against Lender or any subsequent Owner.

(d) Extension. If lender has acquired title through a foreclosure or a deed in lieu, then lender may give notice to Founder that it wishes to extend the Required Completion Date. Founder shall be given thirty (30) days after such notice from lender in which to exercise a repurchase right by payment to lender of the amount obtained or bid by the lender in such foreclosure (or amount owed, for deed in lieu), plus interest at the stated rate of the note (not default rate) provided by the mortgage or deed of trust at the time of foreclosure or deed in lieu. Founder may exercise such rights whether or not the conditions for default under Section 5.3 are met at the time the notice is given. If Founder does not exercise its repurchase right, then Founder shall grant, in recordable form, an extension of the construction period provided in Section 5.2 as follows:

(i) If construction of the primary building has not begun, the date of the foreclosure or deed in lieu shall be considered the new closing date.

(ii) If construction of the primary building has begun, lender shall have a new Construction Start Date of four (4) months from the date of the foreclosure or deed in lieu, to allow lender to contract with a builder and to complete the design review process for any modifications to the approved plans and specifications. Lender or lender's assignee must then diligently pursue construction and substantially complete the building, including landscaping, within a reasonable time, based on the amount of completion. The amount of time to complete construction shall not exceed the time which would have been allowed under Section 5.2 (d), beginning from the new Construction Start Date.

Subject to the extended dates, Founder's rights of enforcement under Section 5.3 shall continue as a restriction on the Parcel.

5.5 Resale Restriction. If Owner desires to sell its Parcel before construction is complete and before Owner has obtained the Certificate of Completion and Release, Owner is required to notify Founder or the Association of its intention to sale and when a agreement to purchase has been concluded, Owner is required to provide Founder or the Association with the name and address of the Owner's purchaser. In such an event, the new Owner shall be subject to all of the terms, conditions and restrictions as set forth herein, except that the Plan Submittal Date, Construction Start Date and Completion Date will be subject to amendment by the Founder or the Design Review Committee, in their sole discretion, upon the submission and approval of a revised application by the new Owner in accordance with the provisions of Article IV, above.

If an Owner fails to give the required notice prior to the sale of a Parcel upon which construction of improvements has not been completed and a Certificate of Completion

and Release has not been granted, then the Founder shall have available all remedies at law and in equity, against both the original Owner and the subsequent Owner. In addition, in such an event the Plan Submittal Date, Construction Start Date and Completion Date shall continue to run from the date of the original closing of the sale from the Founder to the original Owner and all of Founder's rights, including those provided in 5.3, above, shall be preserved and binding on the new Owner.

## ARTICLE VI: Founder's Additional Reserved Rights

6.1 Easements in Favor of the Founder. The easements reserved in this Section 6.1 are subject and subordinate to those reserved in Section 6.2. The easements provided by this section are intended to permit the Founder to continue and complete construction of the Master Plan Area, whether or not that property is ultimately submitted to a Declaration. Accordingly, the Founder hereby reserves for itself, its successors and assigns the following easements, which shall benefit all properties within the Master Plan Area and all other properties owned by Founder or its assigns which are adjacent to, or reasonably near, Florence Gardens and the Master Plan Area (including property separated from Florence Gardens by a public road, private road, water or other natural or manmade barrier), whether or not such properties are developed as part of Florence Gardens:

(a) Private Roads and Paths. A nonexclusive easement for use of any roads or streets which are not accepted for dedication to the public and which are intended for automobile traffic (other than alleys or other similar access roads which are intended for use only by residents on that road), along with a nonexclusive easement for appropriate use of any pedestrian or bicycle paths. If such roads become a primary means of access to a community which is not made part of Florence Gardens, and Florence Gardens does not similarly use the roads of such community, such community shall contribute its pro rata share of the cost of Florence Gardens road maintenance.

(b) Utility Easements. A blanket easement upon, across, over, through, and under Florence Gardens and the Master Plan Area for ingress, egress, installation, replacement, repair and maintenance of all public and private utility and service systems. These systems and services include, but are not limited to, water, sewer, irrigation systems, drainage, telephone, electricity, natural gas, television, security, collection of garbage and recyclable materials, cable or communication lines and other equipment. By virtue of this easement the Founder, and its successors or assigns, may install and maintain facilities and equipment, excavate for such purposes and affix and maintain wires, circuits and conduits. However, the exercise of this easement must not unreasonably disturb each Owner's right of quiet enjoyment of his Parcel. These

easements may also be used for telecommunications, telephone, cable or internet services, including but not limited to the construction of facilities, as may be owned, approved or developed by Founder or its assigns and designees.

(c) Police Powers. A blanket easement throughout Florence Gardens for private patrol services, and for police powers and services supplied by the local, state and federal governments. The reservation of such easement does not imply that any such service shall be provided.

(d) Drainage, Erosion Controls. A blanket easement and right on, over, under and through the ground within Florence Gardens to maintain and to correct drainage of surface water and other erosion controls. This easement includes the right to cut any trees, bushes or shrubbery, grade soil, or to take any other action reasonably necessary for health or safety or to comply with governmental requirements. The entity which exercises this easement shall be responsible for notifying the affected Owners (except in an emergency) but shall not be obligated to restore landscaping or other improvements. This easement may be exercised at the option of the Founder and shall not be construed to obligate Founder to take any affirmative action to correct conditions.

(e) Encroachment. An easement for any improvements constructed on the Commons which encroach on any Parcel, whether due to any minor deviation from the subdivision plat of Florence Gardens or the settling or shifting of any land or improvements.

(f) Maintenance of Commons. An easement for maintenance and improvement of the Commons at the Founder's discretion and, to the extent reasonably necessary, an easement over any Parcel for maintenance of the Commons.

(g) Continued Construction. To the extent reasonably necessary, an easement over, under and through any roads, whether public or private, and any other Commons for construction equipment and any other purpose related to continued construction of any property within the Master Plan Area.

(h) Founder's Rights and Reservations. No provisions in the Articles, the Bylaws, these Master Deed Restrictions or any Declaration shall limit, and no Owner or the Association shall interfere with, the right of Founder to subdivide or re-subdivide any portions of the Master Plan Area, or any part, Parcel or Lot of Florence Gardens to complete or alter improvements or refurbishments to and on the Commons and common facilities or any portion of the Master Plan Area owned by Founder, or alter the construction plans and designs, or construct such additional improvements or add future phases as Founder deems advisable during development period of the Master Plan Area.

Such right shall include, but shall not be limited to, the right to install and maintain such structures, displays, signs, billboards, flags, temporary construction trailers and sales offices as may be reasonably necessary for the conduct of Founder's business or completion of the work and disposition of the Parcels by sale, lease or otherwise. Each Owner by accepting a deed or other conveyance document to a Parcel hereby acknowledges that the activities of Founder may temporarily or permanently constitute an inconvenience or nuisance to the Owners and each Owner hereby consents to such inconvenience or nuisance. These Master Deed Restrictions shall not limit the right of the Founder at any time prior to acquisition of title to a Parcel by a purchaser from Founder to establish on that Parcel, and Commons, additional licenses, easements, reservations and rights of way, to itself, to utility companies, or to others as may from time to time be reasonably necessary to the proper development and disposal of the Master Plan Area. The Founder need not seek or obtain Association or Board approval of any improvement constructed or placed by Founder on any portion of the Master Plan Area. The rights of the Founder under these Master Deed Restrictions may be assigned by Founder to any successor and any interest or portion of Founder's interest in a portion of the Master Plan Area by a recorded, written assignment. Notwithstanding any other provision of this these Master Deed Restrictions, the prior written approval of Founder will be required before any amendment to this Section 6.1(h) shall be effective while Founder owns a Lot or any part of a Parcel of Florence Gardens. Founder shall be entitled to the nonexclusive use of the Commons without further cost, for access, egress, ingress, use or enjoyment, in order to show the Master Plan Area to its prospective purchasers and carry out the Master Plan Area as provided herein. Each Owner hereby grants, by acceptance of the deed to such Owner's Parcel, an irrevocable, special power of attorney to Founder to execute and record all documents and maps necessary to allow Founder to exercise its rights under this Section 6.1(h). This Section 6.1(h) shall be applicable for so long as the Founder owns any portion of the Master Plan Area.

(i) Reservation of Easement Rights by the Founder. The Founder, for itself and its assigns, hereby reserves a nonexclusive easement and right of way in, through, over, and across any area shown as an easement on a plat and in, through, over, and across any Commons for the purposes of the storage of building supplies and materials, the installation, construction, maintenance, reconstruction and repair of sanitary sewers, water pipes, irrigation pipes, electrical wires or cables, telephone wires or cables, telecommunication facilities, gas lines, storm drains, television cables, underground conduits, and related appurtenances to any of same, and for all other purposes reasonably related to the completion of construction and the provision of utility services, whether public or private, to Florence Gardens and to other real property in the vicinity of the Master Plan Area. The Founder hereby reserves for itself and its assigns a nonexclusive easement and right of way over any and all streets and roads of the Master Plan Area for purposes of vehicular and pedestrian ingress and egress to any other lands or property

owned by the Founder, its members and assigns, or any related of affiliated entities of the Founder or its members. Any and all instruments of conveyance made by the Founder to the Association with respect to any Commons shall be conclusively deemed to incorporate this reservation, whether or not specifically set forth in such instruments. At the request in writing of the Founder, the Association shall from time to time execute, acknowledge, and deliver to the Founder or its assigns such further assurances of this reservation as may be necessary.

(j) Conveyance of Easements for Utilities and Related Purposes. The Association is authorized and empowered to grant (and shall from time to time grant) such other easements, licenses, and rights of way over any Commons for the installation, operation and maintenance of sanitary sewers, water pipes, electrical wires or cables, telephone wires or cables, gas lines, storm drains, television cables, underground conduits, and related appurtenances for any and all purposes benefiting Florence Gardens and other real property in the vicinity thereof as may be considered necessary or appropriate by the Founder or Board of Directors for the orderly maintenance, preservation and enjoyment of any Commons and for the preservation of the health, safety, convenience, and welfare of the Owners of the Parcels, or the Founder.

6.2 Models; Sales and Management Offices. The Founder reserves for itself and its assigns the right to maintain and have access to a sales office, a management office and an unlimited number of models within Florence Gardens. These facilities may be located on any Parcel or any Commons in Florence Gardens and may be relocated from time to time at the Founder's discretion. The Founder shall have the right to use any Parcel, the clubhouse and other Commons for sales, management and other purposes as it deems necessary in it sole discretion. The sales office, management office and models may be owned by different entities, including builders and other entities unrelated to the Founder. At the end of its use as a sales or management office or model, the Parcel shall be owned by the owner of record, subject to all normal covenants and restrictions for Florence Gardens. Subject to state law and local ordinances, the Founder or its assigns may maintain signs on the Commons and on the sales office, management office and models advertising Florence Gardens.

6.3 Commercial Use of Images. The Founder reserves the following rights:

(a) Commons. The exclusive right to grant permission, charge for or collect fees for the Commons to be photographed, sketched, painted or its image otherwise reproduced for commercial use (including without limitation its use as a motion picture set or as a background for the display of fashions or other goods); and

(b) Exteriors. The right to grant permission for similar reproduction of the exteriors of any other part of Florence Gardens which can be viewed from streets, alleys or Commons. Such exteriors may be reproduced without the consent of, or payment to, the Parcel Owner, but the above right is not intended to prevent any Parcel Owner from granting its independent permission for any part of Florence Gardens owned exclusively by that Owner, in which case the consent of the Founder shall not be required.

The Founder may collect a fee for its consent to the use of such images, or for the providing of support services to photographers or others. The exercise of these rights shall not interfere with normal and customary rights of architects as to structures designed by them. Consent of the Founder shall not be required for photography or other reproductions of the images of Florence Gardens in connection with any news or feature coverage, for academic purposes, or by any governmental agency or other entity interested in the promotion of Florence Gardens or Mississippi, the development of tourism or commerce or any other similar purpose.

6.4 Name.

(a) Change. The Founder shall have the right to change the name, Florence Gardens, for all or any part of the property subject to these Master Deed Restrictions. Founder may, but is not required to, amend these Master Deed Restrictions to reflect the name change.

(b) Trademark. The Founder reserves the right to trademark the name "Florence Gardens" its logo or other name, logo or slogan of the community as a trade name owned by the Founder. An Owner of a business in the Town Center or other commercial District may use the trademarked name to describe the location of the business, and may advertise its business as being located "in Florence Gardens" or other trademarked name. If requested by the Founder, Owner shall accompany such use with a symbol or explanation concerning trademark or service mark registration of the name. Owner may not use the trademarked name in any other manner without the express permission of the Founder, which may be arbitrarily denied.

## ARTICLE VII: General Provisions

7.1 Assignment. Founder may assign all or any portion of its rights at any time for all or part of the Master Plan Area to a related entity, to a successor Founder, or to the Association.

7.2 Additional Property. Unless a notice is recorded specifically to the contrary, the submission of additional property to a Declaration for Florence Gardens shall automatically extend the provisions of these Master Deed Restrictions to the additional property as well. Founder may, but is not required to, record a notice in the public records extending these Master Deed Restrictions to the additional property or may modify these Master Deed Restrictions as to the additional property.

7.3 Amendment.

(a) By Members. Except as otherwise specified, these Master Deed Restrictions or other Declarations or covenants or restrictions contemplated herein may be amended only with the written consent of the owners of either two-thirds of the Parcels or two-thirds of the land by acreage within the Master Plan Area whichever approval can be more readily obtained. During the Development Period, the written consent of the Founder shall be required as well for any amendment. For the purposes of this definition, the term "Parcel" may include lots which are not yet platted or improved but which are indicated on the Master Plan for future development.

(b) By the Founder. Notwithstanding anything contained herein to the contrary and to the extent permitted by law, and without limiting the generality of the foregoing, the Founder specifically reserves the absolute and unconditional right to amend these Master Deed Restrictions without the consent or joinder of any party (i) for any reason prior to December 31, 2007, (ii) to conform to the requirements of the Federal Home Loan Mortgage Corporation, Veterans Administration, Federal National Mortgage Association or any other generally recognized institution involved in the guarantee or purchase and sale of mortgages, (iii) to conform to the requirements of institutional mortgage lenders or title insurance companies, (iv) to comply with governmental requirements, or (v) to clarify the Master Deed Restrictions' provisions or correct errors.

(c) Limitations. Whenever any action described in these Master Deed Restrictions requires approval of greater than sixty seven percent (67%) of the Parcel Owners, amendment of that provision shall require the same percentage vote as would be required to accomplish that action directly. Rights reserved to the Founder may not be amended without the specific consent of the Founder. After assignment of Founder's rights under Articles III and IV to the Association, those provisions shall be amended as provided in the Declaration.

(d) Recording. Any amendment shall take effect upon recording in the public records.

(e) Liens. All fines, liens and assessments as contemplated herein, or in any

other Declaration or by any Association, shall be a lien on the Parcel or Lot to which it applies and is collectible by such action at law or in equity, including foreclosure, as shall afford the aggrieved party a property remedy.

(f) Resort Designation. Founder hereby reserves the right to request that all or part of Florence Gardens be designated a resort or resort destination as defined under the laws of the State of Mississippi. No Owner of any Lot or Parcel of Florence Gardens shall have the right to object to any such request by Founder.

(g) Duration; Termination. The covenants and restrictions contained in these Master Deed Restrictions shall run with and bind Florence Gardens and the Master Plan Area and shall inure to the benefit of and be enforceable by the Founder, the Association, and all Owners of property within the Neighborhood, their respective legal representatives, heirs, successors or assigns for sixty (60) years, and shall be automatically extended for each succeeding ten (10) year period unless an instrument signed by Owners representing 90% of the votes in the Association and the Founder shall have been recorded, agreeing to terminate the Master Deed Restrictions as of a specified date.

7.4 Enforcement. In addition to the various enforcement rights specified in this instrument, Founder may bring suit in any court of competent jurisdiction to enforce specific performance of its rights under these Master Deed Restrictions or to seek damages.

7.5 Green Space Areas. It is the intention of the Founder that the natural, scenic and recreational resources, soils, wetlands, wildlife, game and migratory birds currently in evidence on the Property be maintained and enhanced by designation of certain areas of the Common Area as Green Space, Green Belts or Conservation Areas (collectively as used herein, "Green Space") as designated on the plats of the Property filed by the Founder for record with the Chancery Clerk of Harrison County.

No hunting or trapping shall be permitted on any portion of the Property at any time except for undesirable wildlife as authorized and approved by rules and regulations promulgated by the Association from time to time. The Founder and the Association expressly reserve the right to erect wildlife feeding stations, to plant small patches of cover and food crops for wildlife, to make access trails or paths or boardwalks through Green Space and Common Area for the purpose of permitted observation and study of wildlife, hiking and non-motorized bike riding, to erect small signs throughout the Green Space designating points of interest and attraction, and to take such other steps as reasonably necessary and proper to further the Community Use and enjoyment of the Green Spaces. The Founder and the Association, shall have the right, but shall not be obligated, to protect from erosion all Green Space by planting trees, plants, shrubs and

other ground cover where and to the extent necessary, or by such mechanical means as construction and maintenance of siltation basins, or other means deemed expedient or necessary by the Founder and/or the Association, respectively. The right is likewise reserved to the Founder and/or the Association to take steps necessary to provide and insure adequate drainage ways in the Green Space and Common Areas, to cut fire breaks, remove diseased, dead or dangerous trees and carry out other similar activities, the cost of which services to be paid by the assessment of the Association in accordance with the provisions of this Declaration.

The use of the Common Areas, Common Facilities and Green Spaces by the Owners, their invited guests and invites shall be governed by the applicable rules, regulations and policies as from time to time promulgated by the Association. The Founder and/or the Association shall not be liable for any matter or claim of any nature whatsoever arising directly or indirectly from the exercise of the right and authority thereby reserved.

7.6 Venue. All disputes, legal proceedings or arbitration shall be filed in Harrison County, Mississippi.

*(Signature Page Follows)*

In witness whereof, the Founder has executed these Master Deed Restrictions as of the day and year first above written.

FLORENCE GARDENS, LLC,
a Mississippi limited liability company

By:_____
Martin C. Goldin, Manager

The undersigned Owners of certain Lots or Parcels in Florence Gardens do hereby execute these Master Deed Restrictions as of the day and year first above written to indicate their consent to and agreement with the terms, conditions and provisions thereof and to bind and subject their property to these Master Deed Restrictions.

C A Brown Developments, Inc.
a Mississippi corporation

By:_____
Craig A. Brown, President

L. J. & L. Enterprises, Inc.,
a Mississippi corporation

By:_____
Randall J. Cofield, President

Joan Cravens, Inc.,
a Mississippi corporation

By:_____
Joan Cravens, President

Harbor Oaks, Inc.
a Mississippi corporation

By:_____
David B. Sellers, President

STATE OF MISSISSIPPI
COUNTY OF_____

PERSONALLY appeared before me, the undersigned authority in and for the County and State aforesaid, on this the ___day of _____, 2006 within my jurisdiction, the within named Martin C. Goldin, duly identified before me, who acknowledged that he is Manager of Florence Gardens, LLC, a Mississippi limited liability company, and that for an on behalf of said limited liability company, and as its act and deed, he executed, signed and delivered the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

GIVEN under my hand and official seal on this the ____day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

*(Additional Acknowledgment Pages Follow)*

STATE OF MISSISSIPPI
COUNTY OF_____

PERSONALLY appeared before me, the undersigned authority in and for the County and State aforesaid, on this the ___day of _____, 2006 within my jurisdiction, the within named Craig A. Brown, duly identified before me, who acknowledged that he is President of C A Brown Developments, Inc., a Mississippi corporation, and that for and on behalf of said corporation, and as its act and deed, he executed, signed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal on this the ____day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

STATE OF MISSISSIPPI
COUNTY OF_____

PERSONALLY appeared before me, the undersigned authority in and for the County and State aforesaid, on this the ___day of _____, 2006 within my jurisdiction, the within named Randall J. Cofield, duly identified before me, who acknowledged that he is President of L. J. & L. Enterprises, Inc., a Mississippi corporation, and that for and on behalf of said corporation, and as its act and deed, he executed, signed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal on this the ____day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

STATE OF MISSISSIPPI
COUNTY OF_____

PERSONALLY appeared before me, the undersigned authority in and for the County and State aforesaid, on this the ___day of _____, 2006 within my jurisdiction, the within named Joan Cravens, duly identified before me, who acknowledged that she is President of Joan Cravens, Inc., a Mississippi corporation, and that for and on behalf of said corporation and as its act and deed, she executed, signed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal on this the ____day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

STATE OF MISSISSIPPI
COUNTY OF_____

PERSONALLY appeared before me, the undersigned authority in and for the County and State aforesaid, on this the ___day of _____, 2006 within my jurisdiction, the within named David B. Sellers, duly identified before me, who acknowledged that he is President of Harbor Oaks, Inc., a Mississippi corporation, and that for and on behalf of said corporation and as its act and deed, he executed, signed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal on this the ____day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

## EXHIBIT "A"

Florence Gardens Phase 1-A is recorded in Book 46 at Page 17, Harrison County, Mississippi.

Florence Gardens Phase 1-B is recorded in Book 47 at Page 8, Harrison County, Mississippi.

PERMITS/INSP PAYMENT  RECPT#: 11324876
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 06/07/22  TIME: 15:27
CLERK: tboyd  DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD  PLANNING AND ZO  420.00

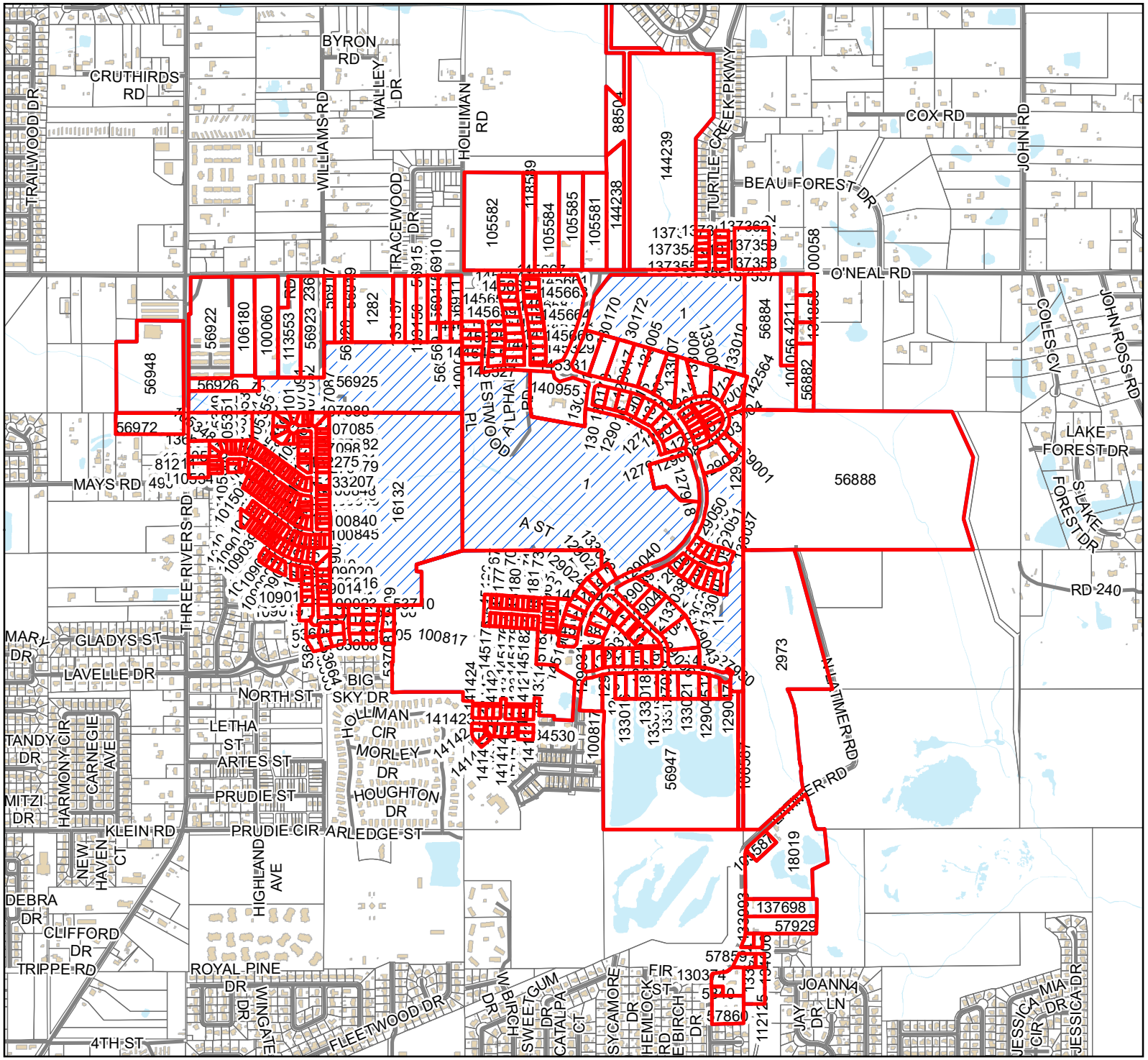
AMOUNT PAID:  420.00

PAID BY:
PAYMENT METH: CHECK
22638
REFERENCE:

AMT TENDERED:  420.00
AMT APPLIED:  420.00
CHANGE:  .00

# 2207PC133

# General Subdivision Plan


BYRON RD
CRUTHIRDS RD
TRAILWOOD DR
WILLIAMS RD
MALLEY DR
HOLLIMAN RD
TRACEWOOD DR
TURTLE CREEK PKWY
COX RD
JOHN RD
BEAU FOREST DR
O'NEAL RD
COLES CV
JOHN ROSS RD
LAKE FOREST DR
S LAKE FOREST DR
MAYS RD
THREE RIVERS RD
RD 240
GLADYS ST
LAVELLE DR
NORTH ST
BIG SKY DR
HOLLIMAN CIR
MORLEY DR
HOUGHTON DR
LETHA ST
ARTES ST
PRUDIE ST
PRUDIE CIR
ARLEDGE ST
KLEIN RD
TANDY CIR
HARMONY CIR
CARNEGIE AVE
MITZI DR
NEW HAVEN CT
HIGHLAND AVE
DEBRA DR
CLIFFORD DR
TRIPPE RD
ROYAL PINE DR
WINGATE DR
4TH ST
FLEETWOOD DR
SWEETGUM DR
CATALPA CT
SYCAMORE DR
HEMLOCK ST
FIR RD
BIRCH DR
JAY LN
JOANN DR
JESSICA CIR
MIA DR
JESSICA DR
ALPHA DR
ESTWOOD PL
A ST
TIMBER RD
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| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | | 0908D-01-015.000 | FLORENCE GARDENS LLC (OWNER) | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| | | 0908E-01-001.000 | | | | | |
| | | 0908C-01-001.000 | | | | | |
| | | | BROWN, MITCHELL & ALEXANDER, INC. (AGENT) | 131 RUE MAGNOLIA | BILOXI | MS | 39530 |
| | | | **Adjacent Property Owners (2207PC133)** | | | | |
| | 129037 | 0908F-01-024.000 | ABULIEL ANGELA CHRISTIANA | 9 GAINSWOOD DRIVE E | MARRERO | LA | 70072 |
| | 53695 | 0908E-01-030.000 | ACEVEDO DANIELLA | 100 EAGLE FEATHER LANE | GULFPORT | MS | 39503 |
| | 107102 | 0908D-01-151.000 | ADAIR HOLDINGS LLC | 405 #115TH ST STE 100 | OMAHA | NE | 68154 |
| | 100851 | 0908D-01-054.000 | AHMED MAQHBOOL JAMEEL | 295 WOODCREST DR | LONG BEACH | MS | 39560 |
| | 101500 | 0908D-01-072.000 | ALLBAUGH TERI A | 13470 WINDSONG DRIVE | GULFPORT | MS | 39503 |
| | 101493 | 0908D-01-065.000 | ALLEN INDUSTRIES LLC | 18565 DIAMOND RD | SAUCIER | MS | 39574 |
| | 101490 | 0908D-01-062.000 | ALLEN INDUSTRIES LLC | P O BOX 511 | SAUCIER | MS | 39574 |
| N | 100843 | 0908D-01-044.000 | ALLEN INDUSTRIES LLC | P O BOX 511 | SAUCIER | MS | 39574 |
| N | 100824 | 0908D-01-029.000 | ALLEN INDUSTRIES LLC | P O BOX 511 | SAUCIER | MS | 39574 |
| | 100830 | 0908D-01-037.000 | ALLEN INDUSTRIES LLC | 18565 DIAMOND RD | SAUCIER | MS | 39574 |
| | 57860 | 0908K-02-003.000 | ALLEN LINDA I BURRIL | 11102 LATIMER RD | GULFPORT | MS | 39503 |
| | 105356 | 0908D-01-095.000 | ARCHULETA SHANNON CORINNE | 13476 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 101491 | 0908D-01-063.000 | ARRINGTON SANFORD HENRY MGMT TRUST | 13434 WINDSONG DR | GULFPORT | MS | 39503 |
| | 56922 | 0908D-01-014.000 | ASHTON BAY CW LLC C/O READ PROPERTY G | 4706 18TH AVE | BROOKLYN | NY | 11204 |
| | 129006 | 0908C-01-001.011 | BAKER DONALD G & MARY A -TRUSTEES- | 13059 HARTLEY CIR | GULFPORT | MS | 39503 |
| | 100829 | 0908D-01-032.000 | BAKER PATRICIA W -TRUSTEE- | 14162 E MARCIE RD | GULFPORT | MS | 39503 |
| | 105582 | 0907N-01-003.003 | BANKS ANNEITTA E | 15350 HWY 49 N | GULFPORT | MS | 39503 |
| | 100833 | 0908D-01-034.000 | BANKSTON EARL L JR | 13427 WINDSONG DR | GULFPORT | MS | 39503 |
| | 144635 | 0908C-01-001.046 | BARANELLO JOHN PAUL & PAMELA ANN | 12517 WESTWOOD PLACE | GULFPORT | MS | 39503 |
| | 129036 | 0908F-01-023.000 | BARBAY JORDAN & JORDAN ABULIEL | 12179 OLD WHISPER CREEK DR | GULFPORT | MS | 39503 |
| | 129031 | 0908F-01-018.000 | BARBAY TROY & JILL JOIA | 12366 THREE RIVERS RD | GULFPORT | MS | 39503 |
| | 1365 | 0908D-01-017.000 | BARBAY TROY ANTHONY & JILL JOIA | 14492 DEDEAUX RD | GULFPORT | MS | 39503 |
| | 105352 | 0908D-01-091.000 | BARNETT DANIEL R & SANDRA K | 13490 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 100835 | 0908D-01-035.000 | BARRY JUDITH MORGAN | 13423 WINDSONG DR | GULFPORT | MS | 39503 |
| | 107103 | 0908D-01-150.000 | BATES STEVEN C | 7722 WEST RASCHER AVE | CHICAGO | IL | 60656 |
| | 101484 | 0908D-01-056.000 | BAUDOIN ALBERT R | 12297 WINDWARD DR | GULFPORT | MS | 39503 |
| | 129045 | 0908F-01-032.000 | BENTZ JULIE | 13095 LAKE FLORENCE DR | GULFPORT | MS | 39503 |
| | 109041 | 0908D-01-185.000 | BETTING SARAH K | 13462 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 137352 | 0907N-01-001.055 | BIHLMEYER ELENA | 13027 TURTLE CREEK PKWY | GULFPORT | MS | 39503 |
| | 141424 | 0908F-01-071.000 | BLACKMORE PAUL HOWARD & CHERIE LYNN | 13337 KINDER DR | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 100852 | 0908D-01-055.000 | BLOOM JULIE R | 12301 WINDWARD DR | GULPORT | MS | 39503 |
| | 100832 | 0908D-01-038.000 | BOGOLIN MORGAN D | 13411 WINDSONG DR | GULFPORT | MS | 39503 |
| | 53697 | 0908E-01-032.000 | BONDS ELLIS BRYANT & CARMEN JOAN | 102 WARPATH TR | GULFPORT | MS | 39503 |
| | 129050 | 0908C-01-001.024 | BORMANN LEAANN | 13058 MIDLAND COVE | GULFPORT | MS | 39503 |
| | 145664 | 0908C-01-001.077 | BOST GARY B & DONNA M | 12554 ALPHABET RD | GULFPORT | MS | 39503 |
| | 100831 | 0908D-01-033.000 | BOWEN JOSEPH A & SHERRY A | 13431 WINDSONG DR | GULFPORT | MS | 39503 |
| | 145665 | 0908C-01-001.078 | BOWEN JOSEPH A & SHERRY A | 12546 ALPHABET RD | GULFPORT | MS | 39503 |
| | 105373 | 0908D-01-112.000 | BOYD TERRENCE & NECAISE TRACY | 13429 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 53698 | 0908E-01-035.000 | BREAULT RUSSELL R & MELISSA | 104 WARPATH TRAIL | GULFPORT | MS | 39503 |
| | 100060 | 0908D-01-013.001 | BROADUS LINDA JARRARD | 18681 HWY 67 | BILOXI | MS | 39532 |
| | 106180 | 0908D-01-013.002 | BROADUS LINDA JARRARD | 18653 HWY 67 | BILOXI | MS | 39532 |
| | 129010 | 0908C-01-001.015 | BRODSKY ELIA & KAYCI A SLAGEL | 12444 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 107079 | 0908D-01-133.000 | BROOKS BARBARA A | 12344 WINDWARD DR | GULFPORT | MS | 39503 |
| | 133994 | 0908J-01-008.002 | BROOKS HOUSTON & KEILA | 13025 ALTA VIDA COURT | GULFPORT | MS | 39503 |
| | 130173 | 0908C-01-001.028 | BROSIG THOMAS J & ROBIN MIDCALF | 12485 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 105355 | 0908D-01-094.000 | BROUSSARD RAYMOND & SARA H KNOBBE | 13478 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 105378 | 0908D-01-117.000 | BROWN VICTORIA | 13447 WINDRIDGE DRIVE | GULFPORT | MS | 39503 |
| | 132275 | 0908D-01-157.002 | BRUCE INA R | 12351 WINDWARD CIRCLE | GULFPORT | MS | 39503 |
| | 109005 | 0908E-01-001.028 | BULLOCK HELEN SUE | 13459 LOCUST HILL DRIVE | GULFPORT | MS | 39503 |
| | 129044 | 0908F-01-031.000 | BURRELL ANDREW C & ASHLEY | 12562 LAKE VILLIAGE DRIVE | GULFPORT | MS | 39507 |
| | 137698 | 0908J-01-007.001 | BURRIL LEE R | 11220 LATIMER RD | GULFPORT | MS | 39503 |
| | 105381 | 0908D-01-120.000 | BUTLER TROY D | 13459 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 109032 | 0908E-01-001.052 | CEBALLOS JOSE M & SAYRA CASTELLANOS | 13424 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 53700 | 0908E-01-037.000 | CHALOULT ROSEMARY B ROUSSEAUX | 102 EAGLE LN | GULFPORT | MS | 39503 |
| | 137357 | 0907N-01-001.060 | CHAMBERLAIN DEBORAH R | 13000 TURTLE CREEK PKWY | GULFPORT | MS | 39503 |
| | 101502 | 0908D-01-074.000 | CHAPMAN HOPE E | 13476 WINDSONG DR | GULFPORT | MS | 39503 |
| | 129003 | 0908C-01-001.008 | CHAPUIS WILLIAM LYNN & BRENDA S | P O BOX 3121 | GULFPORT | MS | 39505 |
| | 113553 | 0908D-01-012.001 | CHEEKS GARY L & DORIS T | 12502 ROAD 236 | GULFPORT | MS | 39503 |
| | 105382 | 0908D-01-121.000 | CLAUSEN TINA | 13463 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 129051 | 0908F-01-036.000 | CLOWER JOHN ROBBINS JR & BARBARA C/O | 2003 BOTTS DR | ARLINGTON | TX | 76012 |
| | 100827 | 0908D-01-026.000 | COFIELD FREDNA E | 13461 WINDSONG DR | GULFPORT | MS | 39503 |
| | 133993 | 0908J-01-008.001 | COLE TABATHA | 13029 ALTA VIDA COURT | GULFPORT | MS | 39503 |
| | 145327 | 0908C-01-001.062 | COOLEY MICHAEL T & WEEKS AMBER M | 12505 ALPHABET RD | GULFPORT | MS | 39503 |
| | 107104 | 0908D-01-149.000 | COOPER GEORGE S | 12407 WINDWARD CIRCLE | GULFPORT | MS | 39503 |
| | 145659 | 0908C-01-001.072 | COYLE ALAN & MARYLEE | 12545 ALPHABET RD | GULFPORT | MS | 39503 |
| | 109051 | 0908D-01-191.000 | CRAWFORD KEYATA L | 13438 LOCUST HILL DRIVE | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 105353 | 0908D-01-092.000 | CREED SHEILA D | 13486 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 129002 | 0908C-01-001.007 | CROMWELL JASON & JOANIE | P O BOX 3597 | GULFPORT | MS | 39505 |
| | 101489 | 0908D-01-061.000 | CUEVAS TRUDY A | 23323 ROAD 357 | KILN | MS | 39556 |
| | 127923 | 0908F-01-006.000 | CULLINANE WILLIAM R JR & SARAH R | 12203 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 107096 | 0908D-01-157.000 | D'AUTEUIL LINDA WALTERS | 12343 WINDWARD DR | GULFPORT | MS | 39503 |
| | 145188 | 0908E-01-001.107 | DAINES JUDY & KENNETH | 12208 MUSIC ST | GULFPORT | MS | 39503 |
| | 106826 | 0908D-01-056.001 | DALEY KYLE H | 911 WINBORN CHAPEL RD | LUCEDALE | MS | 39452 |
| N | 101486 | 0908D-01-058.000 | DALEY KYLE H | 911 WINBORN CHAPEL RD | LUCEDALE | MS | 39452 |
| | 100845 | 0908D-01-045.000 | DALEY PROPERTIES LLC | 911 WINBORN CHAPEL RD | LUCEDALE | MS | 39452 |
| | 105360 | 0908D-01-099.000 | DAVIS CHELSEA L | 13460 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 107092 | 0908D-01-145.000 | DAVIS CHRISTOPHER A | 2470 W SHORE DR | BILOXI | MS | 39532 |
| | 105343 | 0908D-01-082.000 | DAVIS TAMMY D | 13514 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 53707 | 0908E-01-045.000 | DAVISON MICHAEL A & LAKISHA T | 104 TOMAHAWK TRAIL | GULFPORT | MS | 39503 |
| | 100841 | 0908D-01-043.000 | DE VILLA MARIA D VELEZ | 2150 BAYWOOD DR | BILOXI | MS | 39532 |
| | 137361 | 0907N-01-001.064 | DEGEORGE CHRISTOPHER M | 13026 TURTLE CREEK PARKWAY | GULFPORT | MS | 39503 |
| | 129038 | 0908F-01-025.000 | DEGEORGE DOUGLASS DON & APRIL JOY | 12191 OLD WHISPER CREEK | GULFPORT | MS | 39503 |
| | 144646 | 0908C-01-001.057 | DEL RIO EDDY M & LISA Y | 12512 WESTWOOD PLACE | GULFPORT | MS | 39503 |
| | 53666 | 0908E-01-029.000 | DEMAGGIO WANDA F | 127 RESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 134530 | 0908F-01-002.055 | DEMOLA MICHAEL C & SUZANNE | 11993 MUSIC ST | GULFPORT | MS | 39503 |
| | 109038 | 0908D-01-181.000 | DENHART EILEEN | 13472 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 129016 | 0908C-01-001.021 | DENNIS PADRICK D & MARY M | 12473 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 56948 | 0808A-01-001.000 | DESTINY CHURCH INC | 12401 THREE RIVERS RD | GULFPORT | MS | 39503 |
| | 56910 | 0908D-01-002.000 | DOBSON BERNICE C/O LISA JONES | 7190 GUSTINE ROAD | KILN | MS | 39556 |
| | 109009 | 0908E-01-001.030 | DONOHOE KATHERINE E | 13445 LOCUST HILL DRIVE | GULFPORT | MS | 39503 |
| | 129000 | 0908C-01-001.005 | DOUGLAS DAVID EUGENE & GRACE ELAINE | 13024 HARTLEY CIR | GULFPORT | MS | 39503 |
| | 100826 | 0908D-01-030.000 | DOWDLE JUSTIN W | 13443 WINDSONG DRIVE | GULFPORT | MS | 39503 |
| | 107086 | 0908D-01-140.000 | EDER JESSE FRANZ | 3224 CARDINAL DR A | GULFPORT | MS | 39501 |
| | 105351 | 0908D-01-090.000 | EDWARDS KEAIR | 13494 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 53710 | 0908E-01-046.000 | EDWARDS SANDRA M | 103 TOMAHAWK TRAIL | GULFPORT | MS | 39503 |
| | 109023 | 0908E-01-001.042 | EILERMANN JANET & TERRY TOLAR | 14352 CHESTWOOD COVE | GULFPORT | MS | 39503 |
| | 141421 | 0908F-01-068.000 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 144637 | 0908C-01-001.048 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 144644 | 0908C-01-001.055 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 144645 | 0908C-01-001.056 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145185 | 0908E-01-001.104 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145189 | 0908E-01-001.108 | ELLIOTT HOMES LLC | 1402 PASS ROAD | GULFPORT | MS | 39501 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| N | 145183 | 0908E-01-001.102 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145180 | 0908E-01-001.099 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145181 | 0908E-01-001.100 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145326 | 0908C-01-001.061 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145660 | 0908C-01-001.073 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145661 | 0908C-01-001.074 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145654 | 0908C-01-001.067 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145656 | 0908C-01-001.069 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145657 | 0908C-01-001.070 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145666 | 0908C-01-001.079 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| N | 145662 | 0908C-01-001.075 | ELLIOTT HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| | 129004 | 0908C-01-001.009 | ENNIS BRADLEY A | 13051 HARTLEY CIRCLE | GULFPORT | MS | 39503 |
| | 127924 | 0908F-01-003.000 | EPPERT MELAINE S | 12212 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 145187 | 0908E-01-001.106 | ERICKSON MATTHEW EDWARD -ETAL- | 12212 MUSIC ST | GULFPORT | MS | 39503 |
| | 105358 | 0908D-01-097.000 | ESNAULT EARL JR & EMILY | 13468 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 130174 | 0908C-01-001.029 | FAIRLEY CLAYTON & REBECA | 19219 ROAD 223 | SAUCIER | MS | 39574 |
| | 105585 | 0907N-01-003.006 | FAMILY WORSHIP CENTER OF GULFPORT I | 15011 PARKWOOD DRIVE | GULFPORT | MS | 39503 |
| | 109014 | 0908E-01-001.037 | FARRELL MEAGHAN E & SCHEXNAILDER C | 13397 LOCUST HILL DRIVE | GULFPORT | MS | 39503 |
| | 101485 | 0908D-01-057.000 | FITZGERALD SUZETTE W | 13402 WINDSONG DRIVE | GULFPORT | MS | 39503 |
| | 56917 | 0908D-01-010.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 56919 | 0908D-01-009.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 56925 | 0908D-01-015.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 56926 | 0908D-01-013.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 56884 | 0908B-01-006.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | M3 | 39503 |
| N | 56923 | 0908D-01-011.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 129035 | 0908F-01-022.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 130171 | 0908C-01-001.026 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 129048 | 0908F-01-035.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 130170 | 0908C-01-001.025 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133010 | 0908C-01-001.035 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133006 | 0908C-01-001.031 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133007 | 0908C-01-001.032 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133008 | 0908C-01-001.033 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 129013 | 0908C-01-001.018 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 129012 | 0908C-01-001.017 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133039 | 0908F-01-040.002 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |

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|---|---|---|---|---|---|---|---|
| N | 129055 | 0908F-01-040.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 129042 | 0908F-01-029.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133020 | 0908F-01-050.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 129040 | 0908F-01-027.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133015 | 0908F-01-045.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133016 | 0908F-01-046.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 127918 | 0908C-01-001.001 | FLORENCE GARDENS LLC | 12271 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133041 | 0908F-01-040.004 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 129043 | 0908F-01-030.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133012 | 0908F-01-042.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133009 | 0908C-01-001.034 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 133040 | 0908F-01-040.003 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 133038 | 0908F-01-040.001 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 133019 | 0908F-01-049.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 16132 | 0908E-01-001.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 56947 | 0908F-01-001.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 100817 | 0908E-01-001.001 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 145196 | 0908E-01-001.115 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145166 | 0908E-01-001.085 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145167 | 0908E-01-001.086 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145169 | 0908E-01-001.088 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145171 | 0908E-01-001.090 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145172 | 0908E-01-001.091 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145173 | 0908E-01-001.092 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145186 | 0908E-01-001.105 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145175 | 0908E-01-001.094 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145176 | 0908E-01-001.095 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145177 | 0908E-01-001.096 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145178 | 0908E-01-001.097 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 145179 | 0908E-01-001.098 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
| N | 1 | 0908C-01-001.000 | FLORENCE GARDENS LLC | 12321 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| N | 145667 | 0908C-01-001.080 | FLORENCE GARDENS LLC | 12321 PRESERVATION DR | GULFPORT | MS | 39503 |
|  | 56914 | 0908D-01-003.000 | FLOWERS KEVIN ETAL | 12486 ROAD 237 | GULFPORT | MS | 39503 |
|  | 106587 | 0908F-01-001.001 | FORE WALLACE C | P O BOX 3058 | GULFPORT | MS | 39505 |
|  | 2973 | 0908G-01-003.000 | FORE WALLACE C | 14270 CREOSOTE RD | GULFPORT | MS | 39503 |
|  | 145324 | 0908C-01-001.059 | FORTSON STEVEN WILLIAM & CATHY LYNN | 12529 ALPHABET RD | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 129008 | 0908C-01-001.013 | FOX DUNCAN | 12396 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 129011 | 0908C-01-001.016 | FOX JOHN RUSSELL & ANNE BAXTER | 12448 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 137353 | 0907N-01-001.056 | FRANCWAY MINNFEE JOHN & ANDREA | 13021 TURTLE CREEK PARKWAY | GULFPORT | MS | 39503 |
| | 141425 | 0908F-01-072.000 | FREEMAN JUDY E | 13333 KINDER DR | GULFPORT | MS | 39503 |
| | 105379 | 0908D-01-118.000 | FREEMONT PROPERTIES LLC | 37 COMPASS POINT WAY S #425 | INLET BEACH | FL | 32461 |
| | 129027 | 0908F-01-014.000 | FREITAG JOE & MARLA | P O BOX 2277 | BAY ST LOUIS | MS | 39521 |
| | 129009 | 0908C-01-001.014 | GADDY BRYAN & HANNAH | 12440 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 145331 | 0908C-01-001.066 | GAGNE CONSTANCE | 12506 ALPHABET RD | GULFPORT | MS | 39503 |
| | 141422 | 0908F-01-069.000 | GAGNON MARK & SUSAN | 13568 WINDROSE CIRCLE | GULFPORT | MS | 39503 |
| | 129014 | 0908C-01-001.019 | GIBSON JASON & ERIN L | 12469 PERSEVTION DR | GULFPORT | MS | 39503 |
| | 129015 | 0908C-01-001.020 | GIBSON JASON THOMAS & ERIN LYNN | 12469 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 109025 | 0908E-01-001.048 | GIBSON MARTHA M | 13408 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 109024 | 0908E-01-001.047 | GIBSON MARTHA M | 13408 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 101496 | 0908D-01-068.000 | GILL MATTHEW | 13454 WINDSONG DR | GULFPORT | MS | 39503 |
| | 141335 | 0908F-01-055.000 | GILREATH MICHAEL H & CYNTHIA | 13307 KINDER DR | GULFPORT | MS | 39503 |
| | 107101 | 0908D-01-152.000 | GLORIA TAMMY MARIE | 12393 WINDWARD CIR | GULFPORT | MS | 39503 |
| | 129028 | 0908F-01-015.000 | GOFF JOHN R & CYNTHIA L | 12224 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 137359 | 0907N-01-001.062 | GOLD COMPANIES LLC | 196 BIENVILLE BLVD | BOURG | LA | 70343 |
| | 129024 | 0908F-01-011.000 | GOLDIN ALAN H & HOPE U | 12223 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 133021 | 0908F-01-051.000 | GOLDIN JASON | 13099 LAKE FLORENCE RD | GULFPORT | MS | 39503 |
| | 140955 | 0908C-01-001.037 | GOLDIN MARTIN C | 12503 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 127927 | 0908F-01-007.000 | GOLDIN MICHAEL & RUSSELL -TRUSTEES- | 13124 LAKE FLORENCE RD | GULFPORT | MS | 39503 |
| | 141415 | 0908F-01-062.000 | GOLDIN RYAN M | 12503 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 127922 | 0908F-01-005.000 | GOLDIN SCOTT LEE | 12207 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 127928 | 0908F-01-008.000 | GOLDIN STEVEN L & DEBORAH H | 13123 LAKE FLORENCE RD | GULFPORT | MS | 39503 |
| N | 133018 | 0908F-01-048.000 | GOLDIN STEVEN L & DEBORAH H | 13123 LAKE FLORENCE RD | GULFPORT | MS | 39503 |
| | 105384 | 0908D-01-123.000 | GOODNIGHT KALYB T | 13471 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 1282 | 0908D-01-007.000 | GOTTLICH HUGO G -EST- | 13363 ONEAL RD | GULFPORT | MS | 39503 |
| N | 56920 | 0908D-01-008.000 | GOTTLICH HUGO GEORGE -EST- | 13363 O'NEAL RD | GULFPORT | MS | 39503 |
| | 127921 | 0908C-01-001.004 | GUIROLA LOUIS JR & STEPHANIE | 12453 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 105345 | 0908D-01-084.000 | GULF COAST HOUSES II LLC | 7301 HIGHWAY 90 E | OCEAN SPRINGS | MS | 39564 |
| N | 101498 | 0908D-01-069.000 | GULF COAST HOUSES II LLC | 7301 HIGHWAY 90 E | OCEAN SPRINGS | MS | 39564 |
| N | 109043 | 0908D-01-186.000 | GULFPORT CITY OF | | GULFPORT | MS | 39501 |
| N | 127930 | 0908F-01-002.000 | GULFPORT CITY OF | | | | 0 |
| N | 133207 | 0908D-01-130.001 | GULFPORT CITY OF | OCT 31,2005 SALE | | | 0 |
| | 109046 | 0908D-01-188.000 | H6 LLC | 13452 LOCUST HILL DR | GULFPORT | MS | 39503 |

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| | 133037 | 0908F-01-037.001 | HAGWOOD TERESA W | 18534 DEER DR | SAUCIER | MS | 39574 |
| N | 129052 | 0908F-01-037.000 | HAGWOOD TERESA W | 18534 DEER DR | SAUCIER | MS | 39574 |
| | 107105 | 0908D-01-148.000 | HALL CLAYTON A | 12404 WINDWARD CIR | GULFPORT | MS | 39503 |
| | 107089 | 0908D-01-142.000 | HANCOCK ANCE J & MICHELE A | 12378 WINDWARD CIR | GULFPORT | MS | 39503 |
| | 105365 | 0908D-01-104.000 | HARPER LORI A | 13201 TIARA DR | GULFPORT | MS | 39503 |
| | 109017 | 0908E-01-001.039 | HARRELL TANESHIA S | 13383 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 134531 | 0908F-01-002.056 | HARWELL WILLIAM D IV & MELISSA | 18294 WILD TURKEY COVE | SAUCIER | MS | 39574 |
| | 129039 | 0908F-01-026.000 | HATTEN W EDWARD JR & KAREN D | 980 COURTHOUSE RD APT 1401 | GULFPORT | MS | 39507 |
| | 145658 | 0908C-01-001.071 | HEAD TRACY G | 12553 ALPHABET ROAD | GULFPORT | MS | 39503 |
| | 109048 | 0908D-01-189.000 | HEFLEY CHAD E & PAULA R | 13448 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 109020 | 0908E-01-001.045 | HIGHTOWER KHALIL | 13398 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 100838 | 0908D-01-041.000 | HILL STEPHANIE & MCDONALD JENNIFER | 13399 WINDSONG DRIVE | GULFPORT | MS | 39503 |
| | 141334 | 0908F-01-054.000 | HINES OWEN CLARK JR & KELLY FLYNN | 13311 KINDER DRIVE | GULFPORT | MS | 39503 |
| | 105350 | 0908D-01-089.000 | HINTON MARION | 13496 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 145184 | 0908E-01-001.103 | HODA BRENDA | 12224 MUSIC ST | GULFPORT | MS | 39503 |
| | 100820 | 0908D-01-027.000 | HOLLIMAN MERLE | 175 PARK STREET | HERNANDO | MS | 38632 |
| | 129034 | 0908F-01-021.000 | HOLMAN JAMES M & MELISSA A | 13134 LAKE FLORENCE RD | GULFPORT | MS | 39503 |
| | 105346 | 0908D-01-085.000 | HOLMES REBEKAH | 13506 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 107106 | 0908D-01-147.000 | HOOD CHARLES | 12402 WINDWARD CIR | GULFPORT | MS | 39503 |
| | 129023 | 0908F-01-010.000 | HOPE TIM R & BETTY A | 12227 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 105372 | 0908D-01-111.000 | HOWARD DARRELL | 13425 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 100849 | 0908D-01-052.000 | HUDSON JENNIFER N | 12316 WOODWARD DRIVE | GULFPORT | MS | 39503 |
| | 137351 | 0907N-01-001.054 | HULETT MIRANDA EVETTE | 13033 TURTLE CREEK PKWY | GULFPORT | MS | 39503 |
| | 109028 | 0908E-01-001.054 | HUSKEY GERALD W & LEA A | 13428 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 141427 | 0908F-01-074.000 | JACKSON AVERY & LAUREN | 13323 KINDER DR | GULFPORT | MS | 39503 |
| | 133157 | 0908D-01-006.002 | JAMISON RONNIE EARL | 20546 JOHNSON RD | LONG BEACH | MS | 39560 |
| | 109022 | 0908E-01-001.046 | JENSEN JOHN M & SHARI LYNN | 11408 JORDON RD | OCEAN SPRINGS | MS | 39565 |
| | 105367 | 0908D-01-106.000 | JOHNSON CHRISTINE MARIE | 13432 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 141423 | 0908F-01-070.000 | JOHNSON ROSALIND D | 2021 ALPHABET RD | GULFPORT | MS | 39503 |
| | 109034 | 0908D-01-179.000 | JOHNSON SHIRLEY | 13478 LOCUST HILL DRIVE | GULFPORT | MS | 39503 |
| | 129054 | 0908F-01-039.000 | JOHNSON STEVEN MICHAEL | 14095 RIDGEWAY DR | GULFPORT | MS | 39503 |
| | 129053 | 0908F-01-038.000 | JOHNSON STEVEN MICHAEL | 14095 RIDGEWAY DR | GULFPORT | MS | 39503 |
| | 100834 | 0908D-01-039.000 | JOHNSON SUSAN A | 13407 WINDSONG | GULFPORT | MS | 39503 |
| | 109011 | 0908E-01-001.031 | JOYCE JOSEPH P & DENISE | 13441 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 109019 | 0908E-01-001.040 | KARANJA PERIS W | 13375 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 130175 | 0908F-01-041.000 | KATSIS KAYE ANNE | 12199 PRESERVATION DR | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 53702 | 0908E-01-039.000 | KENNEDY JOHN & RUTHIE N | 1815 22ND AVE | GULFPORT | MS | 39501 |
| | 105383 | 0908D-01-122.000 | KERR ANTHONY D & STEVEN D | 13467 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 53708 | 0908E-01-048.000 | KIRCH LINDA & PROCTOR ALAN -TRUSTEE | 133 RESERVATION DR | GULFPORT | MS | 39503 |
| | 137362 | 0907N-01-001.065 | KREBS STEVEN KURT & TRACEY LEE | 6316 BISCAYNE AVE | RACINE | WI | 53406 |
| | 144636 | 0908C-01-001.047 | LANDON HOMES LLC | 9113 OLD CCC CAMP ROAD | OCEAN SPRINGS | MS | 39564 |
| | 56882 | 0908B-01-005.000 | LEE DAVID K & BETTY | 12462 O'NEAL RD | GULFPORT | MS | 39503 |
| N | 100056 | 0908B-01-005.001 | LEE DAVID KEITH & BETTY C | 12462 ONEAL RD | GULFPORT | MS | 39503 |
| | 100058 | 0908B-01-005.003 | LEE ELIZABETH W | 12463 ONEAL RD | GULFPORT | MS | 39503 |
| N | 134858 | 0908B-01-005.004 | LEE ELIZABETH W | 12463 O'NEAL RD | GULFPORT | MS | 39503 |
| | 81211 | 0908D-01-018.001 | LEE HAZEL J | 12356 THREE RIVERS RD | GULFPORT | MS | 39503 |
| | 134006 | 0908J-01-008.014 | LEE RALPH H III | 13020 ALTA VIDA CT | GULFPORT | MS | 39503 |
| | 101497 | 0908D-01-070.000 | LEE YUJIN | 13462 WINDSONG DR | GULFPORT | MS | 39503 |
| | 145328 | 0908C-01-001.063 | LEIGH STANLEY & WYNELL | 12530 ALPHABET RD | GULFPORT | MS | 39503 |
| | 100840 | 0908D-01-047.000 | LENIG TRISTEN A | 12294 WINWARD DRIVE | GULFPORT | MS | 39503 |
| | 105354 | 0908D-01-093.000 | LEPOMA JEREMY & AMANDA | 13482 WINDRIDGE DRIVE | GULFPORT | MS | 39503 |
| | 129025 | 0908F-01-012.000 | LIEBERMAN STACY RESIDENCE TRUST | 14231 SEAWAY RD STE 7000 | GULFPORT | MS | 39503 |
| | 105581 | 0907N-01-003.007 | LOFTIN CONSORCIA S -TRUSTEE- | 14481 AUTUMN CHASE | GULFPORT | MS | 39503 |
| | 130172 | 0908C-01-001.027 | LOVELL FRANK A & NANCY D | 40 54TH ST | GULFPORT | MS | 39507 |
| | 105375 | 0908D-01-114.000 | LOYD DAWN R | 346 INDIAN PARK DR | MURFREESBORO | TN | 37128 |
| | 105362 | 0908D-01-101.000 | LU FEN | 3936 DAVID LN | GULFPORT | MS | 39503 |
| | 145174 | 0908E-01-001.093 | MANAS KENNETH SALVADOR & MICKI LE | 13304 HAWK PLACE | GULFPORT | MS | 39503 |
| | 141413 | 0908F-01-060.000 | MARSHALL CHAD E & JARRID HILL | 13318 KINDER DR | GULFPORT | MS | 39503 |
| | 141414 | 0908F-01-061.000 | MASSEY CHARLES P | 13322 KINDER DR | GULFPORT | MS | 39503 |
| | 137360 | 0907N-01-001.063 | MAXWELL SHANE & JAIDEN | 13020 TURTLE CREEK PARKWAY | GULFPORT | MS | 39503 |
| | 105376 | 0908D-01-115.000 | MCARTHUR KIRA | 13439 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 105347 | 0908D-01-086.000 | MCCALEB STORMIE | 1224 29TH ST,APT 1010 | GULFPORT | MS | 39501 |
| | 100850 | 0908D-01-053.000 | MCCARLEY ROGER L | 12309 WINDWARD DR | GULFPORT | MS | 39503 |
| | 127920 | 0908C-01-001.003 | MCCULLOUGH MICHAEL S & JENNIFER | 12457 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 105363 | 0908D-01-102.000 | MCELORY DAVID R & HEATHER R | 1583 RACHEL DRIVE | BILOXI | MS | 35932 |
| | 145170 | 0908E-01-001.089 | MCFARLAND JAMES A & SARAH O | 13320 HAWK PLACE | GULFPORT | MS | 39503 |
| | 100844 | 0908D-01-049.000 | MCGEE VICTOR T & JANICE R | 12302 WINDWARD DR | GULFPORT | MS | 39503 |
| | 56912 | 0908D-01-005.000 | MCINNIS SYLVIA JEANETTE | 14055 JOHN CLARK RD #3A | GULFPORT | MS | 39503 |
| | 56915 | 0908D-01-006.000 | MCINNIS SYLVIA JEANETTE | 14055 JOHN CLARK RD #3A | GULFPORT | MS | 39503 |
| | 137354 | 0907N-01-001.057 | MCQUEEN GOLDENA MARTHENA -ESTATE- | 13015 TURTLE CREEK PKWY | GULFPORT | MS | 39503 |
| | 144643 | 0908C-01-001.054 | MCSHANE PATRICK O II & PHYLLIS A | 12528 WESTWOOD PLACE | GULFPORT | MS | 39503 |
| | 129041 | 0908F-01-028.000 | MCVAY LARRY C II & EDIRNE A | 12190 OLD WHISPER CREEK DR | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 145325 | 0908C-01-001.060 | MELLO JOAQUIN NICOLAS & NICOLE T | 12521 ALPHABET RD | GULFPORT | MS | 39503 |
| | 141412 | 0908F-01-059.000 | MICHELLI MADELEINE | 13314 KINDER DRIVE | GULFPORT | MS | 39503 |
| | 53699 | 0908E-01-036.000 | MIGLIACCIO JAMES A & YOLANDA W | 101 WARPATH TRL | GULFPORT | MS | 39503 |
| | 107100 | 0908D-01-153.000 | MILLS CHANCELLOR L & JORDYN K | 12375 WINDWARD CIRCLE | GULFPORT | MS | 39503 |
| | 105387 | 0908D-01-126.000 | MISITA FRANK E | 15319 DUCKWORTH RD | GULFPORT | MS | 39503 |
| | 56934 | 0908D-01-016.000 | MITCHELL MELISSA | 17581 OLD HIGHWAY 49 | SAUCIER | MS | 39574 |
| | 129007 | 0908C-01-001.012 | MITCHELL ROBERT ARTHUR | 13063 HARTLEY CIR | GULFPORT | MS | 39503 |
| | 101487 | 0908D-01-059.000 | MIZELL BARRY C & MIRANDA G | 13416 WINDSONG DR | GULFPORT | MS | 39503 |
| | 107082 | 0908D-01-136.000 | MJP DEVELOPMENT LLC | 15240 CREOSOTE RD | GULFPORT | MS | 39503 |
| | 105370 | 0908D-01-109.000 | MOEINI MOHAMMAD | P O BOX 8833 | GULFPORT | MS | 39506 |
| N | 109015 | 0908E-01-001.038 | MOEINI MOHAMMAD | P O BOX 8833 | GULFPORT | MS | 39506 |
| | 53705 | 0908E-01-043.000 | MOODY ARTIES JONES JR & SHARON L | 100 TOMAHAWK TRAIL | GULFPORT | MS | 39503 |
| | 53665 | 0908E-01-028.000 | MOORE CHRISTOPHER M | 125 RESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 109037 | 0908D-01-183.000 | MOORE ROY ANDREW | 13468 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 100846 | 0908D-01-050.000 | MORGAN REBECCA LYNNE | 12306 WINDWARD DR | GULFPORT | MS | 39503 |
| | 109006 | 0908E-01-001.033 | MULLER LORI G | P O BOX 2224 | GULFPORT | MS | 39505 |
| | 137356 | 0907N-01-001.059 | MY COTTAGE HOMES LLC | 1402 PASS RD | GULFPORT | MS | 39501 |
| | 105359 | 0908D-01-098.000 | NARGOT VINCENT | 13464 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 100822 | 0908D-01-028.000 | NOBLE AUSTIN TYLER | 13453 WINDSONG DR | GULFPORT | MS | 39503 |
| | 53704 | 0908E-01-042.000 | NOERNBERG WILLIAM E II & | ASHLIE RENEE WYATT | GULFPORT | MS | 39503 |
| | 129029 | 0908F-01-016.000 | NORRIS JACK R & STEPHANIE D | 12216 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 107080 | 0908D-01-134.000 | OLIVER MARY E | 12350 WINDWARD CIR | GULFPORT | MS | 39503 |
| | 107085 | 0908D-01-139.000 | OLSON JAMES MICHAEL | 12372 WINDWARD CIR | GULFPORT | MS | 39503 |
| | 127919 | 0908C-01-001.002 | OTERO MICHAEL & STACEY L | 12461 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 109030 | 0908E-01-001.055 | OVERSHON KASSIE N | 13434 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 100847 | 0908D-01-046.000 | PALMER RACHEL V | 12288 WINDWARD DR | GULFPORT | MS | 39503 |
| | 56911 | 0908D-01-001.000 | PARKER PATRICIA & LOCKRIDGE J | 104 WEST CHIPWOOD DR | GULFPORT | MS | 39503 |
| | 107077 | 0908D-01-131.000 | PATHWAY RENTALS LLC | 12410 BEAU FOREST DR | GULFPORT | MS | 39503 |
| | 109039 | 0908D-01-184.000 | PATTON SYBIL N | C/O GULF TITLE COMPANY INC | GULFPORT | MS | 39503 |
| | 144633 | 0908C-01-001.044 | PERSERVATION HOMES LLC | 14231 SEAWAY RD, STE 7009 | GULFPORT | MS | 39503 |
| | 105348 | 0908D-01-087.000 | PETERSON JOHN | 13500 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 145663 | 0908C-01-001.076 | PETERSON TODD MICHAEL & JANA MARIE | 12562 ALPHABET RD | GULFPORT | MS | 39503 |
| | 107090 | 0908D-01-143.000 | PFLUG LISA | 25580 ELMER LADNER RD | PASS CHRISTIAN | MS | 39571 |
| | 137358 | 0907N-01-001.061 | PHAN JENNIFER HUYEN & HO GIAU THI N | 13008 TURTLE CREEK PKWY | GULFPORT | MS | 39503 |
| | 141333 | 0908F-01-053.000 | PIZZETTA DANETTE SHAW | 13315 KINDER DR | GULFPORT | MS | 39503 |
| | 129033 | 0908F-01-020.000 | POOLE CRYSTAL DANIEL & MARCUS | 13140 LAKE FLORENCE ROAD | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 145655 | 0908C-01-001.068 | POOLE LARRY SR & CRYSTAL A | 12577 ALPHABET ROAD | GULFPORT | MS | 39503 |
| | 107081 | 0908D-01-135.000 | PORNOVETS MICHAEL J | 12354 WINDWARD CIR | GPT | MS | 39503 |
| | 144634 | 0908C-01-001.045 | PRESERVATION HOMES LLC | 14231 SEAWAY RD, STE 7009 | GULFPORT | MS | 39503 |
| | 109008 | 0908E-01-001.034 | PRUITT KETURAH | 13425 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 109018 | 0908E-01-001.044 | PRUITT LEON D & CATHY A | 13394 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 112125 | 0908J-01-009.002 | RANDALL GLYNNIS D | 27 JAY DR | GULFPORT | MS | 39503 |
| | 57859 | 0908K-02-001.000 | RANDALL JIMMY & GLYNNIS | 27 JAY DRIVE | GULFPORT | MS | 39503 |
| | 93312 | 0907O-01-023.023 | RANKIN OTIS G & DEBRA S | 12530 O'NEAL RD | GULFPORT | MS | 39503 |
| | 109044 | 0908D-01-187.000 | RAVENELL KENNETH L & AYN D | 13456 LOCUST HILLS DR | GULFPORT | MS | 39503 |
| | 141336 | 0908F-01-056.000 | REGISTER MARK A & JANICE M | 13303 KINDER DR | GULFPORT | MS | 39503 |
| | 141426 | 0908F-01-073.000 | RICE SIDNEY EARL JR & SHELLY | 13327 KINDER DR | GULFPORT | MS | 39503 |
| | 145182 | 0908E-01-001.101 | RIVERS SHELIA L | 13309 HAWK PL | GULFPORT | MS | 39503 |
| | 105344 | 0908D-01-083.000 | ROBERTSON WILLIAM BOYD & ANDREA S C/ | 2580 CARE DRIVE #2 | TALLAHASSEE | FL | 32308 |
| | 104211 | 0908B-01-006.001 | ROBINSON ALVIA L & PAULA A | 12485 O'NEAL RD | GULFPORT | MS | 39503 |
| | 127929 | 0908F-01-009.000 | ROGERS JOHN M & CATHERINE | 13310 WESTMINISTER BLVD | GULFPORT | MS | 39503 |
| | 109050 | 0908D-01-190.000 | RUSSELL JOYCE | 13442 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 105374 | 0908D-01-113.000 | RYLAND JOHN M | 13431 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 109010 | 0908E-01-001.035 | SAUSSY CHARLES | 1025 MADSEN AVE | WIGGINS | MS | 39577 |
| | 107098 | 0908D-01-155.000 | SCHLEY PATRICIA | 12365 WINDWARD CIRCLE | GULFPORT | MS | 39503 |
| | 100839 | 0908D-01-042.000 | SCOTT RACHAEL J | 13395 WINDSONG DR | GULFPORT | MS | 39503 |
| | 107091 | 0908D-01-144.000 | SEAL AARON J | 17173 ORANGE GROVE RD | GULFPORT | MS | 39503 |
| | 129017 | 0908C-01-001.022 | SERNA MARVIN JR | 12477 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 53696 | 0908E-01-031.000 | SIMMONS HARVEY G -L/E- | 100 WARPATH TRAIL | GULFPORT | MS | 39503 |
| | 145329 | 0908C-01-001.064 | SISSON FALON R & ADAM P | 12522 ALPHABET RD | GULFPORT | MS | 39503 |
| | 100836 | 0908D-01-040.000 | SLIKER KATHIE | 13403 WINDSONG DR | GULFPORT | MS | 39503 |
| | 53703 | 0908E-01-040.000 | SMITH FREDDIE M | 101 EAGLE FEATHER LN | GULFPORT | MS | 39503 |
| | 109012 | 0908E-01-001.036 | SMITH RODERICK E | 13401 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 129005 | 0908C-01-001.010 | SMITH RONNIE J & JESSICA ANNE | 13055 HARTLEY CIRCLE | GULFPORT | MS | 39503 |
| | 109031 | 0908E-01-001.051 | SMITH RYAN C & AMY | 13416 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 130374 | 0908K-02-002.001 | SONNIER CONNIE & RUSSELL | 11130 LATIMER RD | GULFPORT | MS | 39503 |
| | 5840 | 0908K-02-002.000 | SONNIER RUSSELL J & CONNIE R | 11120 LATIMER RD | GULFPORT | MS | 39503 |
| | 132276 | 0908D-01-157.001 | SORIANO GEORGE ENRIQUE | 12347 WINDWARD DR | GULFPORT | MS | 39503 |
| | 107087 | 0908D-01-141.000 | SPEARS JAMARIO | 12376 WINDWARD CIRCLE | GULFPORT | MS | 39503 |
| | 144647 | 0908C-01-001.058 | SPIERS BENNIE P & DEBRA J | 12508 WESTWOOD PL | GULFPORT | MS | 39503 |
| | 56913 | 0908D-01-004.000 | SPOONER JOHN J & BETTIE F | 11 PROGRESS RD | BROOKLYN | MS | 39425 |
| | 100059 | 0908D-01-002.001 | SPOONER JOHN JOSEPH JR | 12488 ROAD 237 | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 133005 | 0908C-01-001.030 | STANICH CHARLES A & ROXANNE Q | 3505 FORREST PRESERVE CIR | GAUTIER | MS | 39553 |
| N | 107076 | 0908D-01-130.000 | STATE OF MISSISSIPPI | OCT 31,2005 SALE | | | 0 |
| | 101488 | 0908D-01-060.000 | STERNBERG MICHAEL JOSEPH | 13422 WINDSONG DR | GULFPORT | MS | 39503 |
| | 101501 | 0908D-01-073.000 | STEWART SAMUEL J & CALLIE B | 13474 WINDSONG DR | GULFPORT | MS | 39503 |
| | 109021 | 0908E-01-001.041 | STICKLER RICHARD L & JACKIE F | 13374 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 56972 | 0808A-01-018.000 | STIVER DORIS M -EST- | 12387 THREE RIVERS RD | GULFPORT | MS | 39503 |
| | 107084 | 0908D-01-138.000 | STREETER MELISSA M | 12368 WINDWARD DRIVE | GULFPORT | MS | 39503 |
| | 105369 | 0908D-01-108.000 | SULLIVAN KATHY LUCILLE | 13420 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 101494 | 0908D-01-066.000 | SUMMIT SAMANTHA D & BROWN JEFFREY B | 13446 WINDSONG DR | GULFPORT | MS | 39503 |
| | 127925 | 0908F-01-004.000 | SUROWIEC WALTER J & CARTER KRISTINE | 12208 PRESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 129047 | 0908F-01-034.000 | SUROWIEC WALTER JOSEPH | 13081 LAKE FLORENCE RD | GULFPORT | MS | 39503 |
| | 53709 | 0908E-01-047.000 | TATE BARBARA E & TURNER CARLOTTA | 101 TOMAHAWK TRAIL | GULFPORT | MS | 39503 |
| | 137355 | 0907N-01-001.058 | TATE COREY RENEE JR | 13009 TURTLE CREEK PKWY | GULFPORT | MS | 39503 |
| | 109016 | 0908E-01-001.043 | TAYLOR SHARINDA R | 13386 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 105380 | 0908D-01-119.000 | TETLEY JACQUELINE | 13455 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 100828 | 0908D-01-031.000 | THERIOT WARREN J JR & DIANA M | 13439 WINDSONG DR | GULFPORT | MS | 39503 |
| | 105366 | 0908D-01-105.000 | THOMPSON ROBERT F | 13436 WINDRIDGE DRIVE | GULFPORT | MS | 39503 |
| | 105349 | 0908D-01-088.000 | THRASHER JAMES A & MARSHA D | 13498 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 53664 | 0908E-01-027.000 | TODA ANDA | 123 RESERVATION DRIVE | GULFPORT | MS | 39503 |
| | 53668 | 0908E-01-041.000 | TOLAR TERRY & JANET EILERMANN | 2620 RUE PALAFOX | BILOXI | MS | 39531 |
| | 100842 | 0908D-01-048.000 | TOLER TERRY & EILERMANN JANET | 2620 RUE PALAFOX | BILOXI | MS | 39531 |
| | 100848 | 0908D-01-051.000 | TOMOHAWK PROPERTIES LLC | 7247 LIVE OAK WAY | PASS CHRISTIAN | MS | 39571 |
| | 105361 | 0908D-01-100.000 | TOPP RICHARD G & DEBRA T | 16 NORTH POINT | HATTIESBURG | MS | 39402 |
| | 129026 | 0908F-01-013.000 | TRAN JOHN H & TRAN H NGUYEN-TRUSTEE | 12215 PRESERVATION DR | GULFPORT | MS | 39503 |
| | 57929 | 0908J-01-007.000 | TREES LAURIE R | 11206 LATIMER RD | GULFPORT | MS | 39503 |
| | 107099 | 0908D-01-154.000 | TROPHY FISH LLC | 2347 LOST CHANNEL | BILOXI | MS | 39531 |
| | 105371 | 0908D-01-110.000 | TTLBL LLC | 4747 EXECUTIVE DR STE 510 | SAN DIEGO | CA | 92121 |
| | 105368 | 0908D-01-107.000 | TURNER CASSANDRA D | 13428 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 144239 | 0907N-01-001.099 | TURTLE CREEK HOME OWNERS ASSOC | 181 MAIN ST | BILOXI | MS | 39530 |
| N | 144238 | 0907N-01-001.098 | TURTLE CREEK HOME OWNERS ASSOC | 181 MAIN ST | BILOXI | MS | 39530 |
| | 88504 | 0907N-01-001.000 | TURTLE CREEK SUBDIVISION LLC | P O BOX 4579 | HOUSTON | TX | 77210 |
| | 107078 | 0908D-01-132.000 | VALENCIA AARON | 707 E POTTER DRIVE | PHOENIX | AZ | 85024 |
| | 107083 | 0908D-01-137.000 | VALENCIA AARON | 12364 WINDWARD CIR | GULFPORT | MS | 39503 |
| | 105357 | 0908D-01-096.000 | VALENCIA AARON | 707 E POTTER DR | PHOENIX | AZ | 85024 |
| | 107107 | 0908D-01-146.000 | VANDERMEER MICHELLE A | 12396 WINDWARD CIR | GULFPORT | MS | 39503 |
| | 129032 | 0908F-01-019.000 | VANN MICHAEL A & THERESA | 13144 LAKE FLORENCE RD | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 49019 | 0908D-01-018.000 | VAZQUEZ ERIC CHRISTOPHER | 12344 THREE RIVERS RD | GULFPORT | MS | 39503 |
| | 105388 | 0908D-01-127.000 | VEGA KATHRYN | 11059 LAMEY BRIDGE RD APT 1005 | DIBERVILLE | MS | 39540 |
| | 109035 | 0908D-01-182.000 | VERRET TYLER J | 13470 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 129001 | 0908C-01-001.006 | VO SANG & HONG-AN NGUYEN | 10219 BELLE VUE RD | D'IBERVILLE | MS | 39540 |
| | 56888 | 0908B-01-008.000 | W C FORE TRUCKING CO INC | 14270 CREOSOTE RD | GULFPORT | MS | 39503 |
| | 18019 | 0908J-01-005.000 | W C FORE TRUCKING INC | 14270 CREOSOTE RD | GULFPORT | MS | 39503 |
| N | 105587 | 0908J-01-005.001 | W C FORE TRUCKING INC | 14270 CREOSOTE RD | GULFPORT | MS | 39503 |
| | 53701 | 0908E-01-038.000 | WALDROP FORREST T & MARY C | 105 EAGLE LN | GULFPORT | MS | 39503 |
| | 129046 | 0908F-01-033.000 | WALTZ ROBERT D & BRENDA M | 13087 LAKE FLORENCE DRIVE | GULFPORT | MS | 39503 |
| | 53706 | 0908E-01-044.000 | WANZO VICTORIA L & WILLIE JR | 102 TOMAHAWK TRAIL | GULFPORT | MS | 39503 |
| | 129049 | 0908C-01-001.023 | WARD PHILLIP | 13062 MIDLAND COVE | GULFPORT | MS | 39503 |
| | 105386 | 0908D-01-125.000 | WEBBER BRETT W | 11319 CAMELOT ESTATES DR | GULFPORT | MS | 39503 |
| | 101495 | 0908D-01-067.000 | WELLS FARGO BANK NA | 1 HOME CAMPUS | DES MOINES | IA | 50328 |
| | 142564 | 0908C-01-001.038 | WESSON AUGUSTUS & ASHLEY | 13050 HARTLEY CIRCLE | GULFPORT | MS | 39503 |
| | 101499 | 0908D-01-071.000 | WHITFIELD ARTHUR A | 13466 WINDSONG DR | GULFPORT | MS | 39503 |
| | 107097 | 0908D-01-156.000 | WHITTAKER JOSHUA L & MARIA P | 12359 WINDWARD CR | GULFPORT | MS | 39503 |
| | 133156 | 0908D-01-006.001 | WILSON MICHAEL D | 14121 S SWAN RD | GULFPORT | MS | 39503 |
| | 145330 | 0908C-01-001.065 | WINTER DAVID S & ANNE H | 12514 ALPHABET RD | GULFPORT | MS | 39503 |
| | 145168 | 0908E-01-001.087 | WOLD ROBIN L & GREGORY E | 13328 HAWK PLACE | GULFPORT | MS | 39503 |
| | 109007 | 0908E-01-001.029 | WOODWARD MEREDITH P | 13453 LOCUST HILL DRIVE | GULFPORT | MS | 39503 |
| | 109013 | 0908E-01-001.032 | YATES VALERIE L | 13437 LOCUST HILL DR | GULFPORT | MS | 39503 |
| | 105364 | 0908D-01-103.000 | YELVERTON TRACY G | 13444 WINDRIDGE DR | GULFPORT | MS | 39503 |
| | 118589 | 0907N-01-003.008 | YOCOM BRADLEY A & JEANIE M | 13188 O'NEAL ROAD | GULFPORT | MS | 39503 |
| N | 105584 | 0907N-01-003.005 | YOCOM BRADLEY ALLEN & JEANIE MARIE | 13188 O'NEAL RD | GULFPORT | MS | 39503 |

**RE: General Plan 2207PC133, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908D-01-015.000, 0908E-01-001.000, 0908C-01-001.000, Approval of General Plan for 42-lot and 7-outparcel subdivision (Forest Ridge Phase 2), Zoned R-1-15 (Single-family), R-1-7.5 (Single-family) & T4+ (General Urban Zone "Plus"), Ward 6**

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, July 28, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit http://www.gulfport-ms.gov/agenda/ then click the City of Gulfport Planning Commission for **Thursday, July 28, 2022.** 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.

## 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:**
**IPL0080719**
**Order Status:**
Submitted
**Classification:**
Legals & Public Notices
**Package:**
BLX - Legal Ads
**Final Cost:**
45.00
**Payment Type:**
Account Billed
**User ID:**
IPL0018837

**ACCOUNT INFORMATION**

HARRISON CO DEVELOPMENT IP
12281 INTRAPLEX PKWY
GULFPORT, MS 39503
228-896-5020
mmcgraw@mscoast.org
HARRISON CO DEVELOPMENT

**TRANSACTION REPORT**

**Date**
July 8, 2022 12:11:51 PM EDT
**Amount:**
45.00

**SCHEDULE FOR AD NUMBER IPL00807190**

July 13, 2022
SunHerald (Biloxi)

**PREVIEW FOR AD NUMBER IPL00807190**

**LEGAL NOTICE**
**PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, July 28, 2022 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.

Planning Commission Approval 2207PC122, by owner Jelicia Mallory, tax parcel 0808F-01-001.083, Request for home occupation office use, 12212 Emily Cv, Zoned R-1-10 (Single-family), Ward 7

Resubdivision 2207PC127, by owners Toleado Harper and Grant Curtis, tax parcel 0911D-03-041.000, Divide into two new parcels, 2208 Gulf Ave, Zoned R-2 (Single-family), Ward 3

Resubdivision 2207PC129, by owner T&D Homes, LLC, tax parcel 0810D-03-010.000, Divide into two new parcels, Zoned R-1-5 (Single-family), Ward 3

Zoning Map Amendment 2207PC130, by agent Linda Shaddix, tax parcels 0711K-04-037.002, 0711K-04-020.000, 0711K-04-037.003, &0711K-

04-037.004, Requests to rezone from R-1-7.5 (Single-family) to R-2 (Single-family), 1423 JoEllen Cir, Ward 1
Planning Commission Approval 2207PC131, by owner Misty & Calvin Stevenson, tax parcel 0808D-03-069.000, Request home occupation for a medical care use, 15377 Pinewood Ct, Zoned R-1-10 (Single-family), Ward 7
Zoning Map Amendment 2207PC132, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.000, and 0908E-01-001.001, Requests to rezone from R-1-10 & R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Ward 6
General Plan 2207PC133, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908D-01-015.000, 0908E-01-001.000, 0908C-01-001.000, Approval of General Plan for 42-lot and 7-outparcel subdivision (Forest Ridge Phase 2), Zoned R-1-15 (Single-family), R-1-7.5 (Single-family) & T4+ (General Urban Zone "Plus"), Ward 6
Zoning Map Amendment 2207PC135, by owner Qi Lu, tax parcel 0908M-01-001.000, Request to rezone from R-1-10 (Single-family) to B-2 (General Business), 13283 Dedeaux Rd, Ward 5
This the 7th day of July 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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

# MEMORANDUM

**To:** City of Gulfport Planning Commission

**From:** Greg Holmes, Planning Administrator
Urban Development Department

**Date of Hearing: July 28, 2022**

**Re:** **Zoning Map Amendment 2207PC135:**

Zoning Map Amendment 2207PC135, by owner Qi Lu, tax parcel 0908M-01-001.000, Request to rezone from R-1-10 (Single-family) to B-2 (General Business), 13283 Dedeaux Rd, Ward 5

# Technical Report

*Zoning Map Amendment*

## *GENERAL INFORMATION*

Case File Number: 2207PC135

Hearing Date: July 28, 2022

Current Zoning/Use: R-1-10 / Vacant Lot

Legal: Zoning Map Amendment 2207PC135, by owner Qi Lu, tax parcel 0908M-01-001.000, Request to rezone from R-1-10 (Single-family) to B-2 (General Business), 13283 Dedeaux Rd, Ward 5

## *TECHNICAL DETAILS*

> Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:
>
> When requesting rezoning of real property, **an applicant must prove**, by **clear and convincing evidence**, one of the following:
> 1. That there was a mistake in the original zoning, or
> 2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone approximately 8.11 acres of property from R-1-10 (Single-family) to a B-2 (General business) zone. Currently, the property is vacant. The rezoning request is for a use that is not allowed unless it is in connected with a hotel. More information provided about the proposed use includes; 1) a building used for events would occupy this site, 2) no alcohol sales will be present during events and 3) a private security guard will be present at each events. In addition, the applicant does not give a specific time period for development, only that they will begin "ASAP" on the development of the land. The development will include greenspace, noise buffers, and the pond will also be retained on the property, allowing for a more harmonious and aesthetic setting for the surrounding neighborhoods.

According to the City's 2002 Comprehensive Plan, this area was intended to stay residential in the future land use plan; specifically meaning, the proposed mixed-use zone is encroaching into single-family zones.

The applicant has chosen character change of neighborhood as justification for change of the current zoning district:

1. Mistake or error is not addressed by the applicant.

2. Need is addressed by the applicant as the proposed rezoning will be more aligned with the existing, surrounding neighborhoods already set into place; adding to the "economic growth of the city and immediate area." The building the applicant references to the north is Pepsi Bottling Company.

   Character of growth was addressed by the applicant by stating, "the neighborhood has changed because there is properties to the west of hers that are B-2."

***EXECUTIVE SUMMARY***

The future plan of the City's growth indicated moderate density residential was intended to be the future of this area. In review, from information provided by the applicant it is stated they are providing enough space, landscaping and noise buffers to be harmonious with the surrounding neighborhoods; while, no site plan was provided conveying that information. In addition, the proposed rezoning would not allow for the use of an event center, this rezoning case does not lock in a site plan, and anything could be built.

With the proposed change allowing for anything permitted within the district, one could anticipate more intense uses abutting a single-family subdivision. These include but are not limited to restaurants, parking structures, orthopedic brace manufactures, seafood stores, automobile service and repair establishments, and others.

The Planning Commission could consider a lesser zoning if desired. An R-O, R-B is within the realm of allowing businesses that are considered more harmonious with the surrounding neighborhood.

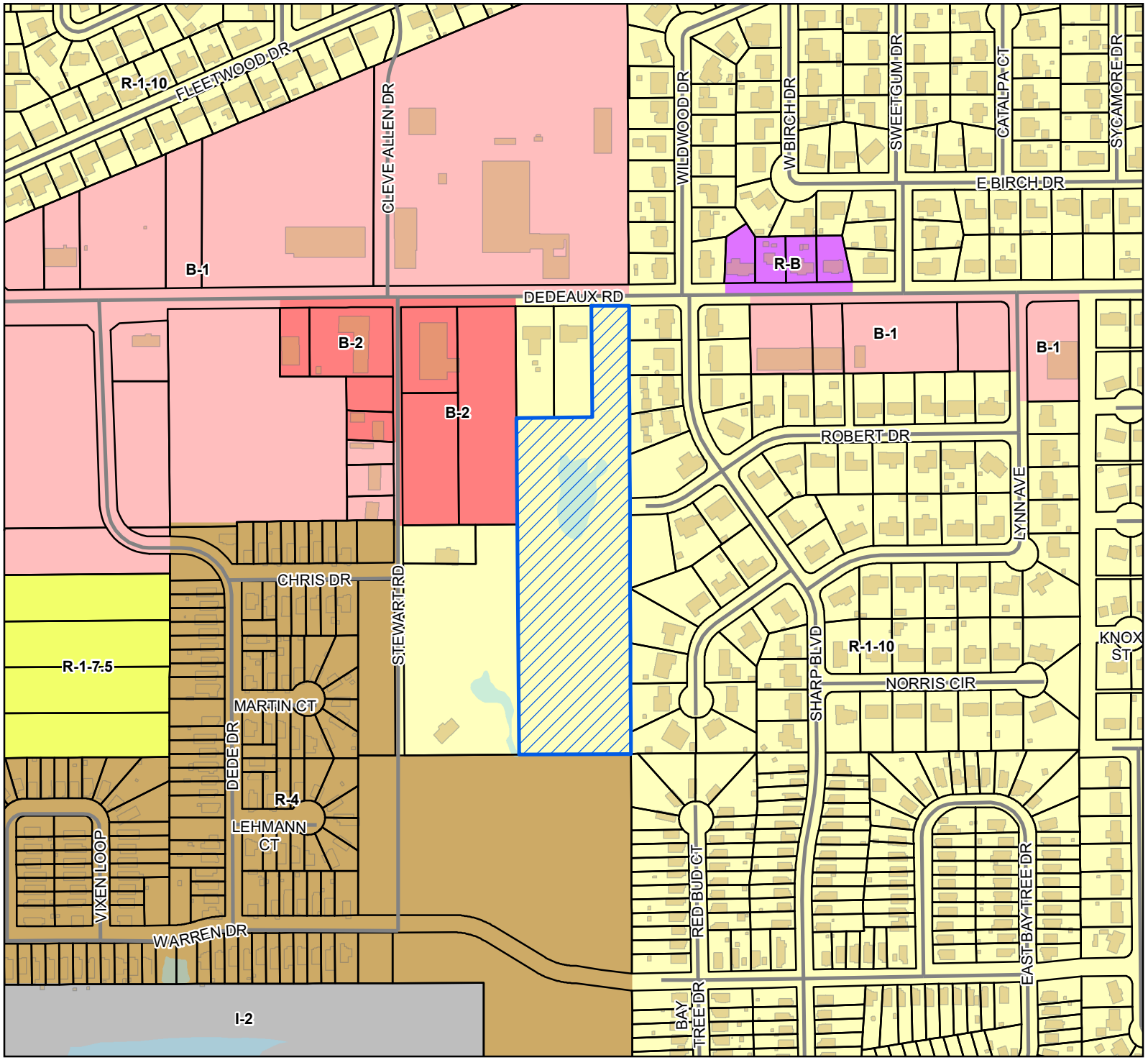
***DIRECTOR APPROVAL***

This report has been reviewed and approved by:

Greg Pietrangelo
Director of Urban Development Department

# 2207PC135

# Zoning Map Amendment




Site
Street
Parcels
Buildings
Water Features

**Zoning**

- B-1 - Neighborhood Business District
- B-2 - General Business District
- I-2 - Heavy Industry District
- R-1-10 - Single Family Residence (Low Density)
- R-1-7.5 - Single Family Residence District (Low Density)
- R-4 - General Residence (High Density)
- R-B - Residence-Business District

**Site Information**

0908M-01-001.000
Zoning: R-1-10 (Single Family)
Size: 353,386 Sq ft
Flood: X

0 60 120 180
Yards
1 inch = 400 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.

Revision date 11/2/2020

$175.00

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

For Staff Use Only

Case File #: 2207PC135

Date Received: 6/07/22

Receipt #:

Received By: CH

Zoning: R-1-10

Ward: 5 Flood: X

Size: 353386 Sqft

# APPLICATION FOR ZONING MAP AMENDMENT/LAND USE RECLASSIFICATION (SMARTCODE)

**Property Information**

TAX PARCEL # 0908M-01-001.000

(If necessary, use separate sheet of paper)

Address of Property Involved: 13283 Dedeaux Rd Gulfport MS 39503

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

General Location:_____

**GENERAL DESCRIPTION OF REQUEST:**

request to rezone the property from ~~R-1-10~~ R-1-10 to B-2 zoning.

**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 reauest.*

OWNER

Qi Lu
Printed Name Of Owner

2349 Sunkist Country Club Rd
Mailing Address

Biloxi MS 39532
City State Zip code

228-596-0661
Home Phone Work/Cell Phone

QILU2000@HOTMAIL.COM
Email

**Signature Of Owner**

AGENT

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

**Signature Of Agent**

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

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

crossing to my property.

To whom it may concern:

This is Qi Lu, the owner of property at "13283 Dedeaux Rd Gulfport MS 39503", the parcel # is 0908M-01-001.000.

I am requesting to rezone the property from R-10 to B-2 zoning. There are 2 properties next to me in B-2 zoning. I'd like to bring more business into city of Gulfport, helping the local economic. I am the only owner of this property.

the character of the neighborhood has changed. Pepsi company is

After converting the zoning, I will have an general contractor to start the project ASAP. and follow the city requairment, complete the devolopment within a year. Will build a main big build in this property. clear the land, keep the most green area around the property for reduce the noise. Conserve the pond, make nice landscaping around with some prety gardens. On this main building is with storage for the events stuff.

We will rent this place out for the events, but not plan to host, no sale alcohol. will have private security guard one the event going.

the business hours will be according to city time zone, Idealy is 9am - 7 pm. and the noise level will be follow by city noise zone two.

The events will be whatever city allows to; such as: wedding reception, wedding events, wedding ~~shower~~ shower, anniversary, birthday party, casual events, business or family chrismas party ...

Sincerely

Qi Lu

6-7-2022

## Covenant Affidavit

I, Qi Lu, being owner or agent of the property 0908M-01-001.000

PRINT NAME

PRIMARY ADDRESS OR PARCEL

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

[signature] 6-7-2022

*Signature* *Date*

**STATE OF MISSISSIPPI | COUNTY OF HARRISON**

Given under my hand and seal of office this the 7th day of June, 2022

Leslie Ervin

*Notary Public*

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 290631 LESLIE ERVIN Commission Expires April 19, 2025 HARRISON COUNTY

April 19, 2025

*Commission Expiration*

1 inch = 226 feet

| | |
|---|---|
| Addresspoints | Harrison_HughRes_2020.sid |
| Minor Arterial | RGB |
| Minor/Residential | Red: Band_1 |
| WaterFeatures | Green: Band_2 |
| Parcels | Blue: Band_3 |

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.

SCANNED

1st Judicial District
Instrument 2019 9330 D – J1
Filed/Recorded 10/29/2019 01:40 P
Total Fees $ 12.00
2 Pages Recorded

**Indexing: NE ¼ of the NE ¼ S 11-7-11**

**Prepared by and return to:**
**David B. Estes**
**MS Bar No. 101404**
**Integrity Land Title, LLC**
**2200 25th Avenue**
**Gulfport, MS 39501**
**(228)896-8962**
**File# 2689**

**STATE OF MISSISSIPPI**

**COUNTY OF HARRISON**

**FIRST JUDICIAL DISTRICT**

# WARRANTY DEED

REVIEWED

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,

**ROBERT M. DALEY and wife, JEREMIA R. DALEY**
**P.O. Box 4273**
**Gulfport, MS 39502**
**(228)234-1186**

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

**Qi Lu**
**2349 Sunkist Country Club Road**
**Biloxi, MS 39532**
**(228) 596-0661**

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:

**Begin 20 feet South of the NE corner of NE 1/4 of SW 1/4 of section 11, Township 7 South, Range 11 West, at a point on the South margin of Dedeaux Road; thence run South on the one-half section line 1,300 feet; thence North 970 feet; thence East 220 feet; thence North 330 feet to the South Margin of Dedeaux Road; thence East along said South Margin 110 feet to the Point of Beginning.**

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

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

WITNESS our signatures on this the 28 day of October, 2019.

**ROBERT M. DALEY**

**JEREMIA R. DALEY**

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state on this 28th day of October, 2019, within my jurisdiction, the within named ROBERT M. DALEY AND JEREMIA R. DALEY, who acknowledged that they executed the above and foregoing instrument.

NOTARY PUBLIC

(SEAL) STATE OF MISSISSIPPI NOTARY PUBLIC ID # 123420 PATRICIA G. WILSON Commission Expires March 25, 2022 HARRISON COUNTY

My Commission Expires:

# NOTICE TO PURCHASERS

**CONGRATULATIONS!!! YOUR DEED HAS BEEN REGISTERED IN HARRISON COUNTY, MISSISSIPPI.**

**You should do the following things immediately to protect your property:**

1. Be sure to pay your taxes each year, even if it is assessed in another name. The first year after acquiring your property, it may still be assessed in someone else's name. **Property taxes are due every January**. Remember, the first year you own your property, the tax bill will still be in the name of the former owner, as of January 1 of the previous year. If your mortgage is not paying your taxes through an escrow account and you do not get a tax bill, contact the **Harrison County Tax Collector's office** about possible taxes owed.

2. You may qualify for *Homestead Exemption* if you are living on the property. This would give you a substantial reduction on your taxes. You must apply for this between January 1 and April 1 of the upcoming year in the **Harrison County Tax Assessor's office**. Contact the ***Harrison County Tax Assessor's office*** to obtain information on what is required for applying for Homestead Exemption.

The following offices will be happy to assist you with questions that you may have concerning your property.

| COUNTY OFFICES | GULFPORT OFFICE | BILOXI OFFICE |
|---|---|---|
| Harrison County Tax Collector | (228) 865-4039 | (228) 435-8241 |
| Harrison County Tax Assessor | (228) 865-4043 | (228) 435-8264 |
| Harrison County Chancery Clerk | (228) 865-4032 | (228) 435-8220 |

Thank you for doing business with Harrison County, Mississippi, it is always a pleasure to serve the citizens of the Mississippi Gulf Coast.

Sincerely,

John McAdams, Chancery Clerk

Harrison County, Mississippi

PERMITS/INSP PAYMENT  RECPT#: 11325279
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 06/07/22  TIME: 16:44
CLERK: tboyd  DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD  PLANNING AND ZO  175.00

AMOUNT PAID:  175.00

PAID BY:
PAYMENT METH: CHECK
153
REFERENCE:

AMT TENDERED:  175.00
AMT APPLIED:  175.00
CHANGE:  .00

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 11370 | 0908M-01-001.000 | LU QI | 2349 SUNKIST COUNTRY CLUB RD | BILOXI | MS | 39532 |
| N | | | **Adjacent Property Owners (2207PC135)** | | | | |
| | 49810 | 0908N-01-041.000 | 23NVESTMENT HOMES LLC | 14306 CRESTWICK ST | SAUCIER | MS | 39574 |
| | 54951 | 0908K-03-070.000 | 801 WILDWOOD LLC | 2065 SUGARLOAF DR | DULUTH | GA | 30097 |
| | 49822 | 0908N-01-032.000 | ADKINS JOHN B & MYERS ABBIGAIL E | 2512 FORTSON ST | GULFPORT | MS | 39503 |
| | 96245 | 0908L-01-001.001 | ALLEN BEVERAGES INC | 13300 DEDEAUX RD | GULFPORT | MS | 39503 |
| N | 11680 | 0908M-01-007.000 | ALLEN BEVERAGES INC | P O BOX 2037 | GULFPORT | MS | 39505 |
| | 49121 | 0908N-04-067.000 | ALLEN INDUSTRIES LLC | 18565 DIAMOND RD | SAUCIER | MS | 39574 |
| | 101022 | 0908M-01-016.001 | ANDERSON WALLACE S & KATHY E | 11188 STEWART RD | GULFPORT | MS | 39503 |
| | 49799 | 0908N-01-017.000 | APPLE INVESTMENTS LLC | P O BOX 7734 | D'IBERVILLE | MS | 39540 |
| | 20572 | 0908N-04-001.000 | ARC3 FDGPTMSO1 LLC C/O RYAN,LLC | P.O.BOX 460369 DEPT.100 | HOUSTON | TX | 77056 |
| | 49826 | 0908N-01-036.000 | BAKER JASON E | 2504 FORTSON ST | GULFPORT | MS | 39503 |
| | 20574 | 0908N-04-009.000 | BALL ALVANETTA & DEWITT | 2308 ROBERT DRIVE | GULFPORT | MS | 39501 |
| | 49058 | 0908N-04-070.000 | BASS GEORGE H & RAEDETRUS B | 2303 ROBERT DR | GULFPORT | MS | 39503 |
| N | 49059 | 0908N-04-069.000 | BASS GEORGE H & RAEDETRUS B | 2303 ROBERT DR | GULFPORT | MS | 39503 |
| | 49122 | 0908N-04-066.000 | BEAUREGARD ROBERT P | 2309 ROBERT DR | GULFPORT | MS | 39503 |
| | 55041 | 0908K-03-058.000 | BEAVER JOHN G & BRENDA F | 1000 BIRCH DR | GULFPORT | MS | 39503 |
| | 49123 | 0908N-04-065.000 | BELL DARREL R & DARLENE W | 2311 ROBERT DR | GULFPORT | MS | 39503 |
| | 49120 | 0908N-04-005.000 | BH INVESTMENTS LLC | 13084 OLD HWY 49 | GULFPORT | MS | 39503 |
| | 54943 | 0908K-03-076.000 | BLAIN JAMES P & JANETT | 810 WILDWOOD DR | GULFPORT | MS | 39501 |
| | 54956 | 0908K-03-065.000 | BRENNAN AVELINA | 811 WILDWOOD DR | GULFPORT | MS | 39503 |
| | 49062 | 0908N-04-051.000 | BROOKS LESTER & GLENDA J | 2310 LYNN AVE | GULFPORT | MS | 39503 |
| | 54962 | 0908K-03-051.000 | BROWN MARTHA R -ESTATE- | 2303 BIRCH DR | GULFPORT | MS | 39503 |
| | 54931 | 0908K-03-087.000 | BURKS AARON M & HELLEN M | 2306 W BIRCH DR | GULFPORT | MS | 39503 |
| | 111641 | 0908N-05-001.022 | BURTON KATHERINE G | 10645 SHARP BLVD | GULFPORT | MS | 39503 |
| | 130232 | 0908M-01-004.002 | BUSH STEVIE | 310 ABBEY CT APT B9 | BILOXI | MS | 39531 |
| | 49813 | 0908N-01-044.000 | CHAFFI JOHN F JR & KIMBERLY S | 2402 FORTSON ST | GULFPORT | MS | 39501 |
| | 55034 | 0908K-03-079.000 | CHONG DEAN & TAMMARA | 2302 WILDWOOD DR | GULFPORT | MS | 39503 |
| | 49829 | 0908N-01-053.000 | CHOUNG PE HANG | 11503 MAGNOLIA ESTATES LANE | GULFPORT | MS | 39503 |
| | 54938 | 0908K-03-071.000 | COBLENTZ ALEXIS DENISE | 800 WILDWOOD DR | GULFPORT | MS | 39503 |
| | 113415 | 0908N-05-001.089 | COHEN DEBORAH E | 10641 RED BUD CT | GULFPORT | MS | 39503 |
| | 49061 | 0908N-04-052.000 | COTTON MARION Y -TRUSTEE- | 9226 4TH AVE | INGLEWOOD | CA | 90305 |
| | 49070 | 0908N-04-043.000 | CUMMINGS JODIE M | 2305 LYNN AVE | GULFPORT | MS | 39503 |
| | 121706 | 0908M-01-017.037 | DAMBRINO LAWRENCE JOSEPH | 13356 MARTIN CT | GULFPORT | MS | 39503 |
| | 49124 | 0908N-04-064.000 | DAMON JANET | 2313 ROBERT DR | GULFPORT | MS | 39503 |
| | 49811 | 0908N-01-042.000 | DANIELS JAMIE & RICHARD | 20188 LOVERS LN | LONG BEACH | MS | 39560 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 57896 | 0908M-01-016.000 | DANIELS KELLY | 11142 STEWART RD | GULFPORT | MS | 39503 |
| | 49119 | 0908N-04-006.000 | DEDEAUX JOSHUA & BRITTANY L | 503 SHARP BLVD | GULFPORT | MS | 39503 |
| | 121507 | 0908M-01-017.002 | DEDEAUX PROPERTIES I LP | 13407 DEDEAUX RD | GULFPORT | MS | 39503 |
| | 49112 | 0908N-04-012.000 | DELAHUNT ROBERT & VANESSA D | 2314 ROBERT DR | GULFPORT | MS | 39503 |
| | 54952 | 0908K-03-069.000 | DILL JERRY | 327 E 3RD ST | LONG BEACH | MS | 39560 |
| | 49828 | 0908N-01-052.000 | DINA PROPERTIES LLC | 14705 RUE MORNAY DR | BILOXI | MS | 39532 |
| | 49071 | 0908N-04-042.000 | DONOIAN GEORGE F & DORA | 2307 LYNN AVE RT 7 | GULFPORT | MS | 39503 |
| | 49053 | 0908N-04-074.000 | DUNKLEBERGER DAVID | 502 SHARP BLVD | GULFPORT | MS | 39503 |
| | 113414 | 0908N-05-001.088 | EGUES MARIA ELENA | 10637 RED BUD CT | GULFPORT | MS | 39503 |
| | 54934 | 0908K-03-105.000 | EICHENBERG RICHARD L & SARAH N | 24406 LINDA LN | GULFPORT | MS | 39503 |
| | 55043 | 0908K-03-056.000 | FAIRLEY OZIE L & IRMA J C/O JILL BOHN | 34 JAMESTOWN CT | BATON ROUGE | LA | 70809 |
| | 111637 | 0908N-05-001.018 | FARRIS CAROLYN FREIGHTMAN | 9521 4TH AVE | INGLEWOOD | CA | 90305 |
| | 54947 | 0908K-03-083.000 | FURNISS BONNIE & FISHER WILLIAM | 901 W BIRCH DR | GULFPORT | MS | 39503 |
| | 54945 | 0908K-03-081.000 | FURNISS BONNIE C | 905 W BIRCH DR | GULFPORT | MS | 39503 |
| | 49065 | 0908N-04-048.000 | GALLANT PAUL R | 2304 LYNN AVE | GULFPORT | MS | 39503 |
| | 121704 | 0908M-01-017.035 | GARCIA EVA MENDOZA | 13353 MARTIN CT | GULFPORT | MS | 39503 |
| | 55040 | 0908K-03-059.000 | GILMAN ALBERT J II & MARIA L | 2305 WILDWOOD DR | GULFPORT | MS | 39503 |
| | 49130 | 0908N-04-058.000 | GRONKOSKI ROBERT D | 2322 LYNN AVE | GULFPORT | MS | 39503 |
| | 118591 | 0908M-01-004.001 | GULF XPRESS LLC | 13321 DEDEAUX RD | GULFPORT | MS | 39503 |
| | 49833 | 0908N-01-057.000 | HAILEY BILLY D | 2511 HALSEL ST | GULFPORT | MS | 39503 |
| | 49814 | 0908N-01-045.000 | HALE TIMMY A | 2401 HALSEL | GULFPORT | MS | 39507 |
| | 113419 | 0908N-05-001.093 | HAMBURG INVESTMENTS NO 3 LLC | 7740 LAIE PLACE | DIAMONDHEAD | MS | 39525 |
| | 49073 | 0908N-04-040.000 | HAND HENRY D JR & CHARLEAN | 516 SHARP BLVD | GULFPORT | MS | 39501 |
| | 55051 | 0908K-03-047.000 | HARBOUR NORMA B -ESTATE- | 907 SWEETGUM DR | GULFPORT | MS | 39503 |
| | 49128 | 0908N-04-060.000 | HARPER ADDIE | 2321 ROBERT DR | GULFPORT | MS | 39503 |
| | 49832 | 0908N-01-056.000 | HARPER CHRISTOPHER D | 2509 HALSEL ST | GULFPORT | MS | 39503 |
| | 121744 | 0908M-01-017.075 | HARRISON ROHAN FREDERICK | 13351 CHRIS DR | GULFPORT | MS | 39503 |
| | 111638 | 0908N-05-001.019 | HARVEY STEPHEN L | 10552 SHORE COVE | BILOXI | MS | 39532 |
| | 54963 | 0908K-03-050.000 | HATTEN ROMAINE | P O BOX 2452 | GULFPORT | MS | 39505 |
| | 49069 | 0908N-04-044.000 | HILL KENNETH R & BETTY JEAN | 2303 LYNN AVE | GULFPORT | MS | 39503 |
| | 54946 | 0908K-03-082.000 | HOLMES JULONDA | 903 W BIRCH DR | GULFPORT | MS | 39503 |
| | 49063 | 0908N-04-050.000 | HOLSOPPLE RUTH ANNE | 2308 LYNN AVE | GULFPORT | MS | 39503 |
| | 55044 | 0908K-03-055.000 | HUBBS DONALD L | 906 W BIRCH DR | GULFPORT | MS | 39503 |
| | 49808 | 0908N-01-039.000 | HUCKABAY ASHLIE ANNE | 2412 FORTSON ST | GULFPORT | MS | 39503 |
| | 49825 | 0908N-01-035.000 | HUEY ANDREW & HOWARD | 5128 WILKERSON LN | LONG BEACH | MS | 39560 |
| | 57900 | 0908M-01-003.000 | IGNACIO BEVERLY | 13285 DEDEAUX ROAD | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| N | 57897 | 0908M-01-002.000 | IGNACIO BEVERLY J | 13285 DEDEAUX RD | GULFPORT | MS | 39503 |
| | 49816 | 0908N-01-047.000 | INSALACO DAVID J & DIANE M | 2405 HALSEL ST | GULFPORT | MS | 39503 |
| | 55053 | 0908K-03-045.000 | JACKSON PAULINE J | 911 SWEETGUM DR | GULFPORT | MS | 39503 |
| | 49110 | 0908N-04-014.000 | JAMES SHEREKA L | 2318 ROBERT DRIVE | GULFPORT | MS | 39503 |
| | 113421 | 0908N-05-001.095 | JARAMILLO ARTHUR | 10644 RED BUD CT | GULFPORT | MS | 39503 |
| | 49821 | 0908N-01-031.000 | JEFFERSON KELVIN A | 2514 FORTSON ST | GULFPORT | MS | 39503 |
| | 49113 | 0908N-04-011.000 | JEFFRIES PATRICIA ANN | 2312 ROBERTS DR | GULFPORT | MS | 39503 |
| | 49056 | 0908N-04-071.000 | JENKINS MARILYN -ESTATE- | 11683 AUTUMN CREEK DRIVE | JACKSONVILLE | MS | 32258 |
| | 54932 | 0908K-03-103.000 | JOHNS ANITA | 803 SWEETGUM DR | GULFPORT | MS | 39503 |
| | 111639 | 0908N-05-001.020 | JOHNSON RICHARD P & SHERRYL J | 10635 SHARP BLVD | GULFPORT | MS | 39503 |
| | 55042 | 0908K-03-057.000 | JOHNSON WILAHEMENIA A -ESTATE- | 910 WEST BIRCH DR | GULFPORT | MS | 39503 |
| | 113425 | 0908N-05-001.099 | JORGENSEN PETRA G | 10628 RED BUD CT | GULFPORT | MS | 39503 |
| | 49074 | 0908N-04-039.000 | LANG RICHARD EARL & LINDA B | 15116 BELHAVEN ST | GULFPORT | MS | 39503 |
| | 112313 | 0908N-04-009.001 | LEMON WILLIAM E -EST- | 2306 ROBERT DR | GULFPORT | MS | 39503 |
| | 54935 | 0908K-03-106.000 | LOUVIERE DYLAN & STRAHAN KELLY | 13216 DEDEAUX RD | GULFPORT | MS | 39503 |
| | 54957 | 0908K-03-064.000 | LU QI | 813 WILDWOOD DR | GULFPORT | MS | 39503 |
| | 121749 | 0908M-01-017.080 | LUGO MARCELA | 4828 30TH ST | GULFPORT | MS | 39501 |
| | 49824 | 0908N-01-034.000 | LUKE KELLY M | 12492 WINDANCE DR | GULFPORT | MS | 39503 |
| | 54955 | 0908K-03-066.000 | MANCHESTER PAUL G & SHARON R | 809 WILDWOOD DR | GULFPORT | MS | 39503 |
| | 111640 | 0908N-05-001.021 | MARCELLUS MICHAEL G & KATHLEEN C | 960 NORTH COUNTRY CLUB LN | BILOXI | MS | 39532 |
| | 49798 | 0908N-01-016.000 | MATTHEWS MONICA A | 2401 FORTSON ST | GULFPORT | MS | 39503 |
| | 55035 | 0908K-03-080.000 | MATTOX MYRON R & MAUREEN R | 907 W BIRCH DR | GULFPORT | MS | 39503 |
| | 113424 | 0908N-05-001.098 | MCCULLOUGH PROPERTIES LLC | 20337 ROBINSON RD | GULFPORT | MS | 39503 |
| | 113418 | 0908N-05-001.092 | MCLEAN CHRISTOPHER & LUELLA | 34 CLEAR CREEK | FORT MITCHELL | AL | 36856 |
| | 54942 | 0908K-03-075.000 | MCNEALY MARY | 808 WILDWOOD DR | GULFPORT | MS | 39503 |
| | 54949 | 0908K-03-085.000 | MERCIER MARIS S | 2302 W BIRCH DR | GULFPORT | MS | 39503 |
| | 49125 | 0908N-04-063.000 | MERRITT GLEN B | 14380 DUCKWORTH RD | GULFPORT | MS | 39503 |
| | 55039 | 0908K-03-060.000 | MILLS DARRELL E & LEE STEPHANIE M | 2303 WILDWOOD DR | GULFPORT | MS | 39503 |
| | 4458 | 0908K-01-005.000 | MISS POWER CO | 506 LEE ST | BILOXI | MS | 39530 |
| | 121748 | 0908M-01-017.079 | MITCHELL TAMMY K | 13364 CHRIS DR | GULFPORT | MS | 39503 |
| | 54933 | 0908K-03-104.000 | MOEINI MOHAMMAD | P O BOX 8833 | GULFPORT | MS | 39506 |
| | 121705 | 0908M-01-017.036 | MOORE BARBARA J | 13352 MARTIN CT | GULFPORT | MS | 39503 |
| | 49052 | 0908N-04-075.000 | MOSES HEDY S -L/E- | 500 SHARP BLVD | GULFPORT | MS | 39503 |
| | 55054 | 0908K-03-044.000 | MURRILL JESSIE M | 913 SWEETGUM DR | GULFPORT | MS | 39501 |
| | 49819 | 0908N-01-050.000 | NEAL PEARLINA | 2411 HALSEL | GULFPORT | MS | 39503 |
| | 54948 | 0908K-03-084.000 | NEELY JOYCE | 2300 W BIRCH | GULFPORT | MS | 39503 |

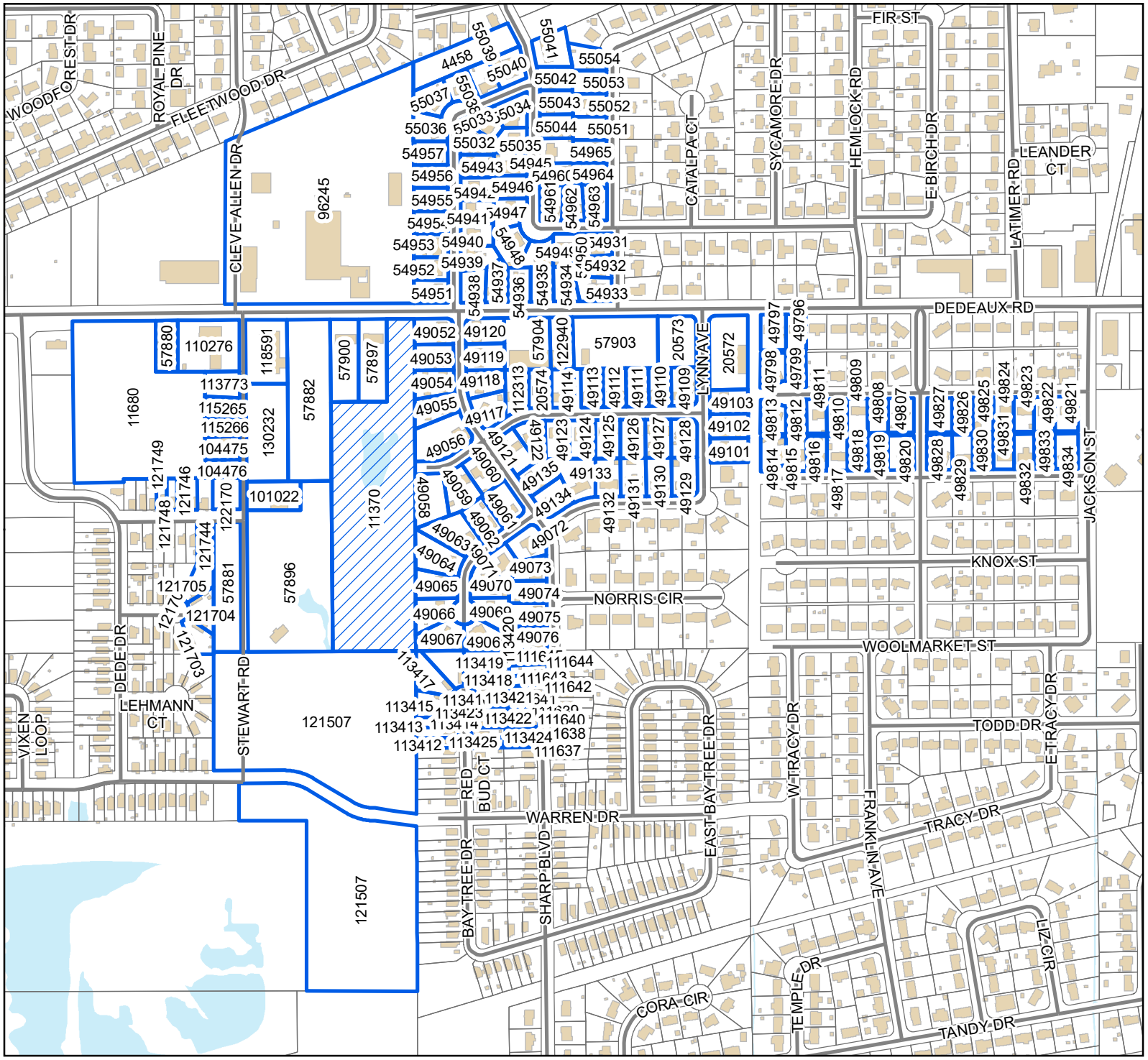
| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 49809 | 0908N-01-040.000 | NEELY KENNETH A | 2410 FORTSON ST | GULFPORT | MS | 39503 |
| | 49127 | 0908N-04-061.000 | NEWBURY FRED L JR & NENITA M | 2319 ROBERT DR | GULFPORT | MS | 39503 |
| | 20573 | 0908N-04-002.000 | NGUYEN DE V | 10233 HUTTER RD | GULFPORT | MS | 39503 |
| | 122940 | 0908N-04-004.001 | NGUYEN DE V & TRAN HOANG V | 15068 LOVELESS DR | GULFPORT | MS | 39503 |
| N | 57904 | 0908N-04-004.000 | NGUYEN DE V & TRAN HOANG V | 15068 LOVELESS DR | GULFPORT | MS | 39503 |
| | 57903 | 0908N-04-003.000 | NGUYEN DE VAN & JOE T | 10233 HUTTER RD | GULFPORT | MS | 39503 |
| | 49066 | 0908N-04-047.000 | NOONAN JACK | 2302 LYNN AVE | GULFPORT | MS | 39503 |
| | 49067 | 0908N-04-046.000 | OWENS DONALD D & DYRENE M | 2300 LYNN AVE | GULFPORT | MS | 39503 |
| | 55038 | 0908K-03-061.000 | PARISH KATHERINE W | 2301 WILDWOOD DR | GULFPORT | MS | 39503 |
| | 111642 | 0908N-05-001.023 | PIASCIK HARRY T & PAMELA S | 4802 JEFFERSON AVE | GULFPORT | MS | 39507 |
| | 55033 | 0908K-03-078.000 | POWELL JOHNNIE L -ESTATE- | 2300 WILDWOOD DR | GULFPORT | MS | 39503 |
| | 49797 | 0908N-01-015.000 | POWERS REBECCA A & BENJAMIN G | 9014 SUNTREE LANE | GULFPORT | MS | 39503 |
| | 57882 | 0908M-01-004.000 | PRINCE INVESTMENTS LP | P O BOX 27 | PHILADELPHIA | MS | 39350 |
| | 49815 | 0908N-01-046.000 | QUINN CATHY JEAN | 2403 HALSEL ST | GULFPORT | MS | 39503 |
| | 49064 | 0908N-04-049.000 | RAMMELL JAMES B & SHEENA MARIE | 2306 LYNN AVE | GULFPORT | MS | 39503 |
| | 49135 | 0908N-04-053.000 | RAMSAY GREGORY A & TRACY J | 545 35TH AVE NW | NAPLES | FL | 34120 |
| | 111644 | 0908N-05-001.025 | REDEEMER TAMMY | P O BOX 10054 | GULFPORT | MS | 39505 |
| | 49072 | 0908N-04-041.000 | REECE TWANNA LENORE | 514 SHARP BLVD | GULFPORT | MS | 39503 |
| | 54940 | 0908K-03-073.000 | REED ELENORE C & WALKER PERRY | 804 WILDWOOD DR | GULFPORT | MS | 39503 |
| | 49834 | 0908N-01-058.000 | REYES MIGUEL O & ULEXSES C | 6356 FARREL DRIVE | SLIDELL | LA | 70460 |
| | 111643 | 0908N-05-001.024 | RICE ANANDA | 151234 JANUS RD | BILOXI | MS | 39532 |
| | 49117 | 0908N-04-008.000 | RICHARDSON CARL & PEARLIE | 507 SHARP BLVD | GULFPORT | MS | 39503 |
| | 113413 | 0908N-05-001.087 | SANTIAGO RAMIRO TORRES | 2406 FORTSON ST | GULFPORT | MS | 39503 |
| | 54960 | 0908K-03-053.000 | SANTO LORRAINE R | 902 W BIRCH DR | GULFPORT | MS | 39503 |
| | 54964 | 0908K-03-049.000 | SAUCIER VICKIE R | 903 SWEETGUM DR | GULFPORT | MS | 39503 |
| | 49131 | 0908N-04-057.000 | SCHNEIDER DEBORAH JANE | 2318 LYNN AVENUE | GULFPORT | MS | 39503 |
| | 49132 | 0908N-04-056.000 | SCHNIEDER STEVEN P & DEBORAH | 2318 LYNN AVE | GULFPORT | MS | 39503 |
| | 121746 | 0908M-01-017.077 | SCOTT TERENCE E | 13356 CHRIS DR | GULFPORT | MS | 39503 |
| | 49134 | 0908N-04-054.000 | SEAGO ROBERT EARL & ROSELAINE | P O BOX 2671 | GULFPORT | MS | 39505 |
| | 54961 | 0908K-03-052.000 | SHORT ROBERT | 2301 W BIRCH DR | GULFPORT | MS | 39503 |
| | 49101 | 0908N-04-018.000 | SIMMONS ROGER L & PATRICIA A | 511 LYNN AVE | GULFPORT | MS | 39503 |
| | 49114 | 0908N-04-010.000 | SINKS EUGENE W | 2310 ROBERT DR | GULFPORT | MS | 39503 |
| | 113422 | 0908N-05-001.096 | SMITH BONNIE REBECCA | 10640 RED BUD CT | GULFPORT | MS | 39503 |
| | 49817 | 0908N-01-048.000 | SMITH DIXIE | 2407 HALSEL CT | GULFPORT | MS | 39503 |
| | 49133 | 0908N-04-055.000 | SMITH VALERIE G | 2316 LYNN AVE | GULFPORT | MS | 39503 |
| | 49827 | 0908N-01-037.000 | SPANN JERRY B & SANDRA D | 2502 FORTSON ST | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 54941 | 0908K-03-074.000 | SPENCER MARVIN J & COLEEN P | 806 WILDWOOD DR | GULFPORT | MS | 39503 |
| | 49820 | 0908N-01-051.000 | SPILLERS ROBERT E | 2020 LAWRENCE ST | BILOXI | MS | 39531 |
| | 113416 | 0908N-05-001.090 | STAPLETON ALMA L -ESTATE- | 10645 RED BUD CT | GULFPORT | MS | 39503 |
| | 104475 | 0908M-01-005.002 | STEWART ALICE NEWMAN | 17155 TILLEY LANE | GULFPORT | MS | 39503 |
| | 115266 | 0908M-01-005.007 | STEWART ANNA L | 17155 TILLEY LN | GULFPORT | MS | 39503 |
| | 115265 | 0908M-01-005.006 | STEWART ANNA L -ETAL- | 17155 TILLEY LN | GULFPORT | MS | 39503 |
| N | 57880 | 0908M-01-005.000 | STEWART ANNA L -ETAL- | 17155 TILLEY LN | GULFPORT | MS | 39503 |
| N | 110276 | 0908M-01-005.004 | STEWART ANNA L -ETAL- | 17155 TILLEY LN | GULFPORT | MS | 39503 |
| N | 113773 | 0908M-01-005.005 | STEWART ANNA L -ETAL- | 17155 TILLEY LN | GULFPORT | MS | 39503 |
| | 49060 | 0908N-04-068.000 | STEWART ANNA L -L/E- | 2305 ROBERT DR | GULFPORT | MS | 39503 |
| | 104476 | 0908M-01-005.003 | STEWART HAROLD D & PATRICIA ANN | 23241 MEAUT RD | PASS CHRISTIAN | MS | 39571 |
| | 49076 | 0908N-04-037.000 | STEWART STEVEN & MARLA | 522 SHARP BLVD | GULFPORT | MS | 39501 |
| | 111645 | 0908N-05-001.026 | STOEGER KYLE A | 10661 SHARP BLVD | GULFPORT | MS | 39503 |
| | 55032 | 0908K-03-077.000 | SWITZER CRISTINA | 4464 KENDALL CIR | GULFPORT | MS | 39507 |
| | 54939 | 0908K-03-072.000 | TATE DESHANTA | 802 WILDWOOD DR | GULFPORT | MS | 39503 |
| | 49818 | 0908N-01-049.000 | TAYLOR BARBARA K | 2409 HALSEL ST | GULFPORT | MS | 39503 |
| | 55052 | 0908K-03-046.000 | TAYLOR KELVIN O & GLORIA A | 909 SWEETGUM DR | GULFPORT | MS | 39503 |
| | 49102 | 0908N-04-017.000 | THIEN TRAN THANH & | 509 LYNN AVE | GULFPORT | MS | 39503 |
| | 54936 | 0908K-03-107.000 | THOMAS WALTER JR & VERA L | 13232 DEDEAUX RD | GULFPORT | MS | 39503 |
| N | 54937 | 0908K-03-108.000 | THOMAS WALTER JR & VERA L | 13232 DEDEAUX RD | GULFPORT | MS | 39503 |
| | 49055 | 0908N-04-072.000 | TISDALE CONNIE S | 506 SHARP BLVD | GULFPORT | MS | 39503 |
| | 113412 | 0908N-05-001.086 | TITLER DALE M JR | 10629 RED BUD CT | GULFPORT | MS | 39503 |
| | 57881 | 0908M-01-015.000 | TNC ASSOCIATES LLC | P O BOX 951 | SLIDELL | LA | 70459 |
| N | 122170 | 0908M-01-015.001 | TNC ASSOCIATES LLC | P O BOX 951 | SLIDELL | LA | 70459 |
| | 54965 | 0908K-03-048.000 | TOLAR TERRY & EILERMANN JANET | 2620 RUE PALAFOX | BILOXI | MS | 39531 |
| N | 49823 | 0908N-01-033.000 | TOLAR TERRY & EILERMANN JANET | 2620 RUE PALAFOX | BILOXI | MS | 39531 |
| N | 54954 | 0908K-03-067.000 | TOLAR TERRY L & EILERMANN JANET T | 2620 RUE PALAFOX | BILOXI | MS | 39531 |
| | 49068 | 0908N-04-045.000 | TORRES DONALD J W & VERONICA | 2301 LYNN AVE | GULFPORT | MS | 39503 |
| | 49111 | 0908N-04-013.000 | TRAN JOHN | 13688 HIDDEN OAKS DR | GULFPORT | MS | 39503 |
| | 113423 | 0908N-05-001.097 | TUTOR VIRGINIA DELESA | 10636 RED BUD CT | GULFPORT | MS | 39503 |
| | 113420 | 0908N-05-001.094 | TYLER DORIS | 1302 PINECREST AVE | GULFPORT | MS | 39507 |
| | 49103 | 0908N-04-016.000 | VIVOD JOHN J JR | 507 LYNN AVE | GULFPORT | MS | 39503 |
| | 49796 | 0908N-01-014.000 | VO HONG T & CHINH H | 13117 DEDEAUX RD | GULFPORT | MS | 39503 |
| | 49129 | 0908N-04-059.000 | WADE RICHARD J ETAL | 2324 LYNN AVE | GULFPORT | MS | 39503 |
| | 113417 | 0908N-05-001.091 | WALTERS JESSICA S | 21323 BELLA JESS DR | SPRING | TX | 77379 |
| | 49126 | 0908N-04-062.000 | WARD LOUISE M | 2317 ROBERT DR | GULFPORT | MS | 39503 |

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| | 55037 | 0908K-03-062.000 | WARF YONG HUI | 817 WILDWOOD DR | GULFPORT | MS | 39503 |
| | 54953 | 0908K-03-068.000 | WASHINGTON DEBORAH H -L/E- | 805 WILDWOOD DR | GULFPORT | MS | 39503 |
| | 54950 | 0908K-03-086.000 | WASHINGTON ROY L & DOROTHY D | 2304 BIRCH DR | GULFPORT | MS | 39503 |
| | 121703 | 0908M-01-017.034 | WAUGH CHRISTINA ANN | 13357 MARTIN CT | GULFPORT | MS | 39503 |
| | 49807 | 0908N-01-038.000 | WHITLOCK ROBERTA | 2414 FORTSON ST | GULFPORT | MS | 39503 |
| | 49812 | 0908N-01-043.000 | WILLIAMS ANDRE CONRAD | 2404 FORTSON ST | GULFPORT | MS | 39503 |
| | 55036 | 0908K-03-063.000 | WILLIAMS DICCIE E | 815 WILDWOOD DR | GULFPORT | MS | 39503 |
| | 49054 | 0908N-04-073.000 | WILLIAMS INVESTMENT PROPERTIES LLC | 1447 EAST PASS ROAD | GULFPORT | MS | 39507 |
| | 49075 | 0908N-04-038.000 | WILLIAMS JOHNNIE C | 1043 COTTONWOOD DR | HATTIESBURG | MS | 39402 |
| | 49109 | 0908N-04-015.000 | WRIGHT FREDIA SUE & TROY EDWARD | 2320 ROBERT DR | GULFPORT | MS | 39503 |
| | 49830 | 0908N-01-054.000 | WRIGHT JAMES B JR | P O BOX 249 | OCEAN SPRINGS | MS | 39566 |
| | 49118 | 0908N-04-007.000 | XU ZHAO M & WU JINGNA | 152 GREENGABLE WAY | CHESAPEAKE | VA | 23322 |
| | 49831 | 0908N-01-055.000 | YATES TYLER | 2507 HALSELL ST | GULFPORT | MS | 39503 |

# 2207PC135

# Zoning Map Amendment




## Legend

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

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

**RE: Zoning Map Amendment 2207PC135, by owner Qi Lu, tax parcel 0908M-01-001.000, Request to rezone from R-1-10 (Single-family) to B-2 (General Business), 13283 Dedeaux Rd, 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 28, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit http://www.gulfport-ms.gov/agenda/ then click the City of Gulfport Planning Commission for **Thursday, July 28, 2022.** 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.

## 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:**
**IPL0080719**
**Order Status:**
Submitted
**Classification:**
Legals & Public Notices
**Package:**
BLX - Legal Ads
**Final Cost:**
45.00
**Payment Type:**
Account Billed
**User ID:**
IPL0018837

**ACCOUNT INFORMATION**

HARRISON CO DEVELOPMENT IP
12281 INTRAPLEX PKWY
GULFPORT, MS 39503
228-896-5020
mmcgraw@mscoast.org
HARRISON CO DEVELOPMENT

**TRANSACTION REPORT**

**Date**
July 8, 2022 12:11:51 PM EDT
**Amount:**
45.00

**SCHEDULE FOR AD NUMBER IPL00807190**

July 13, 2022
SunHerald (Biloxi)

**PREVIEW FOR AD NUMBER IPL00807190**

**LEGAL NOTICE**
**PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, July 28, 2022 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.

Planning Commission Approval 2207PC122, by owner Jelicia Mallory, tax parcel 0808F-01-001.083, Request for home occupation office use, 12212 Emily Cv, Zoned R-1-10 (Single-family), Ward 7

Resubdivision 2207PC127, by owners Toleado Harper and Grant Curtis, tax parcel 0911D-03-041.000, Divide into two new parcels, 2208 Gulf Ave, Zoned R-2 (Single-family), Ward 3

Resubdivision 2207PC129, by owner T&D Homes, LLC, tax parcel 0810D-03-010.000, Divide into two new parcels, Zoned R-1-5 (Single-family), Ward 3

Zoning Map Amendment 2207PC130, by agent Linda Shaddix, tax parcels 0711K-04-037.002, 0711K-04-020.000, 0711K-04-037.003, &0711K-

04-037.004, Requests to rezone from R-1-7.5 (Single-family) to R-2 (Single-family), 1423 JoEllen Cir, Ward 1
Planning Commission Approval 2207PC131, by owner Misty & Calvin Stevenson, tax parcel 0808D-03-069.000, Request home occupation for a medical care use, 15377 Pinewood Ct, Zoned R-1-10 (Single-family), Ward 7
Zoning Map Amendment 2207PC132, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908E-01-001.000, and 0908E-01-001.001, Requests to rezone from R-1-10 & R-1-7.5 (Single-family) to T4+ (General Urban Zone "Plus"), Ward 6
General Plan 2207PC133, by agent Brown, Mitchell, & Alexander, Inc, tax parcels 0908D-01-015.000, 0908E-01-001.000, 0908C-01-001.000, Approval of General Plan for 42-lot and 7-outparcel subdivision (Forest Ridge Phase 2), Zoned R-1-15 (Single-family), R-1-7.5 (Single-family) & T4+ (General Urban Zone "Plus"), Ward 6
Zoning Map Amendment 2207PC135, by owner Qi Lu, tax parcel 0908M-01-001.000, Request to rezone from R-1-10 (Single-family) to B-2 (General Business), 13283 Dedeaux Rd, Ward 5
This the 7th day of July 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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

# MEMORANDUM

**To:** City of Gulfport Planning Commission

**From:** Greg Holmes, Planning Administrator
Urban Development Department

**Date of Hearing: July 28, 2022**

**Re: Other Business**

# MEMORANDUM

**To:** City of Gulfport Planning Commission

**From:** Greg Holmes, Planning Administrator
Urban Development Department

**Date of Hearing: July 28, 2022**

**Re:** **Zoning Map Amendment 2204PC077:**

Zoning Map Amendment 2204PC077, by owner Gulf Coast Shipyard Realty, LLC, tax parcel 0909F-01-001.002, Request to rezone from I-2 (Heavy industry) to I-3 (Planned industrial park), 13085 Seaway Rd, Ward 5

# Technical Report

*Zoning Map Amendment*

## *GENERAL INFORMATION*

Case File Number: 2204PC077

Hearing Date: May 26, 2022

Current Zoning/Use: I-2 / Boat building

Legal: Zoning Map Amendment 2204PC077, by owner Gulf Coast Shipyard Realty, LLC, tax parcel 0909F-01-001.002, Request to rezone from I-2 (Heavy industry) to I-3 (Planned industrial park), 13085 Seaway Rd, Ward 5

## *TECHNICAL DETAILS*

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove**, by **clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone approximately 69.4 acres of property from I-2 (Heavy industry) to an I-3 (Planned industrial park) zone. Currently, the property is being used as an industrial business with boat building on site. The current and proposed zoning does allow for this use or the expansion of it.

According to the City's 2002 Comprehensive Plan, this area was intended to stay heavy industry in the future land use plan. Specifically meaning, the existing use of a boat manufacture or similar heavy industry was intended to stay in this area.

The applicant has chosen the character of the area has changed as justification for change of the current zoning district:

1. Mistake or error is not addressed by the applicant.

2. Change of character is addressed by the applicant as the property to the west has less industrial character with the current use. The applicant states, "the I-3 zoning will permit

uses which are less industrial and allow for more recreational activities." It is not mentioned by the applicant the type of recreational uses is intended on the proposed project.

Recreational uses such as a, RV Park, outdoor theater, and amusement outdoor are uses that are allowed by right in an I-3 zone and not an I-2. Allowing recreational uses, where heavy industry is intended could push them away causing conflict that is typically resolved in a residential focused manner.

***EXECUTIVE SUMMARY***

The future plan of the City's growth indicated that continuing heavy industry use was in the future. There is a section of Seaway Road that is zoned I-3 where recreational uses allowed would be in harmony. Please see the chart for potential uses allowed by ordinance in an I-2 and I-3 zones. Approving this would negate many of the principles for which zoning regulations are intended.

***DIRECTOR APPROVAL***

This report has been reviewed and approved by:

Greg Pietrangelo
Director of Urban Development Department

| NAMES OF USES AND CONDITIONS | I-2 | I-3 |
|---|---|---|
| ANIMAL BLACK, LAMPBLACK, BONE BLACK, MANUFACTURE | X | X |
| ACETYLENE GAS MANUFACTURE AND/OR STORAGE | X | X |
| ACID MANUFACTURE: HYDROCHLORIC, NITRIC, PICRIC, SULPHURIC, SULPHUROUS, CARBOLIC | X | X |
| ANIMAL REDUCTION | X | X |
| BONES, DISTILLATION | X | X |
| CEMENT, LIME, GYPSUM AND PLASTER MANUFACTURE | X | X |
| CLAY AND CLAY PRODUCTS MANUFACTURE* | X | X |
| DETERGENTS, SOAPS AND BY-PRODUCTS USING ANIMAL FAT, MANUFACTURING | X | X |
| DISINFECTANT, INSECTICIDE OR POISON | X | X |
| EXPLOSIVES, FIREWORKS AND GUNPOWDER MANUFACTURE AND/OR STORAGE | X | X |
| FERTILIZERS MANUFACTURE OR PROCESSING AND STORAGE | X | X |
| GRAIN MILLING, STORAGE AND ELEVATORS | X | X |
| MEAT SLAUGHTERING AND/OR PACKING | X | X |
| PETROLEUM AND PETROLEUM PRODUCTS, MANUFACTURING, PROCESSING | X | X |
| RUBBER OR GUTTA-PERCHA MANUFACTURE, PROCESSING OR RECLAIMING | X | X |
| TAR MANUFACTURE OR DISTILLATION | X | X |
| WOOD PRESERVING BY CREOSOTE OR OTHER IMPREGNATION TREATMENT | X | X |
| BATTERY MANUFACTURE | R | R |
| BOAT BUILDING | R | R |
| BREWERY | R | R |
| BROOMS AND BRUSHES MANUFACTURE | R | R |

| Names of Uses and Conditions | I-2 | |
|---|---|---|
| Butane and other liquefied petroleum gas products storage and sales* | R | |
| Clothing manufacture | R | |
| Concrete and concrete products manufacture | R | |
| Cotton compress | R | |
| Drug manufacture | R | |
| Electroplating | R | |
| Food products manufacture | R | |
| Foundry | R | |
| Frozen food manufacture | R | |
| Glass manufacture | R | |
| Glass products manufacture: From glass stock | R | |
| Hardware manufacture | R | |
| Ice manufacture | R | |
| Mattress manufacture and rebuilding | R | |
| Metal products fabrication | R | |
| Millinery manufacture | R | |
| Millwork and similar wood products | R | |
| Packing and gasket manufacture | R | |
| Paper products manufacture | R | |
| Plastic fabrication | R | |
| Plastics manufacture | R | |
| Shoe manufacture | R | |
| Textile mill | R | |
| Toy manufacture | R | |
| Trailer manufacture | R | |
| Welding shop | R | |
| Abrasives manufacture | R | |
| Air products manufacture | R | |
| Alcohol distillation and/or storage | R | |

| NAMES OF USES AND CONDITIONS | I-2 | |
|---|---|---|
| AMMONIA, BLEACHING POWDER AND CHLORINE MANUFACTURE | R | |
| ASBESTOS PRODUCTS MANUFACTURE | R | |
| ASPHALT PRODUCTS MANUFACTURE | R | |
| AUTOMOBILE MANUFACTURE | R | |
| AUTOMOBILE AND TRUCK BODY MANUFACTURE | R | |
| BOILER OR TANK WORKS | R | |
| CAUSTIC SODA MANUFACTURE | R | |
| CHEMICALS (HEAVY OR INDUSTRIAL) MANUFACTURE AND/OR PROCESSING | R | |
| COTTON GINNING AND BALING | R | |
| DYESTUFF MANUFACTURE | R | |
| FELT MANUFACTURE | R | |
| FUNGICIDES MANUFACTURE | R | |
| GRAIN DRYING OR FEED MANUFACTURE FROM REFUSE, MASH OR GRAIN | R | |
| GRAPHITE MANUFACTURE | R | |
| HAIR PRODUCTS MANUFACTURE OR PROCESSING | R | |
| INSULATION MANUFACTURE OR FABRICATION | R | |
| LINOLEUM MANUFACTURE | R | |
| METAL INGOTS, PIGS, CASTINGS, SHEETS OR BARS | R | |
| OILS AND FATS MANUFACTURE: ANIMAL AND VEGETABLE | R | |
| PAINTS, PIGMENTS, ENAMELS, JAPANS, LACQUERS, PUTTY, VARNISHES, WHITING, AND WOOD FILLER, MANUFACTURE OR FABRICATION | R | |
| PAPER, PULP, CELLULOSE AND RAYON MANUFACTURE | R | |
| POTASH WORKS | R | |
| SAWMILL OR PLANING MILL | R | |
| SHOE POLISH OR STOVE POLISH MANUFACTURE | R | |
| SODA AND WASHING COMPOUND MANUFACTURE | R | |
| SUGARS AND STARCHES MANUFACTURE | R | |
| SYRUP MANUFACTURE | R | |
| TIRE GRINDING: ENTIRELY WITHIN THE CONFINES OF AN ENCLOSED BUILDING | R | |

| Names of Uses and Conditions | I-2 | I-3 |
|---|---|---|
| Tool manufacture | R | – |
| Cabinet or carpenter shop | – | R |
| Industrial–Uses permitted in I-1, with additional setbacks | – | R |
| Beverage manufacture (nonalcoholic) | – | R |
| Canvas products manufacture | – | R |
| Coffee roasting | – | R |
| Creamery, including ice cream manufacture, wholesale | – | R |
| Fur dyeing, finishing and storage; no tanning | – | R |
| Metal sharpening | – | R |
| Novelty and souvenir manufacture | – | R |
| Office equipment and supplies manufacture | – | R |
| Poultry (live) storage and/or dressing | – | R |
| Printing, publishing and allied industries | – | R |
| Sporting goods manufacture | – | R |
| Garbage dumping/landfill* | X | – |
| Electric substation: Must be enclosed within a | R | R |
| Electric substation: Must be enclosed within a chainlink or similar fence, or raised above ground so as to be inaccessible to unauthorized persons* | R | R |
| Freight depot, railway and/or truck | R | R |
| Gas regulator station | R | R |
| Parking lot | R | R |
| Radio and television broadcasting | R | R |
| Radio towers | R | R |
| Truck fleet storage (commercial) | R | R |
| Utility warehouse or storage facility* | R | R |
| Water storage* | R | R |

| Names of Uses and Conditions | I-2 | I-3 |
|---|---|---|
| Carnival or circus: As a temporary use or permit issued by the building official, such permit to be good for period not exceeding three (3) days and renewal for not more than one such period | R | R |
| Sewage disposal plant | R | P |
| Electric power generating station | R | – |
| Railroad facilities* | R | – |
| Seaport and related port activities | R | – |
| Automobile storage (commercial) including parking lots* | P | R |
| Airport, accessory uses and support services | P | P |
| Bus benches, bus shelters; may be considered for only those locations that have been designated by the appropriate transit authority as bus stops (Coast Transit Authority stop) | P | P |
| Pipeline or electric transmission line: Rights-of-way for pipelines or transmission lines of 44KV potential and above, over and across private property* | P | P |
| Railroad rights-of-way; but not including shops, yards, and team trucks* | P | P |
| Water or sewage pumping station | P | P |
| Radio and television broadcasting studio | P | – |
| Railroad facilities; except shops* | – | R |
| Amusement, outdoor commercial* | – | P |
| Shooting range | – | P |
| Theater, outdoor* | – | P |
| Restaurant | X | X |

| Names of Uses and Conditions | I-2 | I-3 |
|---|---|---|
| Automobile wrecking, dismantling or salvage: Must be enclosed within a fence at least ten (10) feet high and at maximum opacity to obstruct view, noise and passage of persons; chainlink or similar fence will be permitted if screen planting which provides maximum opacity is provided | X | – |
| Delicatessen | X | – |
| Nursery, day-care, kindergarten | X | – |
| Stockyards* | X | – |
| Bakery, wholesale | R | R |
| Boat sales, accessories and service* | R | R |
| Butane and other LP gas products storage and sales* | R | R |
| Dry goods, wholesale | R | R |
| Food products, wholesale storage and sales | R | R |
| Fruit and produce, wholesale | R | R |
| Hardware, wholesale storage and sales | R | R |
| Lumber yard and building materials* | R | R |
| Machinery, tools and construction equipment sales and service | R | R |
| Mail-order house | R | R |
| Medical supplies, wholesale | R | R |

| Names of Uses and Conditions | I-2 | I-3 |
|---|---|---|
| Microbrewery/Craft brewery–a small or independent brewery that annual produces no more than 15,000 US beer barrels (1,800.000 L),provided that no part of such establishment or facility, including any parking lot used thereby, shared or otherwise, shall be located closer than one thousand (1,000) feet to any church, school, kindergarten, funeral home, day-care center, museum or learning center, educational facility, library, night club, dance hall, with the sole exception that a " Microbrewery / Craft brewery " located within the (central business) district shall not be subject to the distance requirements from the above mention uses. The applicant must provide written certification that the proposed Microbrewery / Craft brewery meets the distance requirements set forth herein. | R | R |
| Oil well supplies and machinery* | R | R |
| Optical goods, wholesale | R | R |
| Paper supplies, wholesale | R | R |
| Petroleum and petroleum products bulk storage and distribution | R | R |
| Roofing and sheet metal shop | R | R |
| Seafood store, retail | R | R |
| Seafood store, wholesale | R | R |
| Warehouse | R | R |

| Names of Uses and Conditions | I-2 | I-3 |
|---|---|---|
| Pawn shop | R | – |
| Marina | P | P |
| Air conditioning sales and service | – | R |
| Automobile and truck sales and repair; but not including commercial wrecking, dismantling or auto salvage yard. The unenclosed part shall comply with the requirements for maintenance of off-street parking facilities, except the prohibition of sales.* The unenclosed part must be enclosed within a fence at least ten (10) feet high and at maximum opacity to obstruct view, noise and passage or persons; chainlink or similar fence will be permitted if screen planting which provides maximum opacity is provided | – | R |
| Bait store or sales (live) | – | R |
| Barber and beauty supplies and equipment sales | – | R |

| Names of Uses and Conditions | I-2 | I-3 |
|---|---|---|
| Bicycle and/or lawn mower sales and repair | – | R |
| Dairy equipment sales | – | R |
| Farm equipment and supplies sales* | – | R |
| Feed store | – | R |
| Fixture sales | – | R |
| Marine stores and supplies | – | R |
| Medical supplies, retail | – | R |
| Motorcycle sales and service | – | R |
| Restaurant, supplies sales | – | R |
| Seed store | – | R |
| Shoe store, wholesale | – | R |
| Sporting goods store, wholesale | – | R |
| Trailer or mobile homes sales* | – | R |
| Shooting range | – | P |
| Dwelling, one-family, as an accessory or industrial use | P | P |
| Recreational vehicle park | – | P |
| Natural production uses; including extraction of oil, gas or other natural mineral deposit, such as sand, clay, gravel | X | X |
| Rock crusher* | R | R |
| Well drilling company | R | R |
| Stonecutting | R | – |
| Aviary* | – | R |
| Hatchery: Poultry | – | R |
| Dog pound* | X | X |
| Rehabilitation health clinics and plasma centers, see section XII for additional requirements. Ord. 2903 May 2017 | X | |
| Animal kennel | R | R |
| Armory | R | R |
| Automobile and truck fleet maintenance shops and garages | R | R |
| Automobile filling station: Where primary function is retail sale of gasoline, oil, grease, | R | R |

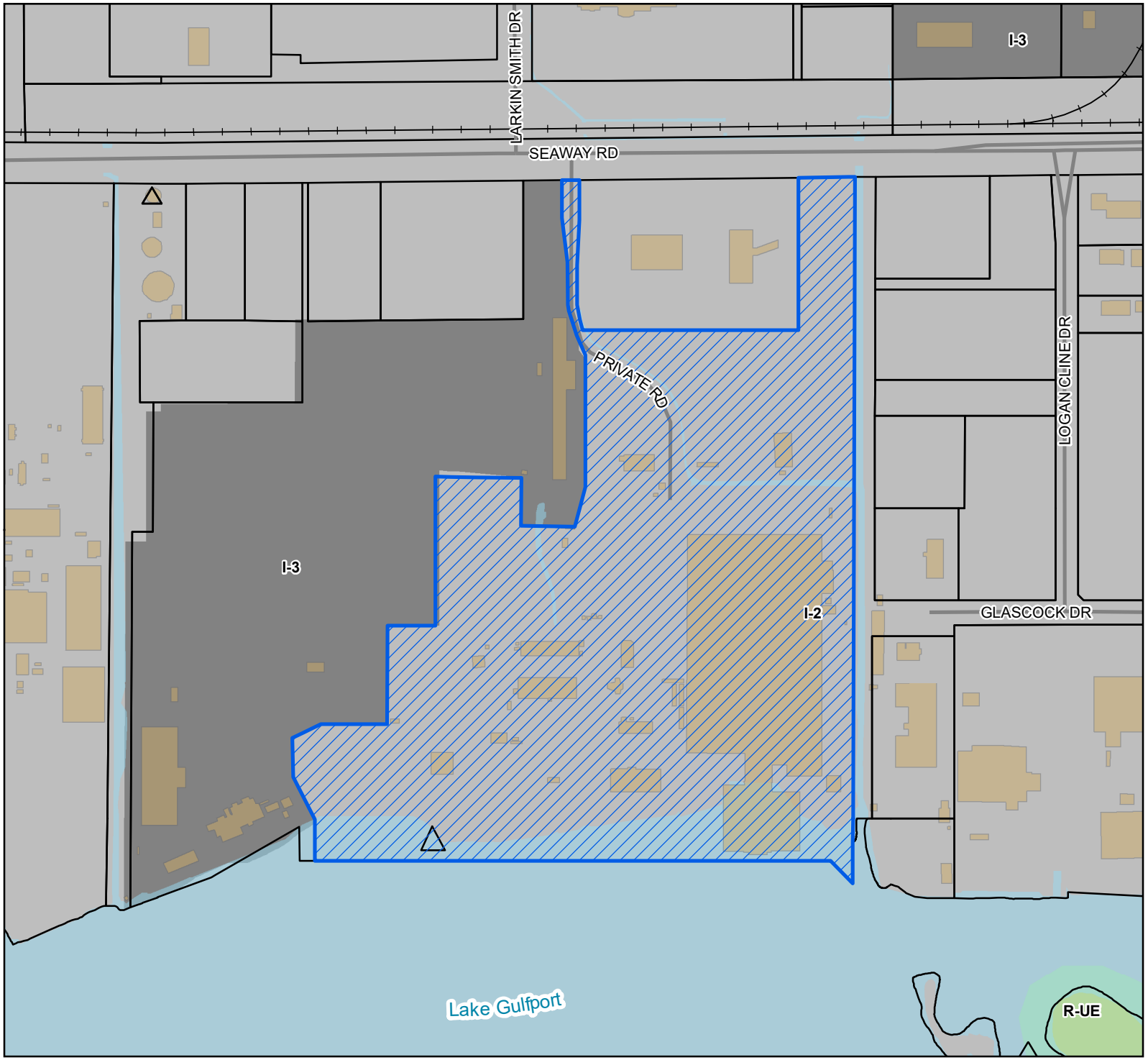
| Names of Uses and Conditions | I-2 | I-3 |
|---|---|---|
| Automobile and truck body repair conducted within an enclosed structure. The storage yard for vehicles awaiting repair or delivery to owner must be enclosed within a fence at least ten (10) feet high and at maximum opacity to obstruct view, noise and passage or persons; chainlink or similar fence will be permitted if screen planting which provides maximum opacity is provided | R | R |
| Carting, express, crating, hauling and storage | R | R |
| Cold storage plant | R | R |
| Contractors' office, including limited indoor storage of equipment, materials and/or supplies | R | R |
| Contractors' storage yard for vehicles, | R | R |
| Diesel engine repair | R | R |
| Laboratory | R | R |
| Laboratory: dental, medical or optical | R | R |
| Machine shop | R | R |
| Office | R | R |
| Pipe storage yard | R | R |
| Sand and travel storage yard* | R | R |
| Towing and wrecker services; conducted within an enclosed structure. | R | R |
| Transit vehicle storage and servicing | R | R |
| Incinerator | R | — |

| Names of Uses and Conditions | I-2 | I-3 |
|---|---|---|
| Junkyard; including storage, baling or sale of rags, paper, iron or junk; must be enclosed within a fence at least seven (7) feet high and adequate to obstruct view, noise, and passage of persons; chainlink or similar fence will be permitted if screen planting is provided* | R | – |
| Vulcanizing shop, including retreading and recapping | R | – |
| Laundry, linen supply or diaper service | P | R |
| Trade school | P | R |
| Fire station | P | P |
| Bank | P | – |
| Air conditioning sales and services | – | R |

| Names of Uses and Conditions | I-2 | I-3 |
|---|---|---|
| Automobile filling station, service and repair: But not including commercial wrecking, dismantling or auto salvage yard; need not be enclosed within structure provided the unenclosed part shall comply with requirements for maintenance of off-street parking facilities except prohibition of sales* | – | R |
| Clinic, dental or medical, Ordinance 2264 | – | R |
| Dry-cleaning | – | R |
| Electric repair shop | – | R |
| Elevator maintenance and service | – | R |
| Exterminators | – | R |
| Food locker plant: Renting only individual lockers for customer storage of food; cutting and packaging of meats and game, but not including slaughtering or eviscerating thereof | – | R |
| Furniture repair; including upholstering and refinishing | – | R |
| Miniwarehouse | – | R |
| Painting and decorating contractor | – | R |
| Plumbing shop | – | R |
| Rug cleaning | – | R |
| Sign shop | – | R |
| Small animal clinic | – | R |
| Taxidermist | – | R |
| Venetian blind and metal awning fabrication and cleaning | – | R |
| Accessory use, customarily accessory to an otherwise permitted use | R | R |
| Outdoor general advertising | R | R |
| Pipe storage | R | R |

# 2204PC077

# Zoning Map Amendment




Site
Street
Railroad
Parcels
Buildings
Water Features

**Zoning**

I-2 - Heavy Industry District
I-3 - Planned Industrial District
R-UE - Residential Urban Estate

**Site Information**

0909F-01-001.002
Zoning: I-2 (Heavy indusrty)
Size: 69.4 acres
Flood: AE

0 80 160 240
Yards

1 inch = 500 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.

Revision date 11/2/2020

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

For Staff Use Only
Case File #: 2204PC.077
Date Received: 3/21/2022
Receipt #:
Received By: CL
Zoning: I-2
Ward: 5 Flood: AE

# APPLICATION FOR ZONING MAP AMENDMENT/LAND USE RECLASSIFICATION (SMARTCODE)

**Property Information**

TAX PARCEL # 0 9 0 9 F – 0 1 – 0 0 1 . 0 0 2

(If necessary, use separate sheet of paper)

Address of Property Involved: 13085 Seaway Road Gulfport, MS 39503

Lot(s)_____, Block(s)_____, Subdivision Subdivision No. 2 of Bernard Bayou Industrial District

General Location: Located on the South Side of Seaway Rd 1.5 miles West of Lorraine Rd

**GENERAL DESCRIPTION OF REQUEST:**
Rezone portion of Parcel From I-2 Zoning to I-3

**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 reauest.*

OWNER

Gulf Coast Shipyard Realty LLC c/o Robert Vosbein
Printed Name Of Owner
13085 Seaway Road
Mailing Address
Gulfport MS 39503
City State Zip code
504-348-2466
Home Phone Work/Cell Phone
rob@harveygulf.com
Email
[signature], General Counsel & C.A.O
**Signature Of Owner**

AGENT

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

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

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

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

SEAWAY ROAD
(County Asphalt)

**LOCATION MAP**
(Not To Scale)

**VICINITY MAP**
(Not To Scale)

200 0 200 400 600
GRAPHIC SCALE – FEET

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 62.06 | N89°24'27"E |
| L2 | 143.40 | S00°31'32"W |
| L3 | 162.20 | S03°52'17"W |
| L4 | 89.26 | S00°31'35"W |
| L5 | 55.24 | S00°58'48"E |
| L6 | 24.06 | S10°33'29"E |
| L7 | 29.23 | S10°53'05"E |
| L8 | 39.97 | S15°49'30"E |
| L9 | 781.90 | S89°45'01"E |
| L10 | 552.13 | N00°10'28"E |
| L11 | 126.43 | N89°24'27"E |
| L12 | 77.22 | N89°24'27"E |
| L13 | 2556.94 | S00°11'00"W |
| L14 | 113.62 | N45°00'00"W |
| L15 | 857.54 | West |
| L16 | 1011.48 | West |
| L17 | 151.27 | N00°11'00"E |
| L18 | 170.78 | N26°49'42"W |
| L19 | 141.66 | N01°15'48"W |
| L20 | 114.50 | N64°06'45"E |
| L21 | 229.79 | N89°48'25"E |
| L22 | 330.30 | N00°20'58"E |
| L23 | 187.72 | S89°56'07"E |
| L24 | 558.43 | NORTH |
| L25 | 309.82 | S89°54'17"E |
| L26 | 173.39 | S00°00'07"W |
| L27 | 194.56 | S89°54'16"E |
| L28 | 148.29 | N15°12'14"E |
| L29 | 29.62 | N00°54'43"W |
| L30 | 183.83 | N00°17'25"E |
| L31 | 264.67 | N00°04'28"E |
| L32 | 67.06 | N23°10'30"W |
| L33 | 12.02 | N22°31'59"W |
| L34 | 93.18 | N17°47'25"W |
| L35 | 21.17 | N10°40'40"W |
| L36 | 155.24 | N01°18'23"W |
| L37 | 160.46 | N07°14'38"W |
| L38 | 137.43 | N00°03'31"W |
| L39 | 61.18 | S22°07'13"E |
| L40 | 1185.61 | S00°11'00"W |
| L41 | 546.90 | N89°49'00"W |
| L42 | 730.45 | S00°11'00"W |
| L43 | 183.45 | N89°44'49"W |
| L44 | 221.84 | S17°17'16"W |
| L45 | 215.85 | S00°15'11"W |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD | CHORD |
| C1 | 78.54 | 50.00 | S45°11'00"W | 70.71 |
| C2 | 50.94 | 40.00 | S53°46'13"W | 47.57 |

**REFERENCE:**

1. RESUBDIVISION OF PARCELS 0909f-01-001.002 (PARCEL A) & 0909F-01-001.007 (PARCEL B) INTO A1 & B1... LOCATED IN SECTION 14, T7S-R11E,... BY J. MICHAEL CASSIDY, P.L.S., DATED 10-05-2017.

Prepared By:

McLin Taylor, Inc.
Engineering and Land Surveying
28339 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444

**PRELIMINARY** 3/7/2022
DATE

**EXHIBIT 1**
**PROPOSED REZONING**
**OF A**
**69.177 Acre Tract**
LOCATED IN SECTION 14, T 7 S-R 11 E
HARRISON COUNTY, MISSISSIPPI
FOR
HARVEY GULF
INTERNATIONAL MARINE

2211597

X:\LP-21\2211597_Bernard Bayou Industrial District\dwg\2211597_Rezone Exhibit 1.dwg

McLin Taylor, Inc.
Engineering and Land Surveying

Lester A. McLin, Jr., P.L.S.
William L. "Billy" Taylor, II, P.E., P.L.S.

April 3, 2022

City of Gulfport
Urban Development – Planning Division
1410 24th Avenue
Gulfport, MS 39501

Re: Request for Zoning Change from I-2 to I-3
Tax Parcel # 0909F-01-001.02
13085 Seaway Road Gulfport, MS 39503

The subject property is currently zoned I-2 per the Official Zoning Map of the City of Gulfport. The character of the area has changed as the abutting property to the west is zoned I-3 and has a less industrial character with the current use. The rezoning request for the subject property from I-2 to I-3 will allow permitted uses which are less industrial and allow for more recreational activities as it does to the abutting property.

The below statements are provided as required under the application for rezoning.

1. The official name and address of the owner/ applicant is as follows:
   Gulf Coast Shipyard Realty, LLC
   10385 Seaway Blvd
   Gulfport, MS 39503
2. The development schedule for the proposed project is to complete construction documents and begin construction by the end of 2022. Construction is expected to be completed within 12 months.
3. The effect of the amendment is the proposed zoning will be consistent with the abutting property to the west. Therefore, there should not be an effect in granting this zoning change.
4. This request is not due to an error and will allow permitted uses which are less industrial and allow for more recreational activities as it does to the abutting property.

All subsequent approvals after rezoning will be obtained in accordance with the current City of Gulfport regulations. We look forward to answering any questions that arise during this request and process.

Sincerely,

William L. Taylor, II, P.E.
McLin Taylor, Inc.

P.O. Box 1266 • LIVINGSTON, LOUISIANA 70754 • (225) 686-1444 • FAX (225) 686-1448

www.mclintaylor.com

**WRITTEN CONSENT OF THE MANAGING MEMBER OF GULF COAST SHIPYARD REALTY, LLC**

**August 15, 2018**

The undersigned, being the managing member (the "***Member***") of Gulf Coast Shipyard Realty, LLC ("***Realty LLC***"), a Delaware limited liability company, does hereby consent to and adopt the following resolutions.

**WHEREAS**, Realty LLC desires to proceed with and ratify certain matters relating to the emergence of HGIM Corp., a Delaware corporation ("***Corp***"), from bankruptcy;

**WHEREAS**, on March 7, 2018, HGIM Holdings, LLC, a Delaware limited liability company and parent of Corp ("***Holdings***"), Corp and certain other direct and indirect subsidiaries of Corp (collectively, the "***Debtors***") filed voluntary petitions for reorganization in the United States Bankruptcy Court for the Southern District of Texas, Houston Division (the "***Bankruptcy Court***") seeking relief under the provisions of chapter 11 of Title 11 ("***Chapter 11***") of the United States Code (the "***Bankruptcy Code***") under the caption *In re HGIM Holdings, LLC, et al.*, Case No. 18-31080 (the "***Chapter 11 Cases***");

**WHEREAS**, in connection with the Chapter 11 Cases, Holdings, Corp, the lending institutions and certain other parties to that certain Senior Secured Term and Revolving Credit Agreement, dated as of June 18, 2013 (as amended by the First Amendment dated as of October 11, 2013, the Second Amendment dated as of May 2, 2014, the Third Amendment dated as of May 2, 2014 and the Fourth Amendment dated as of March 16, 2016, and as further amended, restated, amended and restated, supplemented or otherwise modified prior to the date hereof, the "***Original Credit Agreement***") entered into the Restructuring Support Agreement on February 8, 2018, which provides for the implementation of a restructuring involving Holdings, Corp and certain of the subsidiaries of Corp on the terms set forth therein, including a joint prepackaged plan of reorganization (including all annexes, exhibits, schedules and supplements thereto, in each case, as may be amended, modified or supplemented from time to time only in accordance with the terms thereof, the "***Plan***");

**WHEREAS**, on May 23, 2018, the Bankruptcy Court entered an order (the "***Confirmation Order***") pursuant to the Bankruptcy Code, which approved and confirmed the Plan;

**WHEREAS**, pursuant to the Plan, the lenders under the Original Credit Agreement are entitled to receive, in exchange for the release and discharge of the loans and accrued and unpaid interest outstanding under the Original Credit Agreement, new term loans under an exit term loan facility to be issued (or deemed issued) in the initial aggregate principal amount of $350,000,000 (the "***Credit Facility***");

**WHEREAS**, pursuant to the Plan, Corp and certain of its subsidiary guarantors entered into all documents related to the Credit Facility, including a definitive credit agreement that will govern the Credit Facility (the "***Credit Agreement***"), dated as of July 2, 2018, between Corp, as borrower, the lenders from time to time party thereto (the "***Lenders***") and Bank of America, N.A., as administrative agent (the "***Agent***");

**WHEREAS**, pursuant to the Credit Agreement, Realty LLC desires to enter into (a) that certain Joinder to Amended and Restated Guaranty, dated as of August [ ], 2018 (the "***Guaranty***"), by Realty LLC and Gulf Coast Shipyard Group, Inc., a Delaware corporation ("***GCSG***"), in favor of the Agent, for the benefit of the Secured Parties (as defined in the Credit Agreement) and (b) that certain Joinder to Amended and Restated Guarantor Security Agreement, dated as of August [ ], 2018 (the "***Security Agreement***"), between Realty LLC, GCSG and the Agent.

**WHEREAS**, Realty LLC will receive direct and indirect benefits from the transactions contemplated by the Credit Agreement and the other Credit Documents (as defined below);

**WHEREAS**, the Member deems the execution and delivery of the Guaranty, the Security Agreement and the other Credit Documents by Realty LLC, and the performance of the transactions contemplated thereby by Realty LLC, to be desirable, advisable and in the best interest of Realty LLC;

**WHEREAS**, capitalized terms used herein but not otherwise defined herein shall have the meanings assigned to such terms in the Credit Agreement attached hereto;

**WHEREAS**, pursuant to the Credit Agreement, Realty LLC is required, or may deem it necessary or appropriate, (a) to execute, deliver and perform its obligations under a security agreement, a pledge agreement and other loan documents, commitment letters, engagement letters, term sheets, fee letters, letter of credit agreements, letters of credit, promissory notes, deeds of trust, mortgages, vessel mortgages, assignments of insurances, insurance subordination undertakings, fixture filings, assignments of production and/or as-extracted collateral, security agreements, pledge agreements, guaranty agreements, escrow agreements, control agreements (including deposit account control agreements), securities account control agreements, commodity account control agreements, subordination agreements, equity interest transfer powers, payoff letters, indemnities, licenses, supplemental indentures, assignments, contribution deeds, deeds of pledge or charge, undertakings, reaffirmations, comfort letters, consents, reports, waivers, releases, addenda, purchase agreements, powers of attorney, affidavits, certifications, requests, supplements (including supplements to loan documents or schedules), notices, and other agreements, documents, instruments, contracts, financing statements or certificates, as each of the foregoing may be amended, amended and restated, modified, supplemented, extended, renewed or replaced from time to time (all of the foregoing referred to above, including the Credit Agreement, are collectively referred to herein as the "***Credit Documents***"); and (b) to take such other actions, including, without limitation, (i) the grant of liens on all or substantially all of its assets (including, without limitation, the pledge of equity interests in its Subsidiaries and other persons and entities) in favor of the Lenders or other agents or trustees, on behalf of the secured parties described or named in the Credit Documents, to secure any or all Indebtedness, Obligations or other liabilities of Realty LLC, arising under or in connection with the Credit Agreement, the other Credit Documents and hedging agreements and treasury management agreements between Realty LLC and the Lenders or affiliates of Lenders, and all other obligations under or described in the Credit Documents), (ii) the guarantee of all Obligations and Indebtedness, (iii) the filing of UCC financing statements or amendments thereto, or other filings necessary to perfect or give notice of liens, (iv) the filing of any deeds of trust or mortgages, and any amendments, amendments and restatements, modifications or supplements thereto, necessary to perfect or give notice of liens, (v) the delivery of equity interest transfer powers and equity certificates, (vi) the payment of fees,

costs and expenses, (vii) the giving of notices, the designation of persons authorized to act, and (viii) other actions as may be necessary or appropriate to consummate the transactions and perform the Credit Documents, including, without limitation, the execution, delivery and filing of mortgages, amendments, amendments and restatements, supplements, modifications, renewals and/or extensions of or to mortgages, other collateral documents, and the other Credit Documents (collectively, "***Related Actions***");

**WHEREAS**, the Member desires to authorize and consent to the execution and delivery of and the performance by Realty LLC of its obligations and agreements under the Credit Documents and the taking of any and all Related Actions;

**WHEREAS**, pursuant to the Credit Agreement, Realty LLC may be required to consummate certain transactions after the effective date of the Guaranty and Security Agreement (collectively, the "***Post Effective Date Transactions***"), including, without limitation, the execution, delivery and filing of mortgages, amendments, amendments and restatements, supplements, modifications, renewals and/or extensions of or to mortgages and other collateral documents, including, without limitation, vessel mortgages, assignments of insurances, insurance subordination undertakings and a certain mortgage, security agreement and assignment of rents covering certain property located in Louisiana (the "***Post-Closing Documents***"); and

**WHEREAS**, the Member desires to authorize and consent to the execution, delivery and performance of the Post-Closing Documents and the consummation of the other Post Effective Date Transactions by or on behalf of Realty LLC.

**NOW, THEREFORE, BE IT RESOLVED**, that the execution, delivery and performance of the Guaranty and Security Agreement by Realty LLC and the consummation of the transactions contemplated thereunder by Realty LLC, including the execution, delivery and performance of the other Credit Documents and the Post-Closing Documents and the taking of any and all Related Actions and the Post Effective Date Transactions are hereby authorized and approved, and that the officers of Realty LLC (each, an "***Authorized Officer***" and collectively, the "***Authorized Officers***"), any one of whom may act without the joinder of any of the others, is hereby severally authorized, empowered and directed, in the name and on behalf of Realty LLC, to execute and deliver any document required to authorize Realty LLC's, execution, delivery and performance of the Guaranty, Security Agreement and the other Credit Documents;

**FURTHER RESOLVED**, that the signature of any Authorized Officer to any document to which Realty LLC is a party in connection therewith shall be conclusive evidence of the authority of such Authorized Officer to execute and deliver such document;

**FURTHER RESOLVED**, that any person dealing with any Authorized Officer on behalf of Realty LLC in connection with any of the foregoing matters shall be conclusively entitled to rely upon the authority of such officer and by his or her execution of any document or agreement, the same shall be valid and binding obligations of Realty LLC enforceable in accordance with its terms;

**FURTHER RESOLVED**, that the Member hereby authorizes Realty LLC, for itself and to the extent it serves as a member, general partner, managing member or other governing body of

any of its current or future subsidiaries, to execute all agreements or documents, and to take any and all Related Actions, as may be contemplated or required by the Credit Documents and the Post-Closing Documents and all current and future subsidiaries of Realty LLC, to the extent applicable, to execute all agreements or documents, and to take any and all Related Actions, as may be contemplated or required by the Credit Documents and the Post-Closing Documents;

**FURTHER RESOLVED**, that the following individuals, effective as of the date hereof, are hereby elected to the office or offices of Realty LLC set forth opposite their respective names below, to hold office until their respective successor is elected and qualified or until their respective earlier death, resignation or removal:

| Name | Title |
|---|---|
| Shane J. Guidry | Chief Executive Officer |
| Jeffrey Henderson | Chief Financial Officer |
| Robert A. Vosbein, Jr. | General Counsel and Chief Administrative Officer |

**FURTHER RESOLVED**, that the officers appointed herein are the only officers of Realty LLC, all other individuals previously holding offices of Realty LLC having resigned or been removed.

**General Authorization**

**FURTHER RESOLVED**, that the Authorized Officers are authorized and directed, on behalf and in the name of Realty LLC, to do or cause to be done any and all such further acts and things and to execute, deliver and file any and all such additional agreements, documents, instruments and certificates as such Authorized Officer may deem necessary or appropriate in furtherance of, or to effect, the matters authorized or contemplated by, the foregoing resolutions; and

**FURTHER RESOLVED**, that any and all acts heretofore done, and any and all agreements, documents, instruments and certificates heretofore executed and delivered, in the name and on behalf of Realty LLC, in furtherance of or to effect the matters authorized by the foregoing resolutions, are hereby approved and ratified in all respects with the same force and effect as if such approval had been given in advance by the Member.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has caused this consent to be duly executed as of the date first set forth above.

**GCSR HOLDINGS, INC.**, as managing member of Gulf Coast Shipyard Realty, LLC

By: _____
Name: Shane J. Guidry
Title: Chief Executive Officer

1st Judicial District
Instrument 2013 3362 D -J1
Filed/Recorded 5/29/2013 02:41 P
Total Fees $ 13.00
6 Pages Recorded

SCANNED

| Prepared By and Return To: | With Review By (with respect to form): | Indexing Instructions: |
|---|---|---|
| Rose M. LeBreton<br>LA Bar No. 0816<br>Lugenbuhl, Wheeton, Peck, Rankin & Hubbard<br>601 Poydras Street, Suite 2775<br>New Orleans, LA 70130<br>Telephone: 504-568-1990 | Bridgforth Rutledge<br>MS Bar No. 99897<br>Phelps Dunbar, LLP<br>4270 I-55 North<br>Jackson, MS 39211<br>Telephone: 601-360-9361 | Part of Lots 6 and 7 of Subdivision No. 2 of Bernard Bayou Industrial District located in the SE ¼ of Sec. 14 & the NE ¼ of Sec. 23, Township 7 South, Range 11 West<br><br>First Judicial District of Harrison County, Mississippi |

STATE OF MISSISSIPPI
COUNTY OF HARRISON
(FIRST JUDICIAL DISTRICT)

# CONVEYANCE AND CONTRIBUTION
# VIA
# GENERAL WARRANTY DEED

REVIEWED

**NEW TRINITY REALTY, LLC**, a Delaware limited liability company,

Address: 13085 Seaway Road, Gulfport, MS 39503
Telephone Number: 228-276-1000
(hereinafter referred to as "Transferor"),

to

**GULF COAST SHIPYARD REALTY, LLC**, a Delaware limited liability company,

Address: 13085 Seaway Road, Gulfport, MS 39503
Telephone Number: 228-276-1000
(hereinafter referred to as "Transferee"),

**WHEREAS**, Transferor desires to convey to Transferee all of its right, title and interest in and to certain real property described below in exchange for those certain Units of Membership Interests in Transferee more fully described herein below.

**NOW TRANSFEROR COMES**, and for the consideration and on the terms hereinafter expressed, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Transferor does hereby grant, bargain, sell, convey and warrant the following described real property:

> Commencing at the Northeast corner of Lot 4, Subdivision No. 1 of Bernard Bayou Industrial District, in the SW 1/4 of Section 15, Township 7 South, Range 11 West, Gulfport, Harrison County, Mississippi, as shown in Record of Plats in Plat Book 25, Page 26, run thence N 89°49'00" E 1996.5 feet, thence N 89°49'14" E 3988 feet, thence N 89°24'38" E 534 feet, thence N 89°24'27" E 941.99 feet to the Point of Beginning, thence continue N 89°24'27" E 62.06 feet, thence S 00°31'32" W 143.40 feet, thence S 03°52'17" W 162.20 feet, thence S 00°31'35" W 89.26 feet, thence S 00°58'48" E 55.24 feet, thence S 10°33'29" E 24.06 feet, thence S 10°53'05" E 29.23 feet, thence S 15°49'30" E 39.97 feet, thence S 89°45'01" E 781.90 feet, thence N 00°10'28" E 552.13 feet to said south margin of Seaway Road, thence N 89°24'27" E 203.73 feet, thence S 00°11'00" W 2556.84 feet, thence N 45°00'00" W 113.62 feet, thence N 90°00'00" W 896.46 feet, thence N 00°11'00" E 137.37 feet, thence N 89°31'00" W 455.44 feet, thence N 00°13'36" W 1244.28 feet, thence S 75°51'10" E 414.40 feet, thence N 09°57'07" E 294.60 feet, thence N 00°53'00" W 318.90 feet, thence N 22°31'59" W 12.02 feet, thence N 17°47'05" W 93.18 feet, thence N 10°40'40" W 21.17 feet; thence N 01°18'23" W 155.24 feet; thence N 07°14'38" W 160.46 feet; thence N 00°03'31" W 137.43 feet to the south margin of Seaway Road and the Point of Beginning, being a part of Lots 6 and 7 of Subdivision No. 2 of Bernard Bayou Industrial District located in the SE 1/4 of Section 14 and the NE 1/4 of Section 23, Township 7 South, Range 11 West, Harrison County, Mississippi. Said parcel contains 59.24 acres.

(the "**Property**"), together with all improvements thereon and appurtenances belonging thereto, with full warranty of title, and with full substitution and subrogation in and to any and all rights and actions of warranty which Transferor has or may have against all preceding owners and vendors, UNTO Transferee, accepting and purchasing for itself, its successors and assigns, acknowledging due delivery and possession of the Property.

Transferor hereby declares that the Property stands registered in the name of Transferor, that it has not been heretofore alienated by Transferor and that there are no mortgages, liens or encumbrances against the Property whatsoever, other than the following exceptions to the title (which shall also be exceptions to the warranty granted by Transferor hereunder):

1. Easement to Mississippi Power Company dated October 9, 1967, and recorded in Book 598, page 582.

2. Easements in Warranty Deed dated November 13, 2003, and recorded in Book 1649, page 417 (Instrument No. 2003 8840 D).

3. Easement Deed for Ingress and Egress dated May 2, 2006, and recorded as Instrument No. 2006 7224 D-J1.

4. Terms of that certain Trinity Yachts-Gulfport LLC Landlord's Waiver and Consent dated April 29, 2010, and recorded as Instrument No. 2010 2770 D-J1.

5. Resubdivison of Parcels "6A" & "6B" into Parcels "6A2" and "6B2" (and all matters shown thereon) dated May 5, 2008, and recorded as Instrument No. 2008 6505 D-J1.

6. All encroachments and other matters affecting title revealed by that certain ALTA/ACSM Land Title Survey dated 05/07/13 (Job/Project/Drawing No. 55598-05) by J. Michael Cassady of Cassady & Associates, Inc.

7. All leasehold and possessory interests affecting the Property.

8. The prior conveyance, lease or reservation, if any, of the oil, gas and other minerals lying in or under the Property.

9. Current year ad valorem taxes, which are not yet due and payable.

(collectively, the "**Permitted Exceptions.**") Nothing in this instrument should be interpreted to reimpose and or to evidence the intention to interrupt or revive prescription of any rights thereon or to recognize the validity thereof.

This conveyance and transfer is made as a contribution by Transferor to the capital of Transferee in return for 33,732.947 of Units of Membership Interests in Transferee equal to the value of the Property, and Transferor acknowledges the receipt and sufficiency thereof and grants full acquittance and discharge thereof.

All *ad valorem* taxes bearing against the Property have been paid, up to and including those due for the year 2012. Taxes for the year 2013 will be prorated between Transferor and Transferee as of the date of this instrument. Transferee shall be responsible for the payment of all *ad valorem* taxes bearing against the Property after and including those for the year 2013, and notices of such taxes shall be sent to Transferee at the address set forth in Transferee's appearance clause above. In the event that Transferor receives any notices related to property taxes on the Property, it shall immediately forward such notices to Transferee.

With the exception of the warranty of title set forth herein, Transferee hereby accepts the Property without any warranty whatsoever, even for the return of the purchase price, "AS IS, WHERE IS and WITH ALL FAULTS", and except as regards title matters, Transferee specifically waives any and all claims it may have against Transferor with respect to any and all claims concerning any vices or defects in the physical condition of the Property, whether obvious or latent, known or unknown, including, without limitation, any claim airing out of the presence of Hazardous Substances (as defined below) on, in or above the Property, or wetlands regulated pursuant to and defined by the Clean Water Act (33 U.S.C.§1251 et seq.). "Hazardous

Substances" are defined as any solid hazardous or toxic substances and wastes, including, without limitation, petroleum products, asbestos, PCBs, and any other chemical or substance or pollutants, the disposal, storage or discharge of which is regulated by "CERCLA" (42 U.S.C. §§1251, et seq.),"RCRA" (42 U.S.C. §§ 6901, et seq.), the "Clean Water Act" (33 U.S.C. §§ 1251, et seq.), the "Clean Air Act" (44 U.S.C. §§ 7401, et seq), the "Toxic Substance Control Act (15 U.S.C. § 2601 and 2692), the Safe Water Drinking Act (42 U.S.C. §300f-300j-26), or any regulations promulgated thereunder or any similar state or federal laws or regulations.

Notwithstanding the foregoing, nothing contained in the preceding paragraph shall operate to waive Transferee's claims against Transferor pursuant to that certain Securities Purchase Agreement dated May 24, 2013, by and among Gulf Coast Shipyard Operations, Inc., Gulf Coast Shipyard Realty, LLC, Littlejohn Fund IV, L.P., Littlejohn Fund IV-A, L.P., Littlejohn Executive Fund IV, L.P., GCSR Domestic Blocker, Inc., GCSR Executive Blocker, Inc., GCSR Foreign Blocker, Inc., New Trinity Operations, LLC and Transferee.

This instrument may be executed and notarized in counterparts, and, when completed, shall be taken as one complete and valid instrument.

**SIGNATURES AND ACKNOWLEDGEMENTS ON THE FOLLOWING PAGES**

**IN WITNESS WHEREOF**, Transferor has executed this Warranty Deed on the date set forth below.

**NEW TRINITY REALTY, LLC**

By: _____
Name: John Dane III
Title: President

Date: May 24, 2013

STATE OF LOUISIANA

PARISH OF ORLEANS

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24th day of May, 2013, within my jurisdiction, the within named **John Dane, III**, who acknowledged that s/he is **President** of **New Trinity Realty, LLC**, a Delaware limited liability company, and that for and on behalf of said limited liability company, and as its act and deed, s/he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

_____
NOTARY PUBLIC

My Commission Expires:

ROSE McCABE LeBRETON
Attorney/Notary Public
Orleans Parish, Louisiana
My Commission is issued for Life
La. Bar Roll No. 08216

_____ (SEAL)

**IN WITNESS WHEREOF**, Transferee has executed this Warranty Deed on the date set forth below.

**GULF COAST SHIPYARD REALTY, LLC**

By: _____
Name: John Dane III
Title: President

Date: May 24, 2013

STATE OF LOUISIANA

PARISH OF ORLEANS

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24th day of May, 2013, within my jurisdiction, the within named **John Dane, III**, who acknowledged that s/he is **President** of **Gulf Coast Shipyard Realty, LLC**, a Delaware limited liability company, and that for and on behalf of said limited liability company, and as its act and deed, s/he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

_____
NOTARY PUBLIC

My Commission Expires:

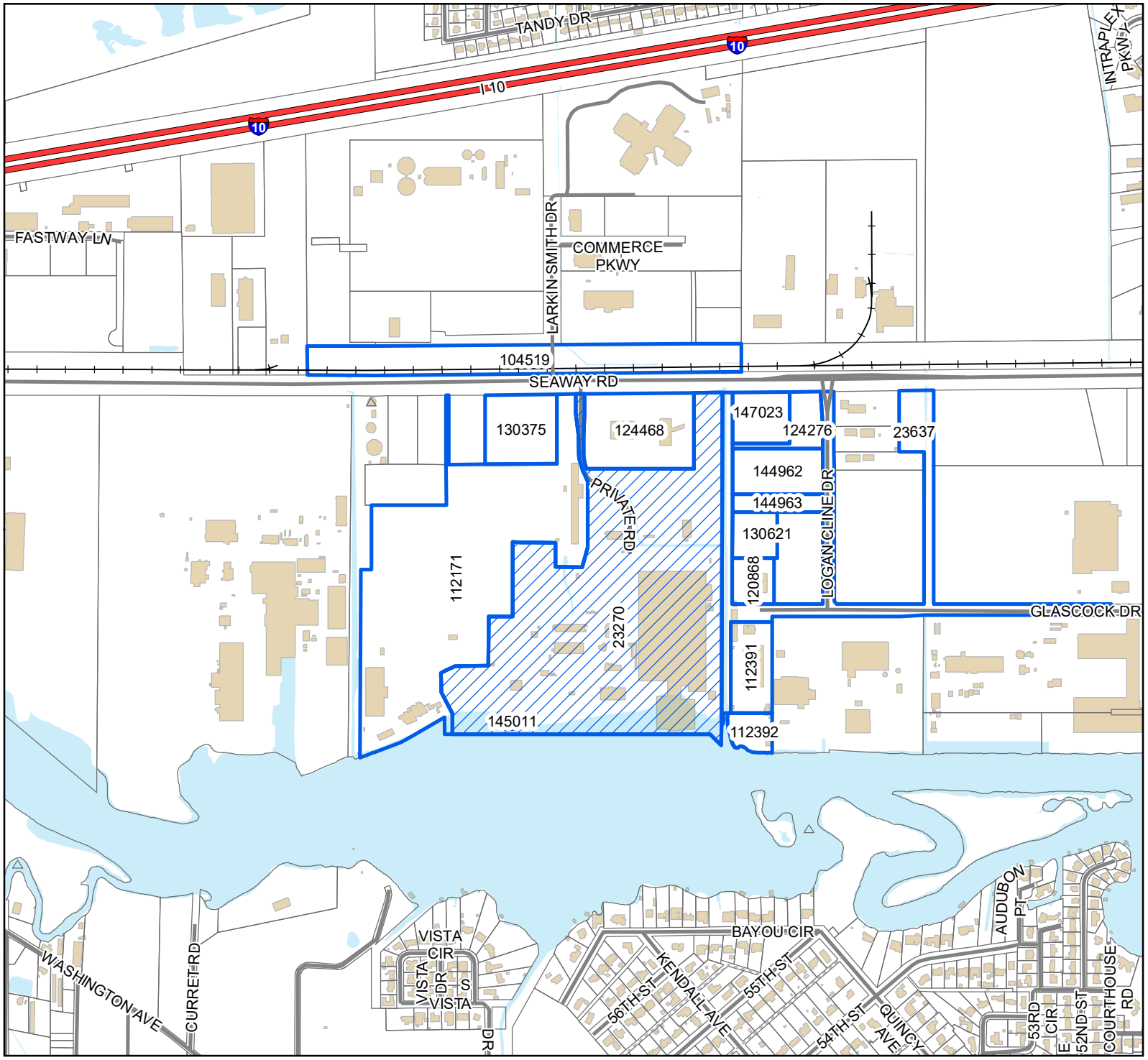
ROSE McCABE LeBRETON
Attorney/Notary Public
Orleans Parish, Louisiana
My Commission is issued for Life
La. Bar Roll No. 08218

_____ (SEAL)

| Mail | PPIN | Parcel ID | Name | Address | City | State | ZIP |
|---|---|---|---|---|---|---|---|
| Y | | | GULFCOAST SHIPYARD REALTY LLC (OWNER) | 13085 SEAWAY RD | GULFPORT | MS | 39503 |
| | | | **Adjacent Property Owners** | | | | |
| | 147023 | 0909G-01-001.023 | CARTER JAMES PROPERTIES LLC -LESSEE C/O HARRISON CO DEV COMM | PO BOX 7377 | GULFPORT | MS | 39506 |
| | 112392 | 0909J-01-001.003 | FIFTY TWO-SIXTY INVESTMENTS LLC | 8641 UNITED PLAZA BLVD | BATON ROUGE | LA | 70809 |
| N | 112391 | 0909G-01-001.002 | FIFTY TWO-SIXTY INVESTMENTS LLC | 8641 UNITED PLAZA BLVD | BATON ROUGE | LA | 70809 |
| N | 23270 | 0909F-01-001.002 | GULF COAST SHIPYARD REALTY LLC | 13085 SEAWAY RD | GULFPORT | MS | 39503 |
| N | 145011 | 0909K-01-001.000 | GULFCOAST SHIPYARD GROUP INC-LESSEEC/O SECTY OF STATE -LESSOR-TIDELAND | 13085 SEAWAY RD | GULFPORT | MS | 39503 |
| | 144962 | 0909G-01-001.019 | HARRISON CO DEV COMM | P O BOX 1870 | GULFPORT | MS | 39502 |
| N | 23637 | 0909G-01-001.000 | HARRISON CO DEV COMM | P O BOX 1870 | GULFPORT | MS | 39502 |
| N | 144963 | 0909G-01-001.020 | HARRISON CO DEV COMM | P O BOX 1870 | GULFPORT | MS | 39502 |
| N | 124276 | 0909G-01-001.007 | HARRISON CO DEV COMM | P O BOX 1870 | GULFPORT | MS | 39502 |
| | 124468 | 0909F-01-001.009 | KEESLER FEDERAL CREDIT UNION | PO BOX 7001 | BILOXI | MS | 39534 |
| | 120868 | 0909G-01-001.006 | MARINE LOADING ARMS LLC | 17095 CARLTON CUEVAS RD | GULFPORT | MS | 39503 |
| N | 130621 | 0909G-01-001.013 | MARINE LOADING ARMS LLC | 17095 CARLTON CUEVAS RD | GULFPORT | MS | 39503 |
| | 112171 | 0909F-01-001.007 | MARITIME DEVELOPMENT CENTER LLC | P O BOX 381 | GULFPORT | MS | 39502 |
| N | 130375 | 0909F-01-001.011 | MARITIME DEVELOPMENT CENTER LLC | P O BOX 381 | GULFPORT | MS | 39502 |
| | 104519 | 0909F-01-002.000 | MISS POWER CO | 2992 W BEACH BLVD | GULFPORT | MS | 39501 |

# 2204PC077

# Zoning Map Amendment




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

0 160 320 480

Yards

1 inch = 1,000 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.

# 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:**
**IPL0072175**
**Order Status:**
Submitted
**Classification:**
Legals & Public Notices
**Package:**
BLX - Legal Ads
**Final Cost:**
63.48
**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**
May 6, 2022 10:27:58 AM EDT
**Amount:**
63.48

## SCHEDULE FOR AD NUMBER IPL00721750

May 11, 2022
SunHerald (Biloxi)

## PREVIEW FOR AD NUMBER IPL00721750

**LEGAL NOTICE**
**PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, May 26, 2022 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.

**Zoning Map Amendment 2204PC049**, by agent J Michael Petro, Inc., tax parcel 0811A-05-035.000, Requests to rezone from R-2 (Single-family) to B-2 (General business), 2600 13th Ave, Ward 2

**Zoning Map Amendment 2204PC077**, by owner Gulf Coast Shipyard Realty, LLC, tax parcel 0909F-01-001.002, Request to rezone from I-2 (Heavy industry) to I-3 (Planned industrial park), 13085 Seaway Rd, Ward 5

**Planning Commission Approval 2205PC081**, by owner Staci Hensley, tax parcel 0807K-01-013.001, Requests home occupation for natural soap business use, 13333 Twin Dr, Zoned R-1-15 (Single-family), Ward 7

**Planning Commission Approval 2205PC083**, by owner Brenda P Taylor, tax parcel 0908I-01-007.040, Requests home occupation for mobile notary use, 12063 Jessica Cr, Zoned R-1-10 (Single-family), Ward 6

**Resubdivision 2205PC084**, by agent Terry Calvert, tax parcels 0811H-02-044.000, 0811H-02-067.000, 0811H-02-068.000, and 0811H-02-069.000, Divide into two new parcels, 1111 & 1109 2nd St, Zoned R-1-7.5 (single-family), Ward 2

**Resubdivision 2205PC087**, by agent Kevin Taylor, tax parcel 0911F-01-027.000, Divide into two new parcels, 522 E Beach Blvd, Zoned R-1-7.5 (Single-family), Ward 2

**Planning Commission Approval 2205PC090**, by owner Valinda Pullen, tax parcel 0810B-03-046.000, Requests mobile home use, 8329 W Virginia Ave, Zoned R-1-5 (Single-family), Ward 3

**Planning Commission Approval 2205PC091**, by agent Billy J Roberson, tax parcel 1010K-02-021.000, Requests home occupation for commercial decor office use, 2205 Taylor Blvd, Zoned R-1-7.5 (Single-family), Ward 2

**Resubdivision 2205PC094**, by agent Heinrich & Associates, LLC, tax parcel 0708A-02-011.000, Divide into four new parcels, 16148 Robinson Rd, Zoned R-1-15 (Single-family), Ward 7

**Zoning Text Amendment 2205PC095**, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, Section III District Regulations, (K) Chart of Permitted Uses, (2) Schedule of Uses, Liquor Stores and/or Free-Standing Lounges

**Planning Commission Approval 2205PC096**, by agent Jacquline Wilson, tax parcel 0710H-02-020.000, Requests mobile home use, Ganges St, Zoned R-1-5 (Single-family), Ward 3

**Planning Commission Approval 2206PC100**, by agent Ocean Aero, tax parcel 1010G-03-018.000, Request for boat building use, 1909 E Pass Rd, Zoned T6 (Urban Core Zone), Ward 2

**Planning Commission Approval 2206PC101**, by owners Sherterica and James Evans, tax parcel 0908C-01-001.053, Requests home occupation for online jewelry business use, 12538 Westwood Pl, Zoned R-1-7.5 (Single-family), Ward 6

**Appeal 2206PC121**, by agent Rob Adkinson, tax parcel 1008M-03-001.006, Appeal design review standards for fence materials, 12131 Bernard Parkway, Zoned B-2 (General Business), Ward 5

This the 5th day of May 2022
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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

# LEGAL DESCRIPTION

## A Portion of Parcel A1

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN SECTION 14, T7S–R11E, HARRISON COUNTY, MISSISSIPPI.

COMMENCING FROM THE NORTHWEST CORNER OF LOT 5, SUBDIVISION NO. 2 OF BERNARD BAYOU INDUSTRIAL DISTRICT (NW ¼ OF SE ¼ OF SECTION 15, T7S, R11E, THENCE NORTH 89 DEGREES 24 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 522.00, THENCE NORTH 89 DEGREES 24 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 941.99 FEET TO THE POINT OF BEGINNING.

THENCE North 89 degrees 24 minutes 27 seconds East for a distance of 62.06 feet to a point and corner;

THENCE South 00 degrees 31 minutes 32 seconds West for a distance of 143.40 feet to a point and corner;

THENCE South 03 degrees 52 minutes 17 seconds West for a distance of 162.20 feet to a point and corner;

THENCE South 00 degrees 31 minutes 35 seconds West for a distance of 89.26 feet to a point and corner;

THENCE South 00 degrees 58 minutes 48 seconds East for a distance of 55.24 feet to a point and corner;

THENCE South 10 degrees 33 minutes 29 seconds East for a distance of 24.06 feet to a point and corner;

THENCE South 10 degrees 53 minutes 05 seconds East for a distance of 29.23 feet to a point and corner;

THENCE South 15 degrees 49 minutes 30 seconds East for a distance of 39.97 feet to a point and corner;

THENCE South 89 degrees 45 minutes 01 seconds East for a distance of 781.90 feet to a point and corner;

THENCE North 00 degrees 10 minutes 28 seconds East for a distance of 552.13 feet to a point and corner;

THENCE North 89 degrees 24 minutes 27 seconds East for a distance of 126.43 feet to a point and corner;

THENCE South 22 degrees 07 minutes 13 seconds East for a distance of 61.18 feet to a point and corner;

THENCE South 00 degrees 11 minutes 00 seconds West for a distance of 1185.61 feet to a point and corner;

THENCE North 89 degrees 49 minutes 00 seconds West for a distance of 546.90 feet to a point and corner;

THENCE along a curve to the left having a radius of 50.00 feet and an arc length of 78.54 feet, being subtended by a chord of South 45 degrees 11 minutes 00 seconds West for a distance of 70.71 feet to a point and corner;

THENCE South 00 degrees 11 minutes 00 seconds West for a distance of 730.45 feet to a point and corner;

THENCE North 89 degrees 44 minutes 49 seconds West for a distance of 183.45 feet to a point and corner;

THENCE along a curve to the left having a radius of 40.00 feet and an arc length of 50.94 feet, being subtended by a chord of South 53 degrees 46 minutes 13 seconds West for a distance of 47.57 feet to a point and corner;

THENCE South 17 degrees 17 minutes 16 seconds West for a distance of 221.84 feet to a point and corner;

THENCE South 00 degrees 15 minutes 11 seconds West for a distance of 215.85 feet to a point and corner;

THENCE West for a distance of 1011.48 feet to a point and corner;

THENCE North 00 degrees 11 minutes 00 seconds East for a distance of 151.27 feet to a point and corner;

THENCE North 26 degrees 49 minutes 42 seconds West for a distance of 170.78 feet to a point and corner;

THENCE North 01 degrees 15 minutes 48 seconds West for a distance of 141.66 feet to a point and corner;

THENCE North 64 degrees 06 minutes 45 seconds East for a distance of 114.50 feet to a point and corner;

THENCE North 89 degrees 48 minutes 25 seconds East for a distance of 229.79 feet to a point and corner;

THENCE North 00 degrees 20 minutes 58 seconds East for a distance of 330.30 feet to a point and corner;

THENCE South 89 degrees 56 minutes 07 seconds East for a distance of 187.72 feet to a point and corner;

THENCE North for a distance of 558.43 feet to a point and corner;

THENCE South 89 degrees 54 minutes 17 seconds East for a distance of 309.82 feet to a point and corner;

THENCE South 00 degrees 00 minutes 07 seconds West for a distance of 173.39 feet to a point and corner;

THENCE South 89 degrees 54 minutes 16 seconds East for a distance of 194.56 feet to a point and corner;

THENCE North 15 degrees 12 minutes 14 seconds East for a distance of 148.29 feet to a point and corner;

THENCE North 00 degrees 54 minutes 43 seconds West for a distance of 29.62 feet to a point and corner;

THENCE North 00 degrees 17 minutes 25 seconds East for a distance of 183.83 feet to a point and corner;

THENCE North 00 degrees 04 minutes 28 seconds East for a distance of 264.67 feet to a point and corner;

THENCE North 23 degrees 10 minutes 30 seconds West for a distance of 67.06 feet to a point and corner;

THENCE North 22 degrees 31 minutes 59 seconds West for a distance of 12.02 feet to a point and corner;

THENCE North 17 degrees 47 minutes 05 seconds West for a distance of 93.18 feet to a point and corner;

THENCE North 10 degrees 40 minutes 40 seconds West for a distance of 21.17 feet to a point and corner;

THENCE North 01 degrees 18 minutes 23 seconds West for a distance of 155.24 feet to a point and corner;

THENCE North 07 degrees 14 minutes 38 seconds West for a distance of 160.46 feet to a point and corner;

THENCE North 00 degrees 03 minutes 31 seconds West for a distance of 137.43 feet back to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 46.319 acres more or less.