

AGENDA

GULFPORT CITY ARCHITECTURAL REVIEW COMMITTEE MEETING

CITY HALL COUNCIL CHAMBERS

MONDAY, MAY 13, 2024 AT 3:00 PM

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

F1. If you are aggrieved by a vote of the Architectural Review Committee, see below.

Any person or any officer, department or agency of the City aggrieved by a decision of the Architectural Review Committee may, within fifteen (15) days thereafter, appeal therefore to the Gulfport City Council by submitting to the Department of Urban Development – Planning Division a written notice of appeal specifying the decision from which the appeal is taken.

F2. Speaker Card

Please provide the completed card at the time you speak to the Architectural Review Committee. 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.

G. Adoption of Minutes

G1. Architectural Review Committee - March 14, 2024

H. Hearing of Cases

H1. Signs

1. Architectural Review Committee 2404ARC029: (Deferred to May due to lack of quorum)

Architectural Review Committee 2404ARC029, by owner North Park Holdings LLC, seeking approval for 2 monument signs on property, Tax Parcel 1008L-01-002.000, 11550 Dedeaux Rd, Zoned B-2 (General-business) Ward 6

2. Architectural Review Committee 2403ARC026: (Tabled to April Meeting due to applicant not being present, Deferred to May due to lack of quorum)

Architectural Review Committee 2403ARC026, by agent Steven Carney, seeking approval for new double-sided freestanding ground sign, Tax Parcel 0911B-02-055.000, 200 E. Beach Blvd, Zoned R-B (Residence-business) T4L (General Urban Zone "Limited") Ward 2

3. Architectural Review Committee 2405ARC030

Architectural Review Committee 2405ARC030, by owner Atlas GPT Investments LLC, seeking approval to install a new freestanding ground sign, Tax Parcel 0908P-02-001.002, 12231 Bernard Pkwy, Zoned B-2 (General-business), Ward 5

H2. Architectural Review Committee Permits

1. Architectural Review Committee 2404ARC028: (Deferred to May due to lack of quorum)

Architectural Review Committee 2404ARC028, by agent Gary Knoblock, seeking approval for construction of a 30-foot tall pylon sign, Tax Parcel 0909D-02-006.000, 13334 Seaway Road, Zoned I-2 (Heavy-industry) Ward 5

2. Architectural Review Committee 2405ARC031

Architectural Review Committee 2405ARC031, by owner Prasant Patel, seeking approval for street pylon sign design, Tax Parcel 1008M-01-008.000, 11252 Lorraine Road, Zoned B-2 (General-business) Ward 5

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MEMORANDUM

To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: May 13, 2024

Re: Signs

MEMORANDUM

To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: May 13, 2024

Re: Architectural Review Committee 2404ARC029: (Deferred to May due to lack of quorum)

Architectural Review Committee 2404ARC029, by owner North Park Holdings LLC, seeking approval for 2 monument signs on property, Tax Parcel 1008L-01-002.000, 11550 Dedeaux Rd, Zoned B-2 (General-business) Ward 6

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2404ARC029

Hearing Date: May 13, 2024

Current Zoning/Use: B-2 / Vacant lot

Legal: Architectural Review Committee 2404ARC029, by owner North Park Holdings LLC, seeking approval for 2 monument signs on property, Tax Parcel 1008L-01-002.000, 11550 Dedeaux Rd, Zoned B-2 (General-business) Ward 6

TECHNICAL DETAILS

According to Appendix A, Article IV. Sec 9, 103, b, 1-4

- (a) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
 - (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
 - (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
 - (3) A decorative buttress shall be constructed at the ground/base level of the façade.
 - (4) A decorative cap or crown shall be constructed at the top of the façade.
- (b) All freestanding on-premises and off-premises sign façades shall be harmonious in material, style and color with the surrounding landscape of the developed site in which it is located. All sign permit applications for freestanding on-premises and off-premises signs to be constructed shall contain architectural façade plans to be reviewed and approved or denied by the architectural review committee in accordance with section 9-85 upon receipt of a permit application and renderings of the architectural façade plans.

EXECUTIVE SUMMARY

The sign proposed by QuikTrip (gas station) appears to be a pylon sign in structure more so than a monument sign. The gas station signs presented on the site plan provided appears as double-sided pole signs with sign ID cabinet. Nonetheless, the sign does meet the required design standards; it meets required setbacks and height, it contains proper support poles, and is made of stucco wrap or textured paint. Further, the applicant is allowed to have (2) free standing signs

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

due to (1) Where a parcel has in excess of one hundred (100) feet of street frontage, one (1) additional freestanding ground sign may be erected for each additional one hundred (100) feet of street frontage in excess of the first one hundred (100) feet of street frontage abutting the parcel. (2) Where a parcel is permitted to have more than one (1) freestanding ground sign under these regulations, the distance between the freestanding ground signs on each parcel shall be not less than one hundred (100) feet.

DEPARTMENTAL CONDITIONS

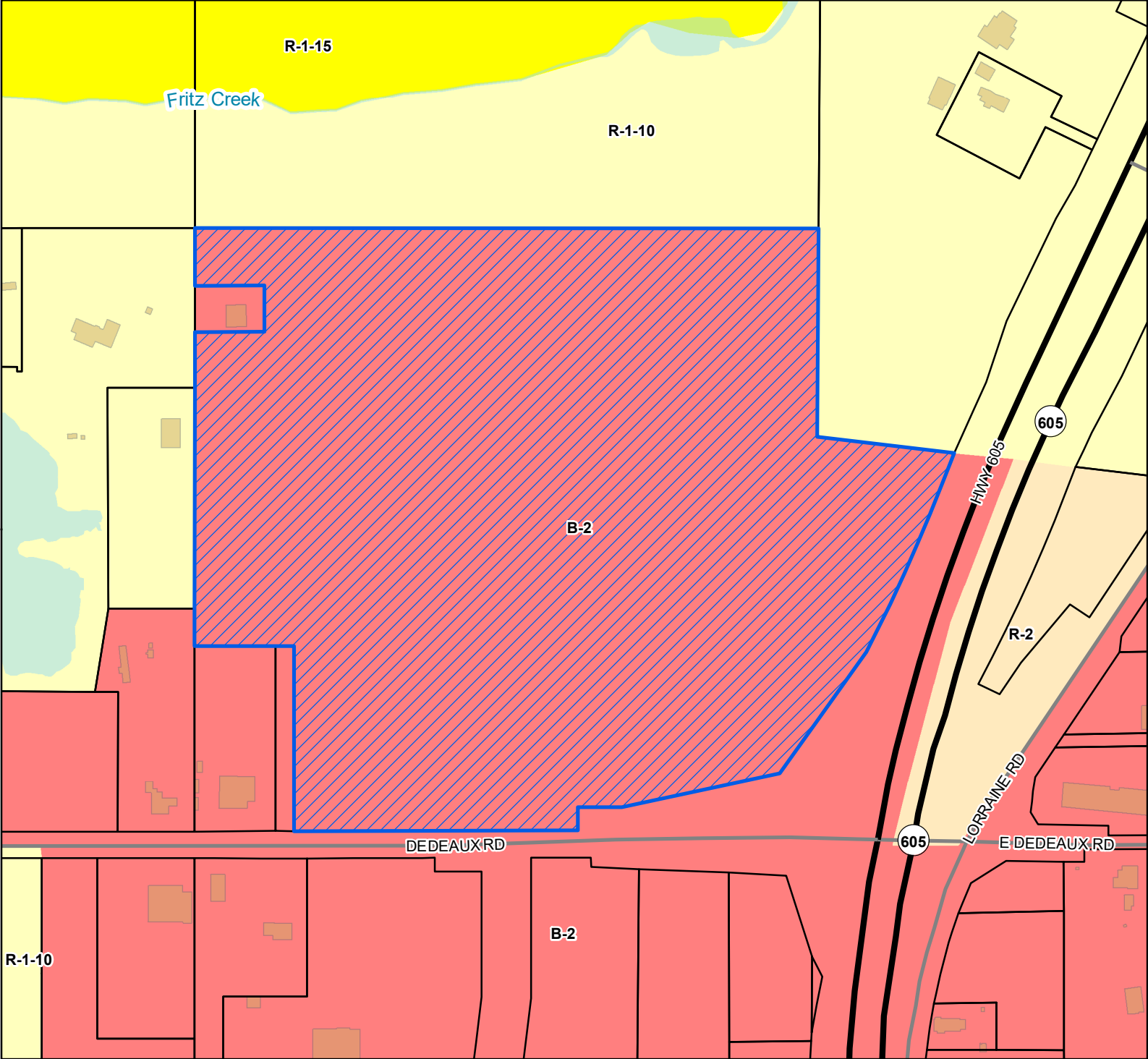
1. Must comply with all Planning and Zoning rules and regulations.
2. Approval allows for two freestanding signs.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

SLF



Legend

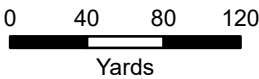
- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features

Zoning

- B-2 - General Business District
- R-1-10 - Single Family Residence (Low Density)
- R-1-15 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)

Site Information

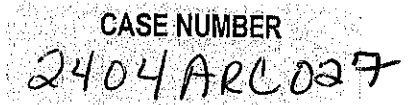
1008L-01-002.000
 Zoning: B-2 (General-Business)
 Size: 39.1 AC
 Flood: X



1 inch = 300 feet



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



OWNER:

Northpark Holdings, LLC - Scott DeLano, member

Printed Name of Owner

2310 19th St

Mailing Address

Gulfport

City

MS

State

39501

Zip Code

Signature:

AGENT:

Printed Name of Agent

Mailing Address

City

State

Zip Code

Signature:

Name of Owner (PRINT) North Park Holdings LLC - Scott DeLano, member

Address (Street, City, State, Zip Code) 2310 19th St

Phone (Home) (228) 806 7418 (Work) (Cell)

Tax Parcel Number(s) Owned: 1008L-01-002.000

Signature:

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home) (Work) (Cell)

Tax Parcel Number(s) Owned:

Signature:

IMPORTANT NOTICE:

1. Please be advised that failure to submit a complete application, with all supporting documents, could delay your hearing date. The Architectural Review Committee 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. All boxes will need to be initialed by applicant with required documentation before application can be accepted.

Submission Requirements:

Page one of this application, completed and signed.

- ☒ Site plan. Please note that approval of your request, in part, is based on your 11" by 17" site plan.
- The property lines and dimensions have been provided on the drawing.
 - All buildings and structures located on the property have been identified.
 - All dimensions of buildings and structures have been noted on the site plan.
 - All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
 - Street names have been provided which abut the property.
 - Traffic flow, parking and driveways have been identified.
 - If required buffer strips have been identified
 - Other pertinent information as needed to pictorially demonstrate the proposed development/use.

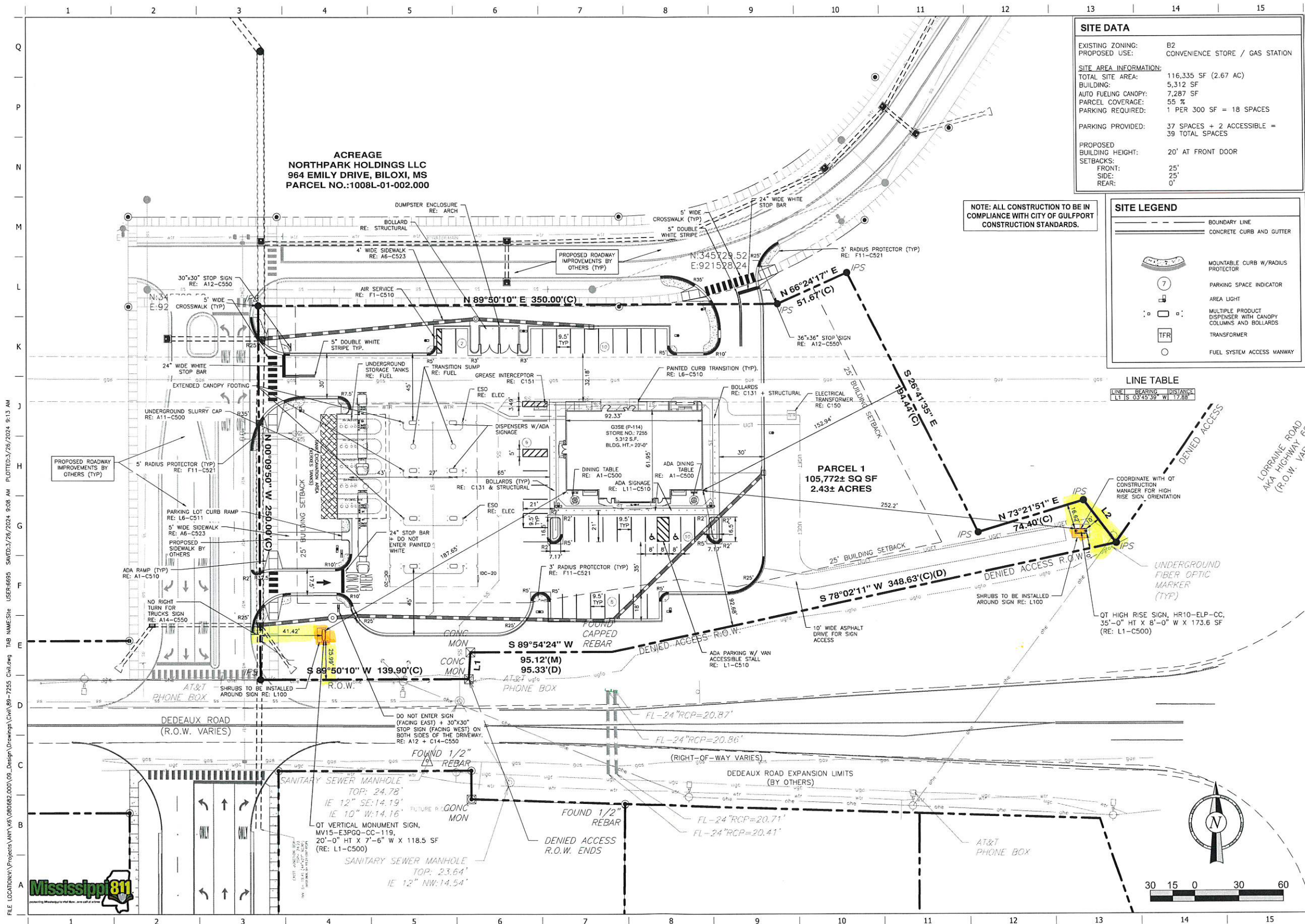
- ☒ Proof of ownership (Copy of deed i.e., Warranty Deed or Quitclaim Deed)

If applicable, notarized proof of authority to act as agent for owner (board resolution, etc.)

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.

- ☐ N/A An affidavit stating the request is not in violation of restrictive or protective covenants.
- ☐ N/A State hardship of why design standards cannot be met individually and thoroughly as a separate attachment

- ☒ I the owner/agent acknowledge this is a complete application



SITE DATA	
EXISTING ZONING:	B2
PROPOSED USE:	CONVENIENCE STORE / GAS STATION
<u>SITE AREA INFORMATION:</u>	
TOTAL SITE AREA:	116,335 SF (2.67 AC)
BUILDING:	5,312 SF
AUTO FUELING CANOPY:	7,287 SF
PARCEL COVERAGE:	55 %
PARKING REQUIRED:	1 PER 300 SF = 18 SPACES
PARKING PROVIDED:	37 SPACES + 2 ACCESSIBLE = 39 TOTAL SPACES
PROPOSED BUILDING HEIGHT:	20' AT FRONT DOOR
SETBACKS:	
FRONT:	25'
SIDE:	25'
REAR:	0'

SITE LEGEND

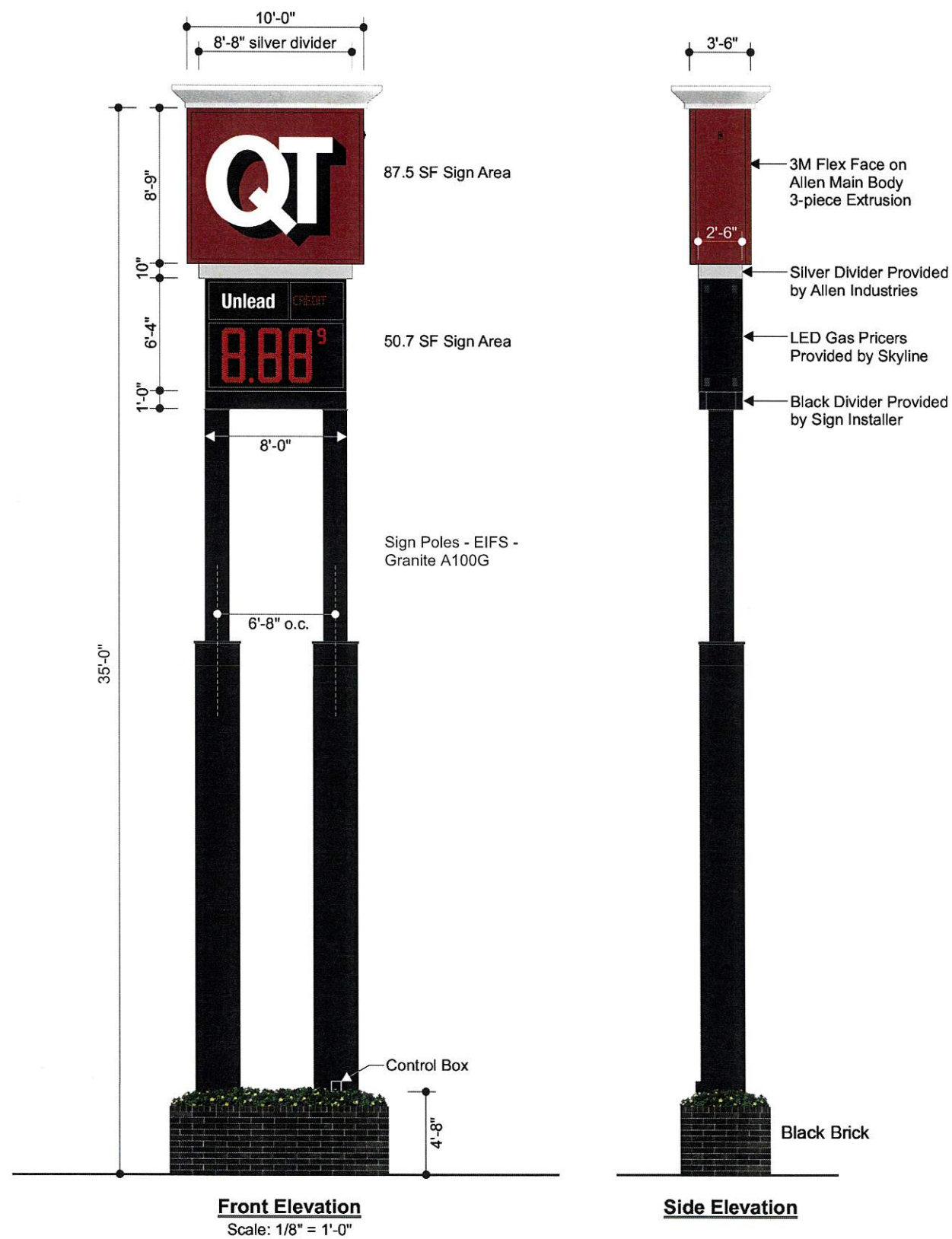
	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	MOUNTABLE CURB W/RADIUS PROTECTOR
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
	TRANSFORMER
	FUEL SYSTEM ACCESS MANWAY

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°45'39" W	17.88'



FOR PERMIT REVIEW ONLY, NOT FOR CONSTRUCTION



7255 -HR10-ELP-CC High Rise Sign

- QT Logo
- Silver Fabricated Aluminum Divider
- One (1) Product LED Gas Price Sign
- 138.2 Square Feet Sign Area

Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by QT.

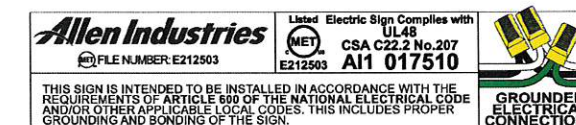
Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.



7255 -HR10-ELP-CC

Project Information

Client
QuikTrip

Location

Sales House	Design CT	Project Manager James Gentry
Date / Description		
12/18/19	Issue Date	Initial
01/10/20	Rev. 1	CT
02/12/20	Rev. 2	CT
3		CT
4		
5		
6		
7		
8		
9		

Notes

APPROVED
Joe Fu
03/19/2024

Store

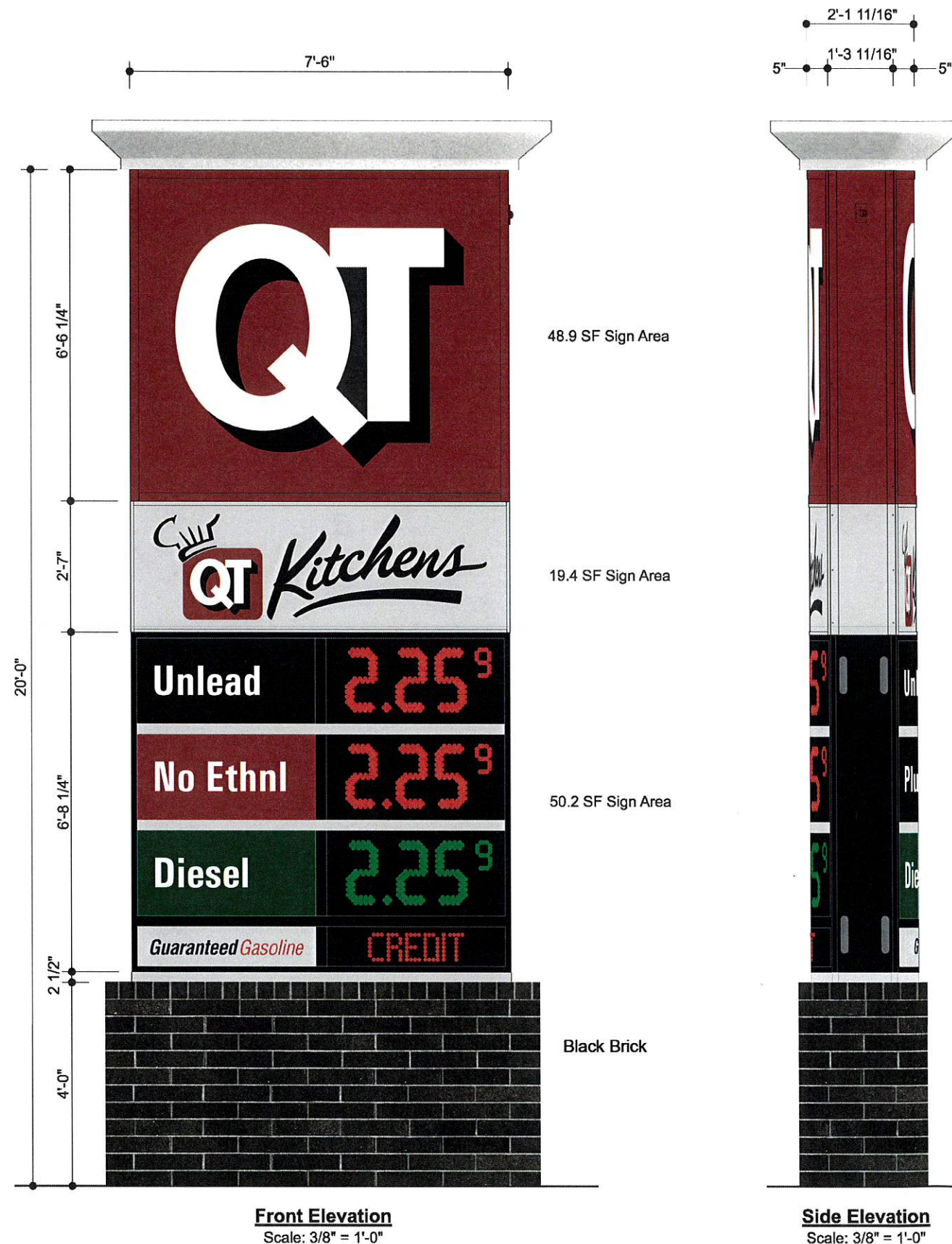
7255

Declaration

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Allen Industries
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1-800-967-2553
www.allenindustries.com



MV15-E3PGQ-CC-119 Vertical Monument Sign

- QT Logo
- Three (3) Product LED Gas Price Sign with Cash & Credit
- QT Kitchens
- Guaranteed Gasoline
- 119 Square Feet Sign Area

Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.



Item #QT-MV15-E3PGQ-CC-119

Project Information

Client
QuikTrip

Sales House Design CT Project Manager James Gentry

Date / Description

11/18/21 Issue Date
01/23/21 Rev. 1

2	3	4	5	6	7	8	9
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Notes

APPROVED
03/19/2024

Store #

7255

Declaration

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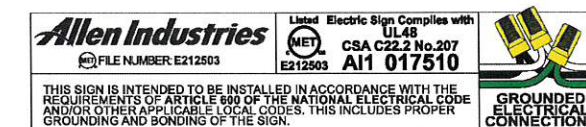
Color Specifications

All Paint Finishes to be Akzo Nobel

Opaque Silver
Translucent White
Black - Low Gloss
Matte White (Interior of Sign)
Match 3M Cardinal Red #3632-53
Match PMS 349C

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CONSTRUCTION PLANS
FOR
NORTHPARK DRIVE
NORTH EXTENSION
GULFPORT, MISSISSIPPI

PREPARED FOR

NORTHPARK HOLDINGS, LLC
2591 23RD AVE
GULFPORT, MISSISSIPPI 39501

PRELIMINARY

JULY, 2023

bma BROWN, MITCHELL
& ALEXANDER, INC.
CONSULTING ENGINEERS

401 Cowan Road,
Suite A,
Gulfport, MS 39507
(228)864-7612
131 Rue Magnolia
Blvd., MS 39530
(228)436-7612
3221 Market Street
Pascagoula, MS 39567
(228)864-7612

LOCATION MAP

SHEET INDEX

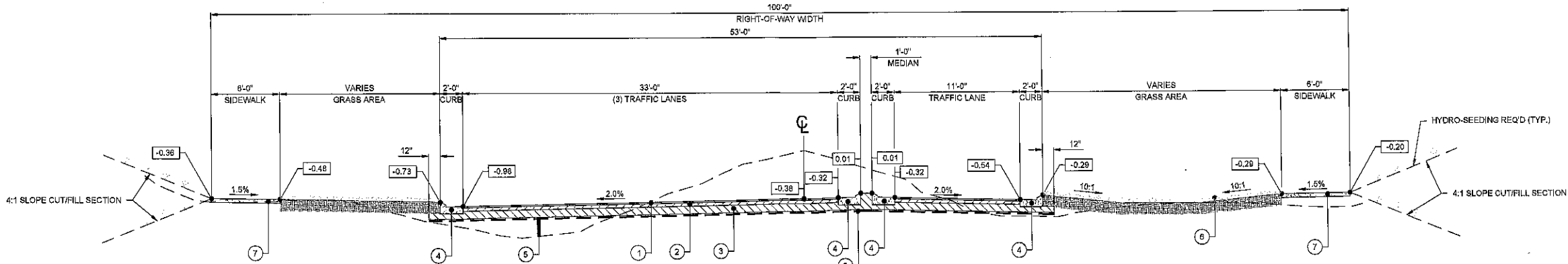
DESCRIPTION	SHEET NO.
TITLE / LOCATION MAP / SHEET INDEX	C-001
GENERAL NOTES AND LEGEND	C-002
TYPICAL ROAD SECTIONS	C-003
OVERALL SITE LAYOUT	C-101
EXISTING CONDITIONS & DEMOLITION	C-111
EROSION CONTROL PLAN	C-141
PLAN / PROFILE NORTHPARK DRIVE EXTENSION	C-201
PLAN / PROFILE NORTHPARK DRIVE EXTENSION	C-202
PLAN / PROFILE NORTHPARK DRIVE EXTENSION	C-203
PLAN / PROFILE DRAINAGE OUTFALL	C-204
PLAN / PROFILE DRAINAGE OUTFALL	C-205
STRIPING AND SIGNAGE PLAN	C-301
CONSTRUCTION DETAILS	C-501
CONSTRUCTION DETAILS	C-502

BMA No. 22-3797T

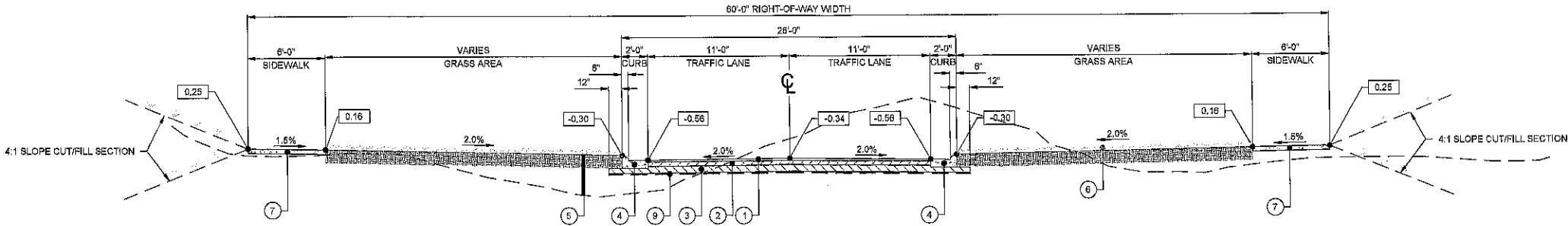
SET NO. _____

22-3797T NORTHPARK DRIVE - NORTH EXTENSION

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4-LANE TYPICAL SECTION
(1' MEDIAN)
SCALE: 1" = 5'



2-LANE TYPICAL SECTION
(NO MEDIAN)
SCALE: 1" = 5'

- | | |
|---|--------------------------------|
| ① 1.5" HOT MIX ASPHALT, ST, 9.5mm, HMA (1" LIFT) | ⑦ CONCRETE SIDEWALK (4" THICK) |
| ② 3.5" BASE COURSE, ST, 12.5mm, HMA (2 LIFTS) | ⑧ UNCLASSIFIED EXCAVATION |
| ③ 8" CRUSHED LIMESTONE BASE | ⑨ GEOTEXTILE FABRIC (TYPE V) |
| ④ 2' CURB & GUTTER | |
| ⑤ BORROW MATERIAL (SEE SPECS, MIN. 24" BELOW ROADWAY) | |
| ⑥ SOLID SOD (1" BELOW TOP OF CURB) | |

GENERAL NOTES

EROSION MEASURES TO BE APPLIED ON INDICATED AREA  AS PER SEASONAL LIMITATIONS AND AREAS DISTURBED BY CONSTRUCTION.

BEFORE FINAL ACCEPTANCE, ENTIRE RIGHT-OF-WAY SHALL BE MOWED BY THE CONTRACTOR IF REQUIRED BY THE ENGINEER AT NO COST TO THE PROJECT.

BROWN, MITCHELL
& ALEXANDER, INC.



SEAL

PRELIMINARY

REV DATE BY

NORTH PARK DR - NORTH EXT.

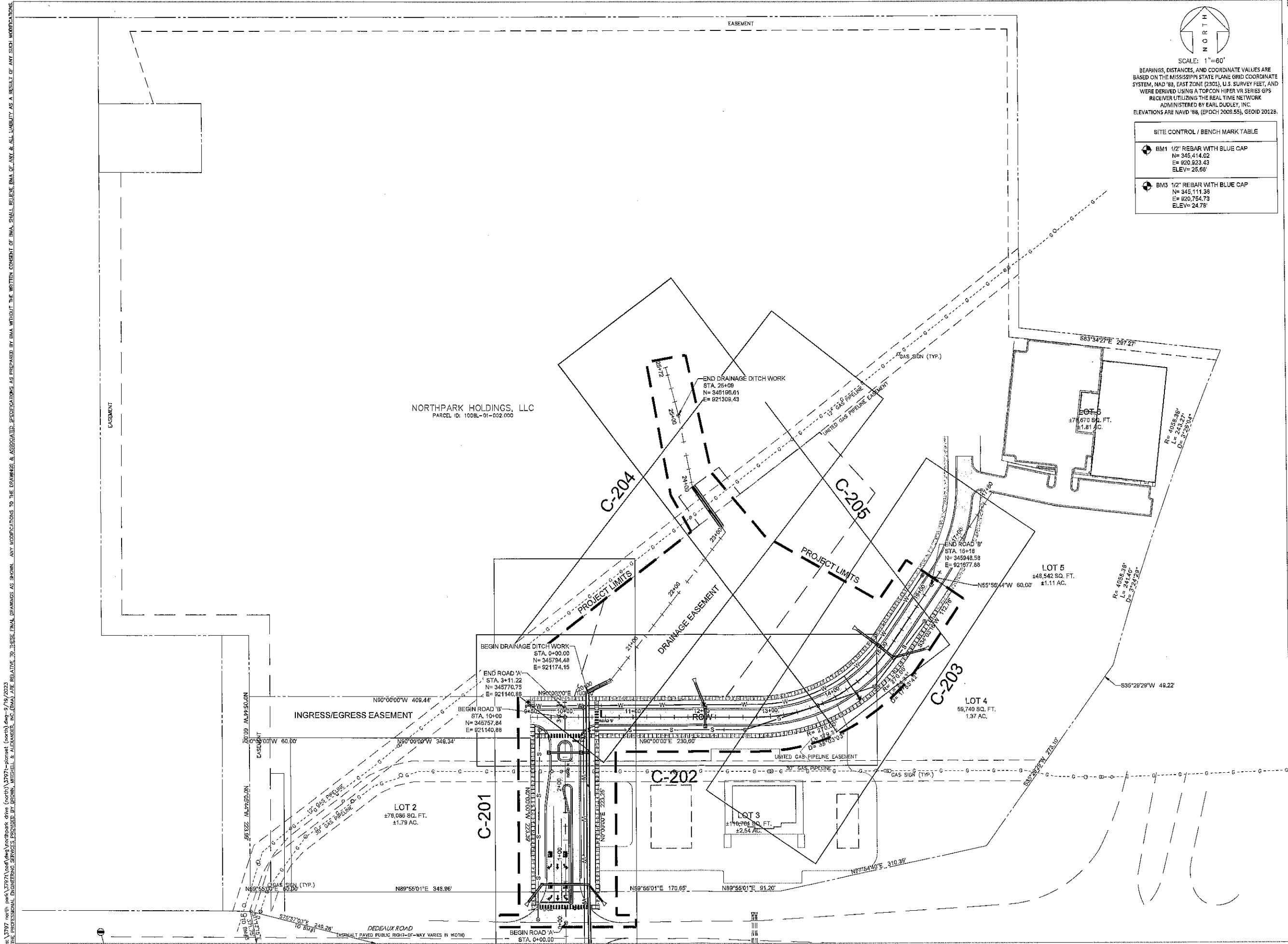
NORTH PARK HOLDINGS, LLC

GULFPORT, MISSISSIPPI

TYPICAL ROAD SECTIONS

CAD BYN
ENG BJS
DATE 04/26/2023
SCALE N.T.S.
BMA # 3797T
FILE: Northpark Drive (North)\3797T-Planset

SHEET
C-003



BROWN, MITCHELL & ALEXANDER, INC.

CONSULTING ENGINEERS

www.bmaengineers.com

401 Cowan Road,
Suite A, MS 39507
(228)644-7612

131 Rue Magnolia
Baton Rouge, LA 70801
(228)436-7612

3221 Market Street
Pascagoula, MS 39367
(228)844-7612

SEAL

PRELIMINARY

REV	DATE	BY

NORTH PARK DR - NORTH EXT.

NORTH PARK HOLDINGS, LLC

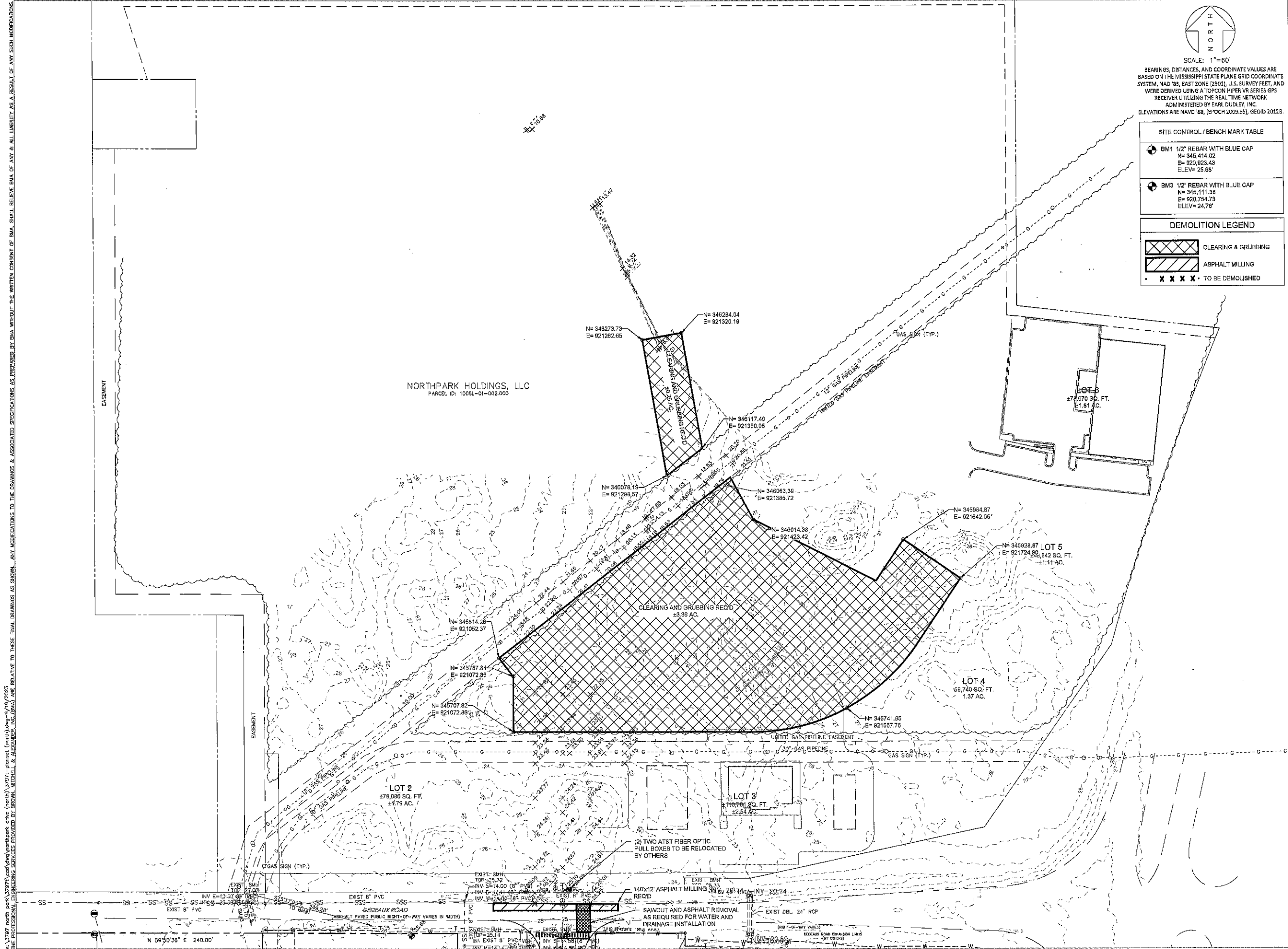
GULFPORT, MISSISSIPPI

OVERALL SITE LAYOUT

CAD	SVN
ENG	BJS
DATE	04/26/2023
SCALE	1" = 60'
BMAA #	3797T
FILE	Northpark Drive (North)\3797T-Planset

SHEET

C-101



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PRELIMINARY

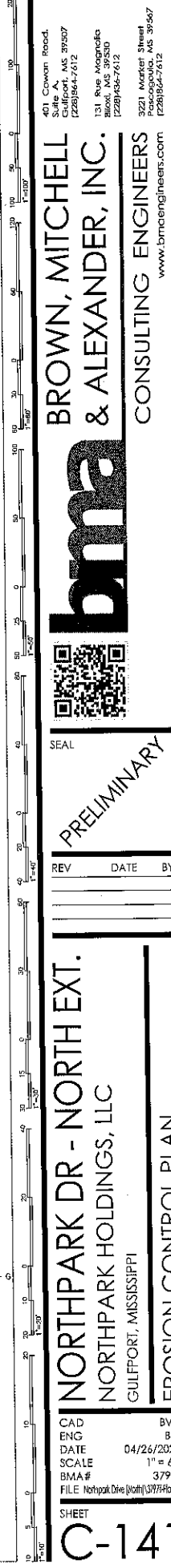
REV _____ DATE _____ BY _____

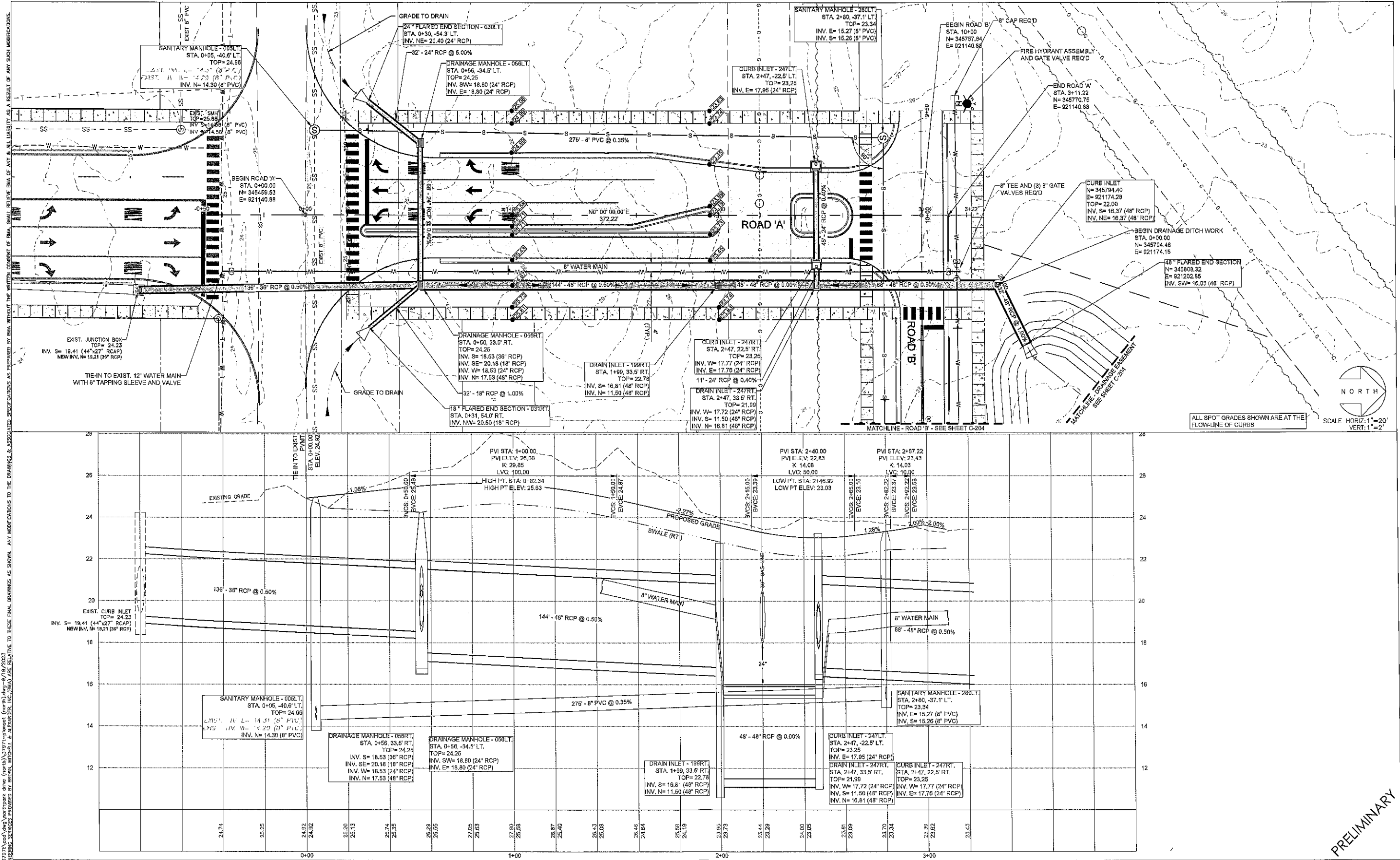
NORTH PARK DR - NORTH EXT.
NORTH PARK HOLDINGS, LLC
GULFPORT, MISSISSIPPI

EXISTING CONDITIONS & DEMOLITION

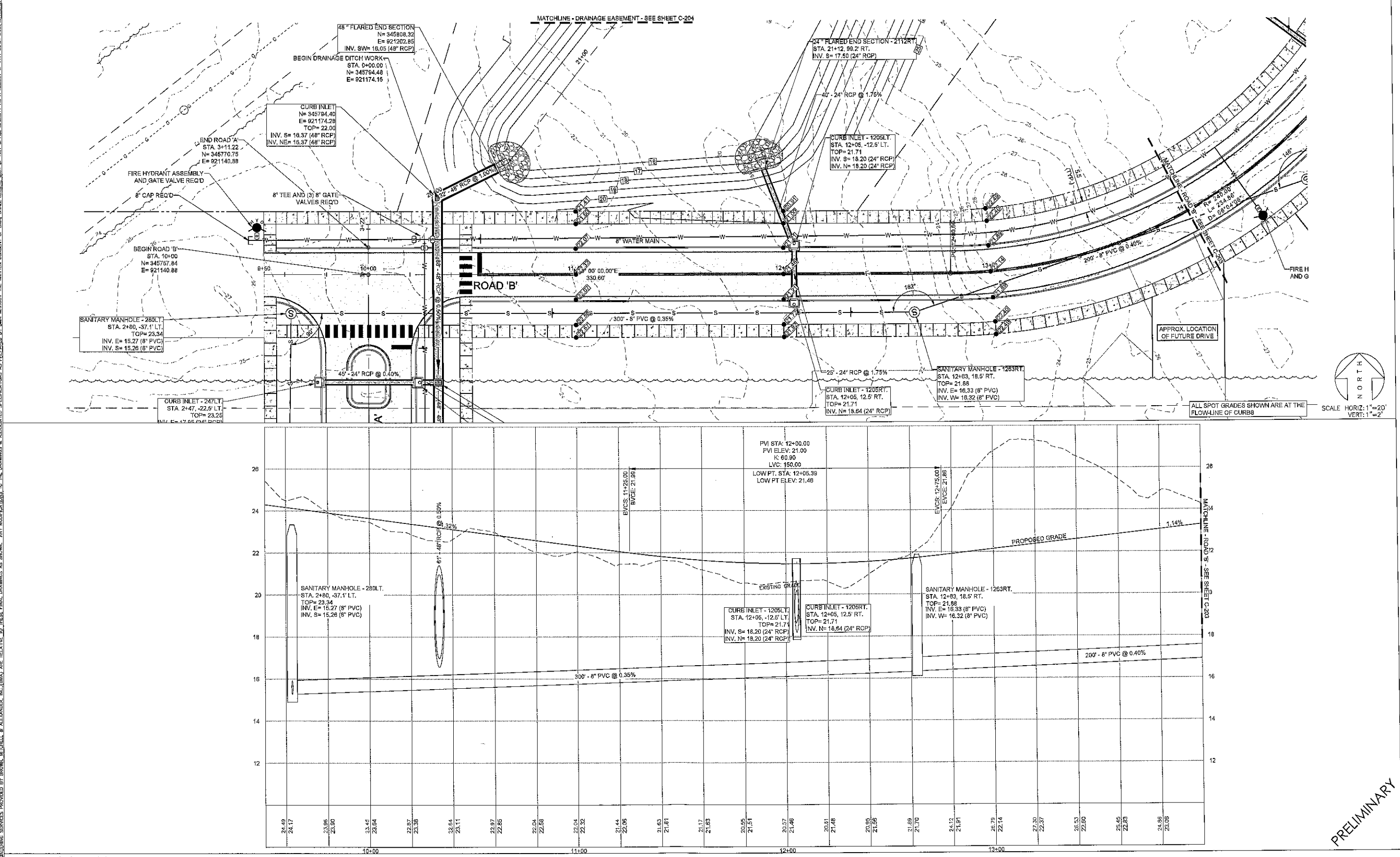
CAD: _____ BVN: _____
ENG: _____ 6JS: _____
DATE: 04/26/2023
SCALE: 1" = 60'
BMA #: 3797T
FILE: Northpark Drive (North)\3797T-Planset

SHEET: **C-111**





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FILE NAME: 3797T-Planset (North).dwg, DATE: 4/18/23

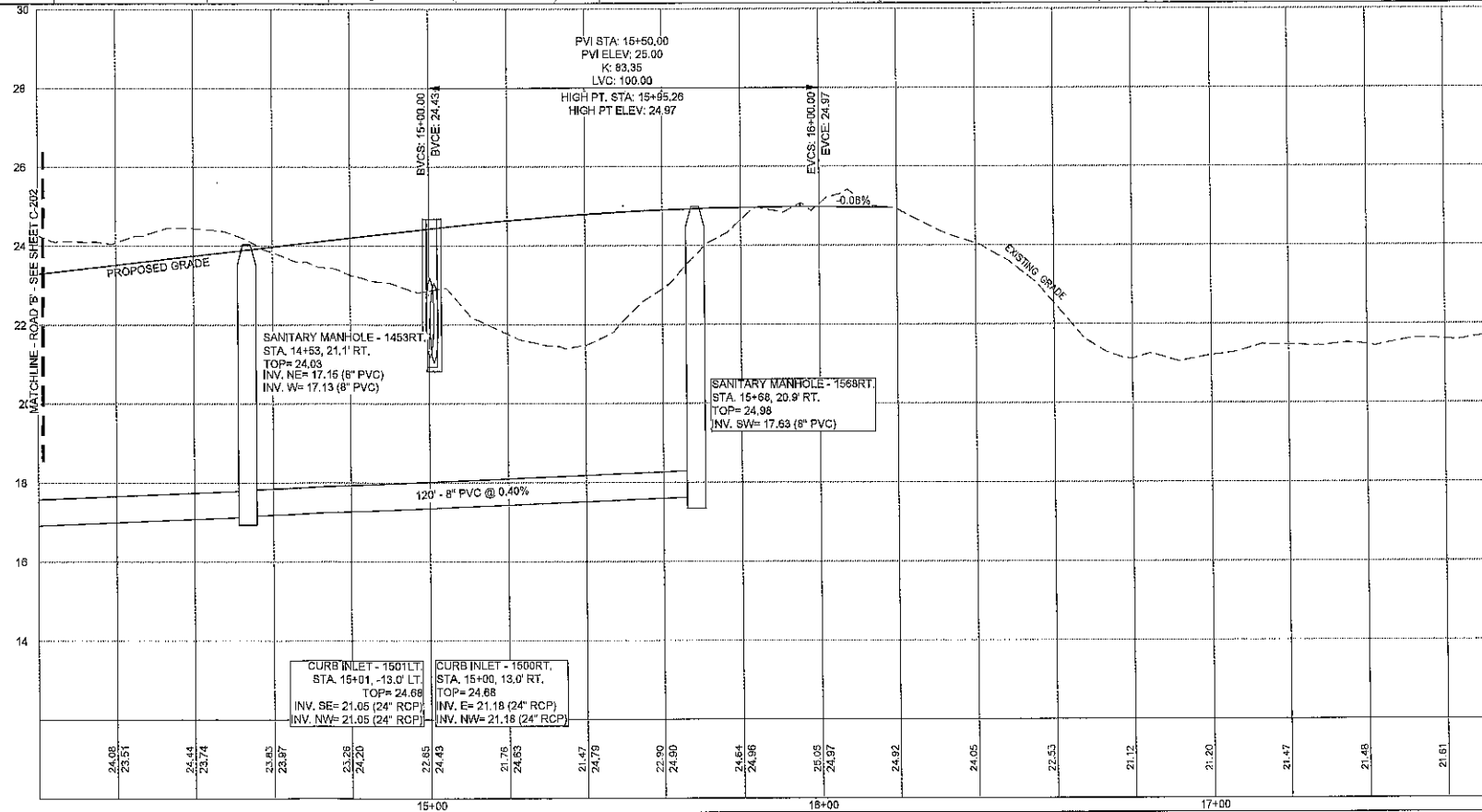
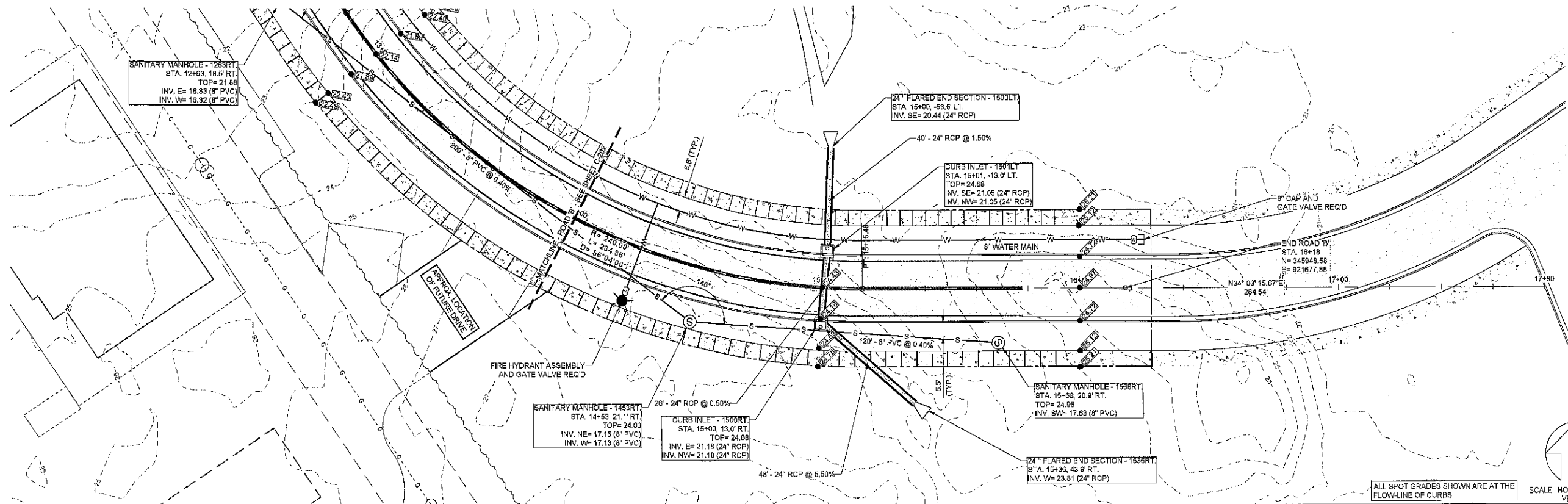
PRELIMINARY

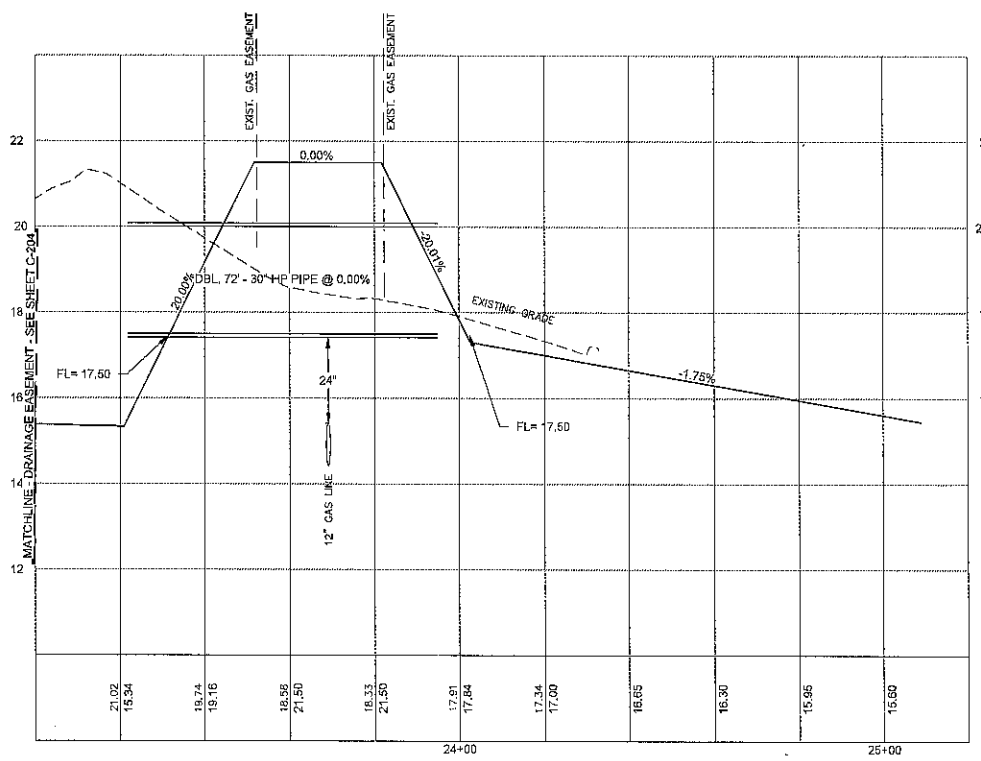
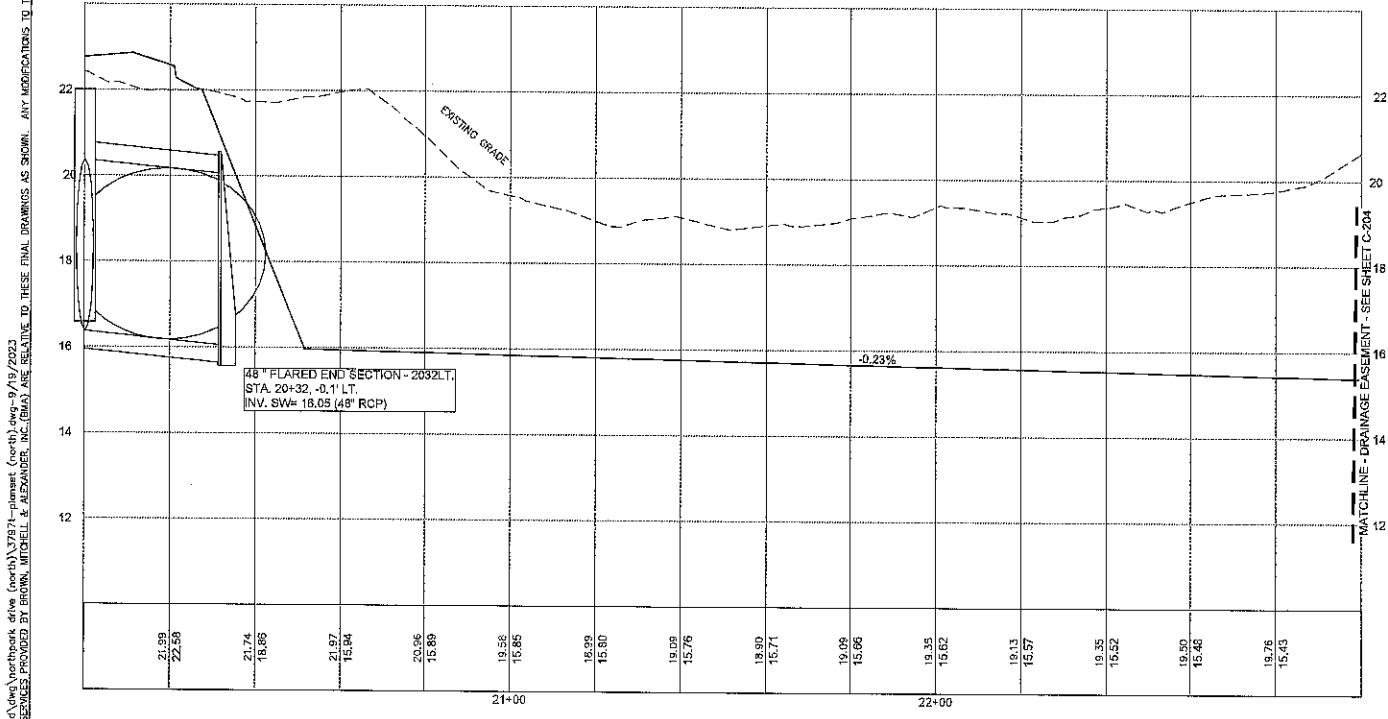
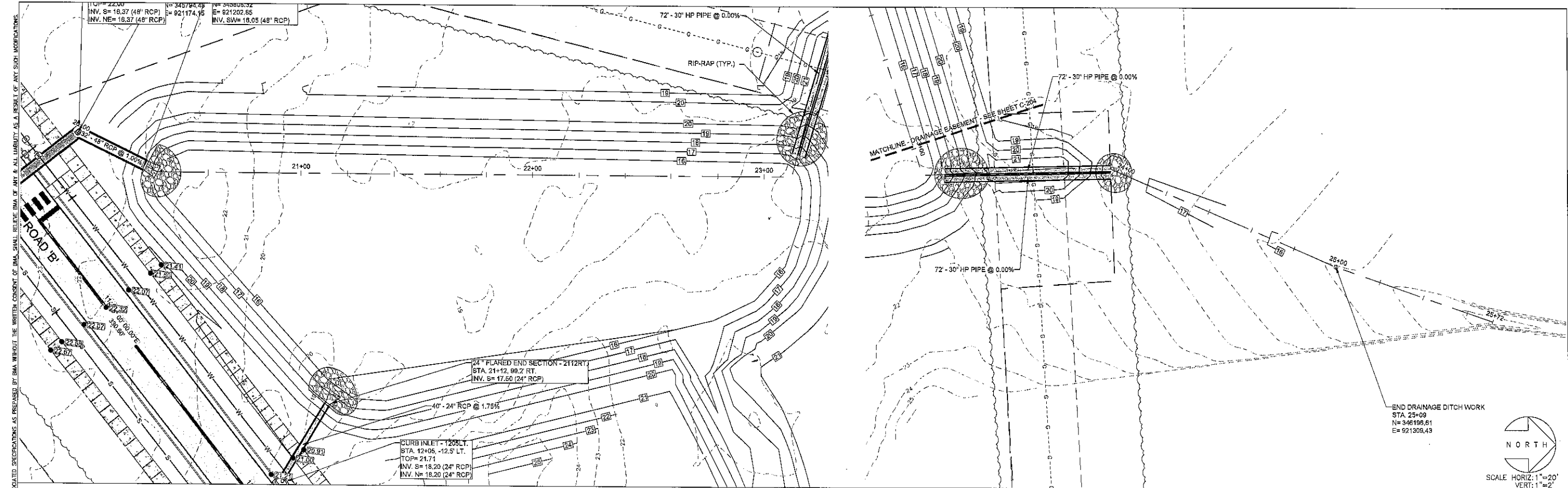
\\3797 north park\3797T\CAD\DWG\Northpark Drive (North)\3797T-Planset (North).dwg, 9/19/2023 11:05:10 AM, ngant

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 BECOME BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.

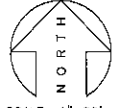
FILE NAME: 3797T-Planset (North).dwg DATE: 4/26/23

BROWN, MITCHELL & ALEXANDER, INC. CONSULTING ENGINEERS GULFPORT • BILOXI • PASCAGOULA



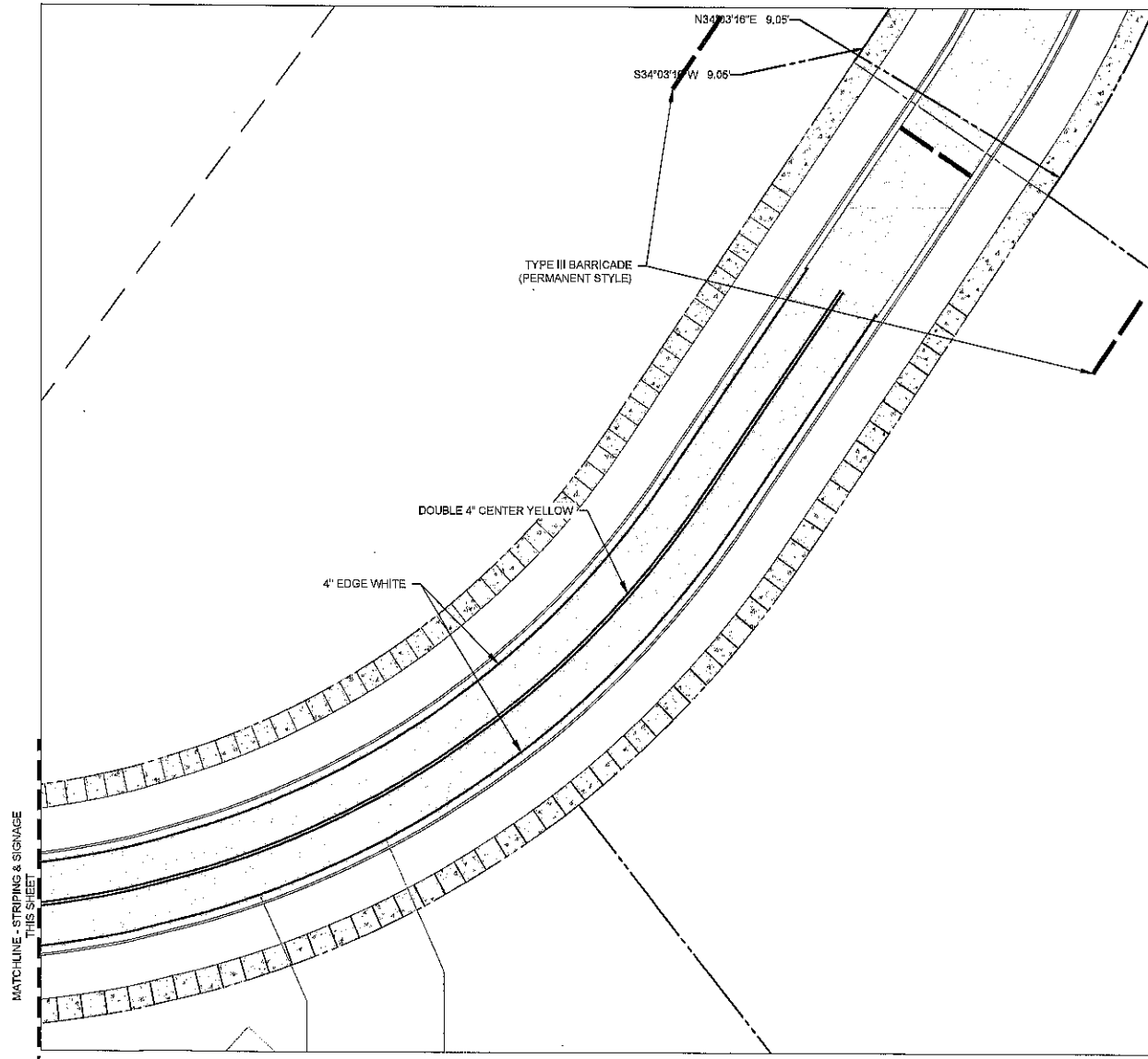


s. 3.3797 north park 37971 road workport drive (north) 3.7597 (north) dwg-5/19/2023
THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALDINGER, INC. (BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.



BEARINGS, DISTANCES, AND COORDINATE VALUES ARE
BASED ON THE MISSISSIPPI STATE PLANE GRID COORDINATE
SYSTEM, NAD '83, EAST ZONE (2301), U.S. SURVEY FEET, AND
WERE DERIVED USING A TOPCON HIPER VR SERIES GPS
RECEIVER UTILIZING THE REAL TIME NETWORK
ADMINISTERED BY EARL DUDLEY, INC.
ELEVATIONS ARE NAVD '88, (EPOCH 2009.55), GEOID 2012B.

SITE CONTROL / BENCH MARK TABLE	
	BM1 1/2" REBAR WITH BLUE CAP N= 345,414.02 E= 920,923.43 ELEV= 25.68'
	BMS 1/2" REBAR WITH BLUE CAP N= 345,111.38 E= 920,754.73 ELEV= 24.78'



CAD	BVN
ENG	BJS
DATE	04/26/2023
SCALE	1" = 20'
BMA#	3797T
FILE	Hartford Drive (North) 3797-None

SHEET

C-301

SEAI

SEAL

PRELIMINARY

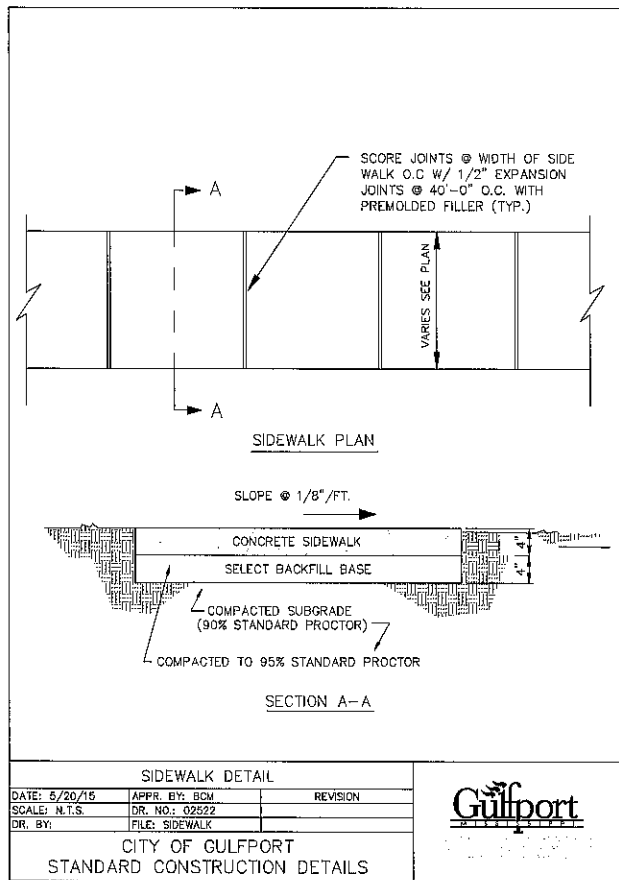
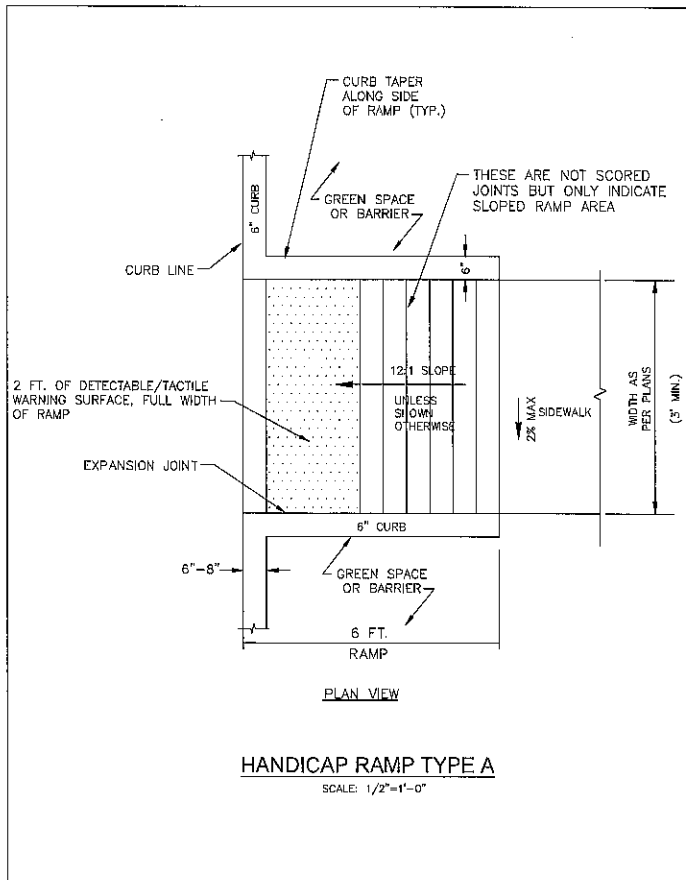
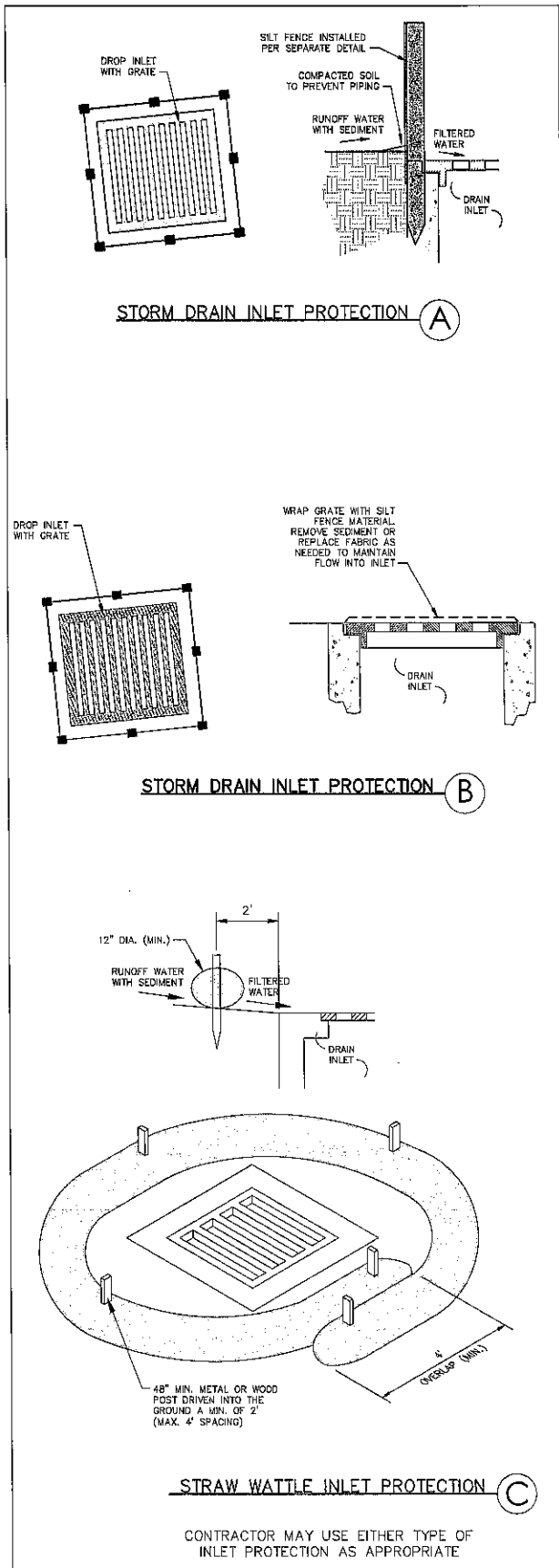
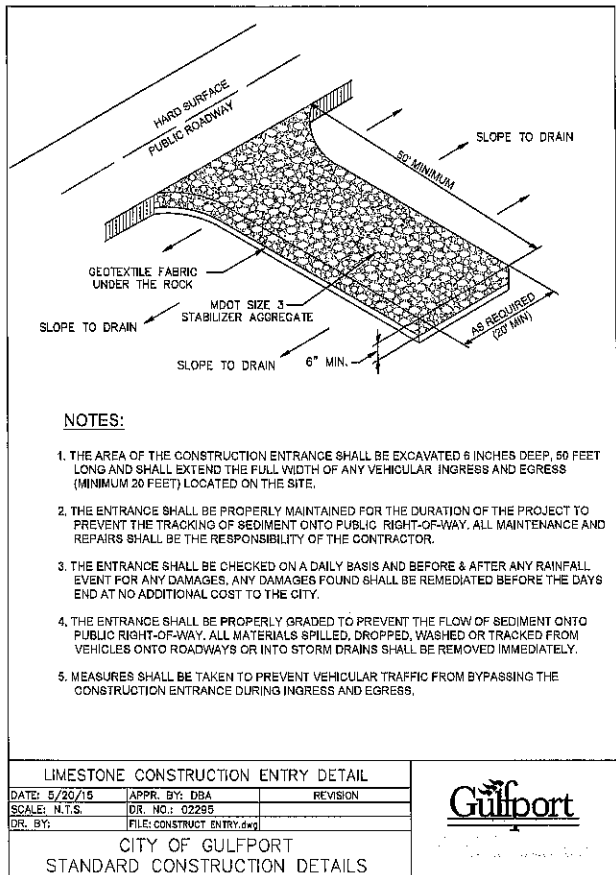
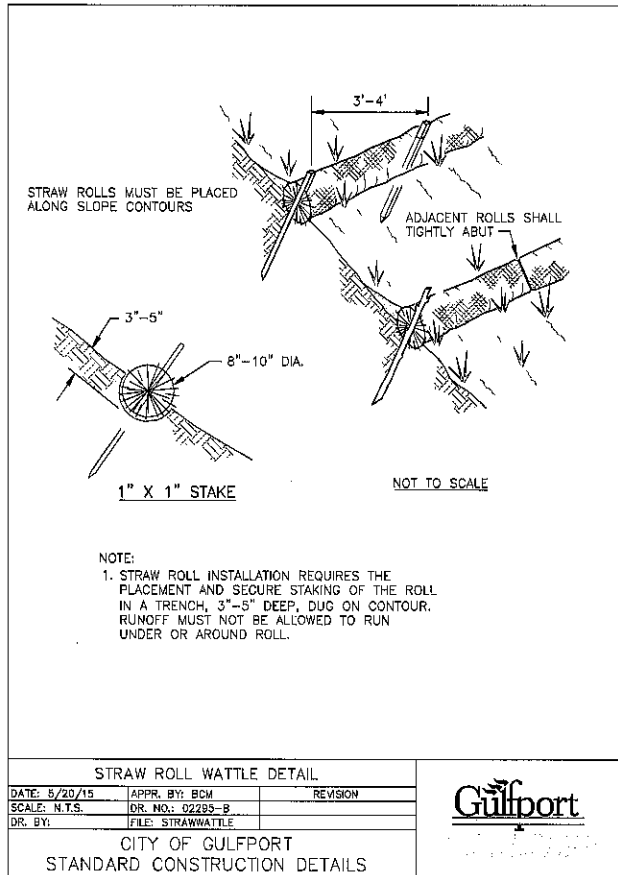
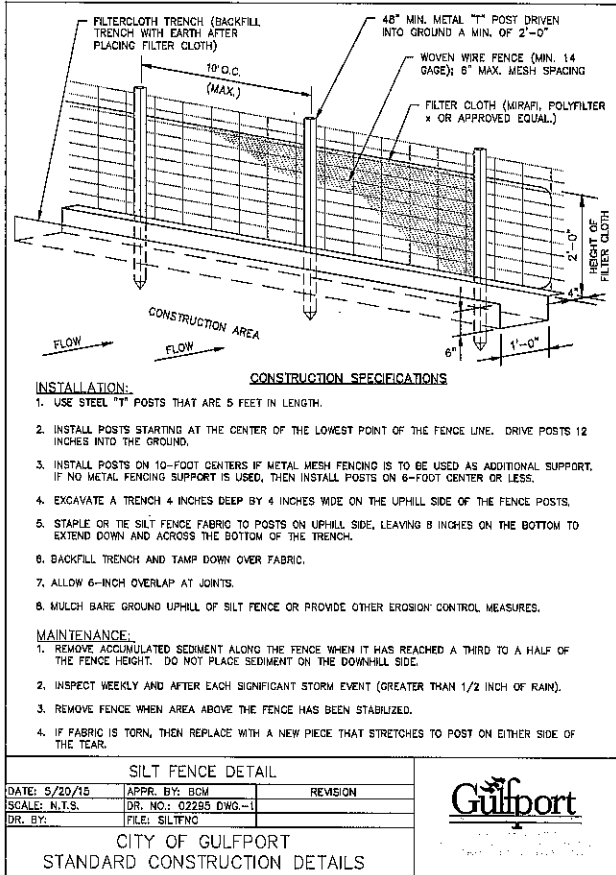
REV	DATE	BY
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CAD
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DATE
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FILE #
SHEET

SHEET

C-301

E:\3797 north park\3797\CAD\DWG\Northpark Drive (North)\3797T-Planset (North).dwg-9/19/2023
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.



SEAL

PRELIMINARY

REV DATE BY

NORTH PARK DR - NORTH EXT.

NORTH PARK HOLDINGS, LLC

GULFPORT, MISSISSIPPI

CONSTRUCTION DETAILS

CAD BVN
ENG. BUS
DATE 04/26/2023
SCALE AS NOTED
BMA# 3797T
FILE: Northpark Drive (North)\3797T-Planset

SHEET

C-501



1st Judicial District
Instrument 2019-10360-D-31
Filed/Recorded 12/13/2019 11:20 AM
Total Fees \$15.00
8 Pages Recorded

Space Above Line For Official Use Only.

Instrument Prepared By and Return to: Robyn Minter Smyers, Esq. Thompson Hine LLP 3900 Key Tower 127 Public Square Cleveland, Ohio 44114 Telephone: (216) 566-5830 Reviewed for Compliance with MS Recording Requirements: Robert T. Schwartz, Esq. MS Bar Number 10482 Schwartz, Orgler & Jordan, PLLC 2355 Pass Road Biloxi, Mississippi 39531 Telephone: (228) 697-7441	Grantor's Name and Address: DDR Gulfport Promenade LLC c/o SITE Centers 3300 Enterprise Parkway Beachwood, Ohio 44122 Telephone: (216) 755-5751	Grantee's Name and Address: Northpark Holdings, LLC c/o Scott Delano 964 Emily Drive Biloxi, Mississippi 39532 Telephone: (228) 806-7418
To the Chancery Clerk of Harrison County, Mississippi: The real property described herein is located in the South ¼ of NW ¼ of Section 7, Township 7 South, Range 10 West, First Judicial District of Harrison County, Mississippi, and Lots 1, 2, and 3, Gulfport Promenade Subdivision.		

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, the receipt and sufficiency of which is hereby acknowledged, **DDR GULFPORT PROMENADE LLC**, a Delaware limited liability company (the "Grantor"), does hereby sell, convey and warrant specially unto **NORTH PARK HOLDINGS, LLC**, a Mississippi limited liability company, (the "Grantee"), the land and property, together with all of Grantor's right, title and interest in adjacent streets, roads and alleys, and all appurtenant rights-of way and easements benefiting the land, described on Exhibit A attached hereto, situated in Harrison County, Mississippi (the "Property"), to-wit:

The Property is conveyed subject to, and there is excepted from the special warranty of this conveyance, those certain liens, encumbrances and other matters set forth on Exhibit B attached hereto.

For the same consideration, the Grantor conveys and quitclaims to Grantee all of Grantor's right, title and interest, including any after-acquired interest, in any land or rights in land adjacent or contiguous to the land specifically described above, including any strips or gores.

Grantee, on behalf of itself and all future owners and occupants of the Property, hereby waives and releases (to the extent allowed by law) Grantor from any claims arising out of the environmental condition of the Property and all claims under any applicable federal, state or local environmental laws, which shall include, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601 et seq. and the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., as amended from time to time; and any similar federal, state and local laws and ordinances and the regulations and rules implementing such statutes, laws and ordinances.

It is agreed and understood that ad valorem taxes for the current year shall be paid by Grantee.

[NO FURTHER TEXT ON THIS PAGE]

WITNESS THE SIGNATURE OF THE GRANTOR on the date of the acknowledgment set forth below, to be effective as of the 12th day of December, 2019.

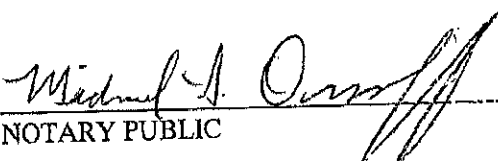
DDR GULFPORT PROMENADE LLC,
a Delaware limited liability company

By: 
Name: Daniel E. Branigan
Title: Vice President of Transactions

STATE OF OHIO

COUNTY OF CUYAHOGA

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this 2nd day of December 2019, within my jurisdiction, the within named Daniel E. Branigan, the Vice President of Transactions of DDR Gulfport Promenade LLC, a Delaware limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do. No oath or affirmation was administered.


NOTARY PUBLIC

My commission expires:

MICHAEL S. OWENDOFF, Atty.
NOTARY PUBLIC • STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

Exhibit A

Legal Description of the Property

The Land referred to herein below is situated in the County of Harrison, State of Mississippi, and is described as follows:

PARCEL 1

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE NORTHWEST 1/4, SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE LOCATED AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST (SAID POINT BEING THE POINT OF BEGINNING); FROM SAID POINT OF BEGINNING SOUTH 00°06'15" WEST 453.80 FEET ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 TO AN IRON ROD LOCATED AT THE NORTHEAST CORNER OF A PARCEL OF LAND FORMERLY TO SANDRA GUNTER (W.D. BOOK 972, PAGE 230); THENCE SOUTH 83°34'27" EAST 297.27 FEET ALONG THE NORTH LINE OF SAID PARCEL OF LAND FORMERLY TO SANDRA GUNTER TO AN IRON PIPE LOCATED ON A CURVE OF THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 605 (W.D. BOOK 1481, PAGE 235), ALSO REFERRED TO AS THE NEW COWAN-LORRAINE ROAD EXTENSION; THENCE SOUTHERLY 484.67 FEET ALONG A CURVE OF THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 605, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 4058.39 FEET WITH A CENTRAL ANGLE OF 6°50'33", ALSO HAVING A CHORD BEARING AND DISTANCE OF SOUTH 19°30'57" WEST 484.39 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE SOUTH 35°29'29" WEST 322.32 FEET ALONG THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 605 TO AN IRON ROD LOCATED ON THE NEW NORTH RIGHT-OF-WAY FOR THE RELOCATION OF DEDEAUX ROAD; THENCE WESTERLY AND SOUTHERLY ALONG SAID NEW NORTH RIGHT-OF-WAY FOR THE RELOCATION OF DEDEAUX ROAD AND/OR THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 605 THE FOLLOWING THREE COURSES, SOUTH 77°54'40" WEST 348.63 FEET, NORTH 89°58'39" WEST 95.33 FEET, SOUTH 00°15'21" WEST 20.06 FEET TO THE EXISTING NORTH MARGIN OF DEDEAUX ROAD; THENCE SOUTH 89°54'39" WEST 637.95 FEET ALONG SAID EXISTING NORTH MARGIN OF DEDEAUX ROAD TO AN IRON ROD AT THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY TO SHARBEAR L.P. (W.D. BOOK 1599, PAGE 648); THENCE NORTH 00°05'44" WEST 400.26 FEET ALONG THE EAST LINE OF SAID SHARBEAR L.P. PROPERTY TO AN IRON ROD AT THE NORTHEAST CORNER OF SAID PROPERTY NOW OR FORMERLY TO SHARBEAR L.P.; THENCE NORTH 89°57'19" WEST 215.00 FEET ALONG THE NORTH LINE OF SAID SHARBEAR L.P. PROPERTY (W.D. BOOK 1599, PAGE 648) AND W.D. BOOK 1606, PAGE 139) TO AN IRON PIPE LOCATED ON THE WEST LINE OF THE

SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 (AS PER W.D. BOOK 1606, PAGE 139); THENCE NORTH 00° 11'07" WEST 672.73 FEET ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 TO AN IRON ROD LOCATED AT THE SOUTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO THE CITY OF GULFPORT (W.D. BOOK 1653, PAGE 585); THENCE NORTH 89°59'59" EAST 149.99 FEET TO AN IRON ROD LOCATED AT THE SOUTHEAST CORNER OF SAID CITY OF GULFPORT PROPERTY; THENCE NORTH 00°15'12" WEST 100.06 FEET TO AN IRON ROD LOCATED AT THE NORTHEAST CORNER OF SAID CITY OF GULFPORT PROPERTY; THENCE SOUTH 89°54'33" WEST 150.00 FEET TO THE NORTHWEST CORNER OF SAID CITY OF GULFPORT PROPERTY, SAID CORNER ALSO BEING LOCATED ON THE WEST LINE OF SAID SOUTH WEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 00°11'29" WEST 125.00 FEET ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7; THENCE NORTH 89°54'37" EAST 1347.35 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 TO THE SAID POINT OF BEGINNING. BEING THE SAME PROPERTY DESCRIBED BY DEED RECORDED AS INSTRUMENT NUMBER 2007-1526DJ1.

PARCELS 2-3

Lots 1, 2 and 3, Gulfport Promenade, a subdivision as per 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 59 at Page 25, reference to which is hereby made in aid of and part of this description.

Exhibit B

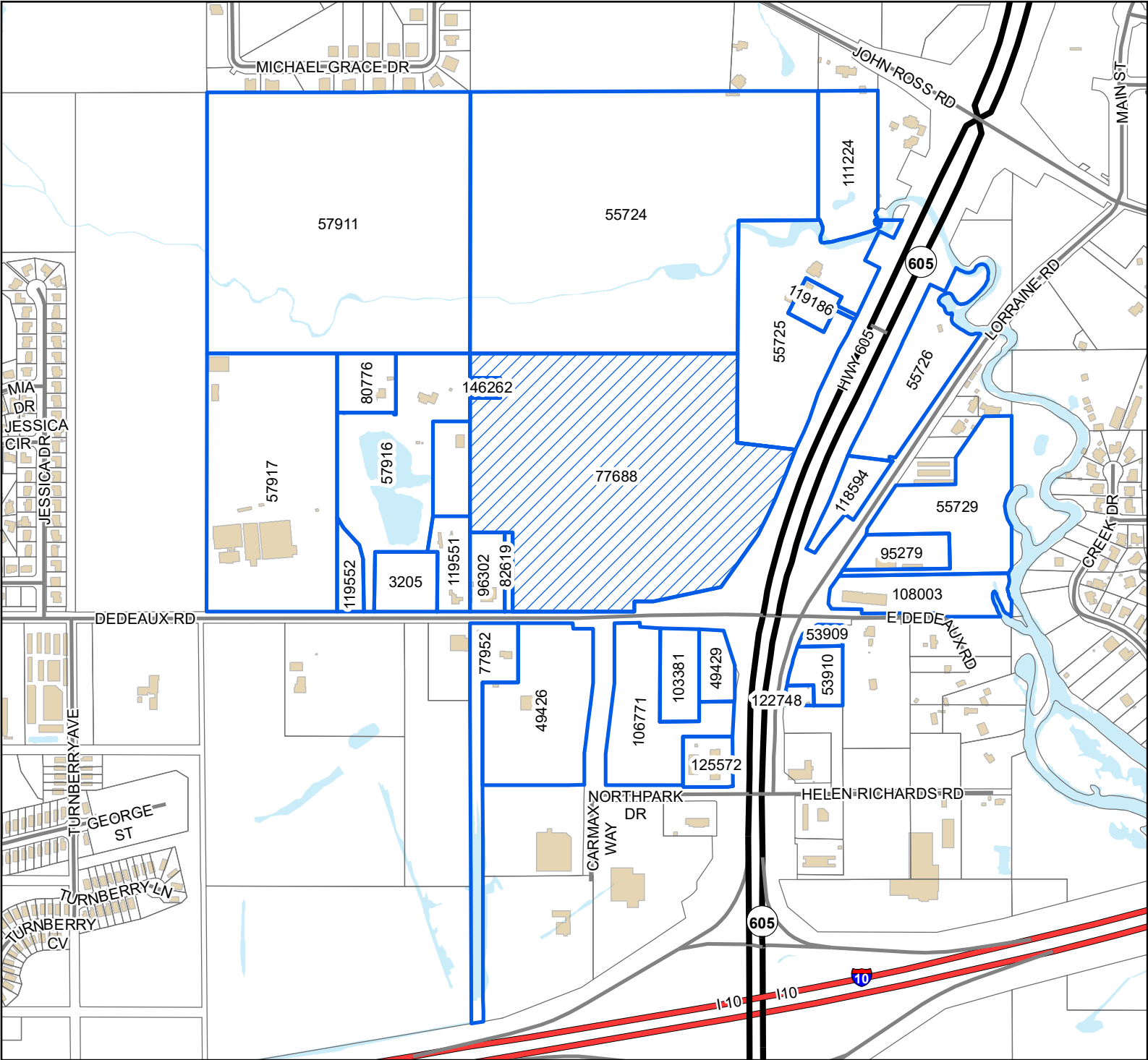
1. All real estate taxes and assessments, both general and special, not yet due and payable.
2. Zoning and building ordinances.
3. All legal highways and rights of way.
4. Easement to United Gas Pipe Line Company, recorded in Book 244 at Page 552.
5. Easement to United Gas Pipe Line Company, recorded in Book 440 at Page 289.
6. Communication Systems Right of Way to Sea Breeze Communication Company, recorded in Book 1446 at Page 316.
7. Memorandum of Transfer and Contribution of Telecommunication Rights between Sea Breeze Communication Company and Koch Gateway Pipeline Company, recorded in Book 1524 at Page 415.
8. Warranty Deed, Permanent Utility Easements and Access Easement, and Temporary Construction Easement to City of Gulfport, Mississippi, recorded in Book 1653 at Page 585.
9. Permanent Utility and Access Easement to City of Gulfport, Mississippi, recorded as Instrument 2004-9732D-J1.
10. Disclaimer recorded in Book 664, Page 310.
11. Terms and conditions as stated in Warranty Deed to Mississippi Transportation Commission recorded in Book 1481 at Page 235.
12. Plat recorded in Book 395 at Page 481.
13. Plat recorded as Instrument 2009-486D-J1, Instrument 2015-2288D-J1 and as Instrument 2017-5004D-J1.
14. Restrictive Covenants recorded as Instrument 2002-9196D in Book 1607 at Page 638.
15. Declaration of Use Restrictions recorded as Instrument 2008-4129D-J1.
16. Certificate of Resubdivision recorded as Instrument 2008-5012D-J1 in Book 1605 at Page 74.
17. Declaration of Covenants, Restrictions and Easements recorded as Instrument 2015-4170D-J1.
18. Declaration of Covenants and Easements recorded as Instrument 2017-6303D-J1.

19. Covenants as per Warranty Deeds recorded in Book 1482 at Page 641, Book 1508 at Page 617, Book 1508 at Page 636, Book 1508 at Page 643 and Book 1509 at Page 12 and recorded as Instrument 2005-16132D-J1.
20. Right of Way to United Gas Pipe Line Company recorded in Book 244 at Page 427.
21. Right of Way to Mississippi Power Company recorded in Book 394 at Page 305.
22. Easement to Harrison County, Mississippi recorded in Book 402 at Page 151.
23. Quitclaim Deed to Marie Phalen Flanagan, recorded in Book 418 at Page 376.
24. Easement to Dedeaux Utility Company recorded in Book 1234 at Page 485.
25. Easement to Dedeaux Utility Company recorded in Book 1335 at Page 535.
26. Judgment No. 2401-2000-1306 to Mississippi Transportation Commission recorded as Instrument 2001-253 ID in Book 1536 at Page 430.
27. Temporary Easement to City of Gulfport, Mississippi recorded as Instrument 2003-280D in Book 1613 at Page 128.
28. Perpetual Easement to City of Gulfport, Mississippi recorded as Instrument 2003-282D in Book 1613 at Page 130.
29. Perpetual Easement to City of Gulfport, Mississippi recorded as Instrument 2003-283D in Book 1613 at Page 132.
30. Perpetual Easement to City of Gulfport, Mississippi recorded as Instrument 2003-285D in Book 1613 at Page 134.
31. Easement Agreement by and between Waring and Windham, a Mississippi general partnership and McDonald's Corporation, a Delaware corporation, recorded as Instrument 2002-9199D in Book 1608 at Page 1.
32. Easement for Ingress and Egress to City of Gulfport, Mississippi, recorded as Instrument 2008-7102D-J1.
33. Final Decree No. 76713, recorded in Book 885 at Page 199.
34. Ordinance No. 2254 recorded in Book 1523 at Page 199.
35. Agreement recorded as Instrument 2007-10073D-J1.
36. Warranty Deed to City of Gulfport, Mississippi, recorded as Instrument 2019-10242D-J1.

37. Plat recorded in Book 59 at Page 25

38. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Jeffrey C. Collins, MS, P.S. No. 2742, on behalf of Brown, Mitchell & Alexander, Inc. on December 9, 2019, last revised December 11, 2019, designated Job No. 3637_DDR_ALTA:
- a. Lack of access to Highway 605
 - b. Ditches for any purpose located on the subject premises
 - c. Chain link fence of others encroaches onto the subject premises +/- 1.0' Southeast
 - d. 8' Chain link fence of others encroaches onto the subject premises/is located on the Northwest boundary line
 - e. 100' x 100' "STAGING AREA TEMPORARY EASEMENT"
 - f. Utilities located on the subject premises without the benefit of recorded easements
 - g. 1-Story Metal Building and adjoining improvements are located on, and encroach over the boundary lines of Lots 1 and 2 of Parcels 2-3, and is situated within the 100' unimproved Northpark Drive.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1008L-01-002.000	NORTHPARK HOLDINGS, LLC (OWNER)	2310 19 STREET	GULFPORT	MS	39501
			Adjacent Property Owners (2404ARC029)				
	103381	1008M-04-003.001	STOCK LLC	14014 MADISON CIR	OMAHA	NE	68137
	57917	0908I-01-005.000	BIBLE BAPTIST CHURCH OF BILOXI	12200 DEDEAUX RD	GULFPORT	MS	39503
	111224	1008L-01-001.004	BOUDREAUX JERRY P & JOAN F-TRUSTEES	12045 JOHN ROSS RD	GULFPORT	MS	39503
	57911	0908I-01-001.000	MURDOCK RUTH T -TRUSTEE-	11816 LORRAINE RD	GULFPORT	MS	39503
	96302	1008L-01-003.001	BOYETTE PROPERTIES LLC	11548 DEDEAUX RD	GULFPORT	MS	39503
	3205	0908I-01-003.000	MARSHALL ANTHONY L	825 DIVISION ST	BILOXI	MS	39530
	77952	1008M-04-004.000	GULF SOUTH PIPELINE COMPANY LP	ATTN: PROPERTY TAX DEPT	HOUSTON	TX	77046
	77688	1008L-01-002.000	NORTHPARK HOLDINGS LLC	964 EMILY DR	BILOXI	MS	39532
	80776	0908I-01-002.001	JOHNSTON DAVID N & LESLIE R-TRUSTEE	12146 DEDEAUX RD	GULFPORT	MS	39503
	55729	1008L-02-005.000	PLAINSMAN TRADING COMPANY LLC	P O BOX 6181	GULFPORT	MS	39506
	57916	0908I-01-002.000	JOHNSTON CLIFTON H JR -TRUSTEE-	5410 RIVER LANDING DR	MOBILE	AL	36619
	119551	0908I-01-002.004	JOHNSTON JERRY A & REBECCA J	12110 DEDEAUX RD	GULFPORT	MS	39503
	108003	1008L-02-005.002	HOOD CYNTHIA ANN WILLIAMS ETAL	12506 LORRAINE RD	BILOXI	MS	39532
	53909	1008M-01-007.000	RICHARD CLYDE WARNER FAMILY TRUST	11019 SHORECREST ROAD	BILOXI	MS	39532
	55726	1008L-01-005.000	FULTON YVONNE TURNER -ESTATE-	11439 LORRAINE RD	GULFPORT	MS	39503
	106771	1008M-04-003.002	MBH GPT REAL ESTATE LLC	328 NORTH COLUMBIA ST	COVINGTON	LA	70433
	53910	1008M-01-008.000	RICHARD GARY	11036 SHORECREST RD	BILOXI	MS	39532
	122748	1008M-01-008.001	WHITWORTH CAROL -TRUSTEE- ETAL	C/O WHITWORTH SCHOOL	PORTLAND	OR	97220
	125572	1008M-04-006.002	11207 LORRAINE ROAD LLC	431 PORT TERMINAL CIRCLE	VICKSBURG	MS	39183
N	146262	1008L-01-002.003	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502



Legend

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

0 110 220 330
Yards

1 inch = 700 feet



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

RE: Architectural Review Committee 2404ARC029, by owner North Park Holdings LLC, seeking approval for 2 monument signs on property, Tax Parcel 1008L-01-002.000, 11550 Dedeaux Rd, Zoned B-2 (General-business) Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, April 11, 2024**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, April 11, 2024**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

RE: Architectural Review Committee 2404ARC029, by owner North Park Holdings LLC, seeking approval for 2 monument signs on property, Tax Parcel 1008L-01-002.000, 11550 Dedeaux Rd, Zoned B-2 (General-business) Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, May 9, 2024**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, May 9, 2024**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

RE: Architectural Review Committee 2404ARC029, by owner North Park Holdings LLC, seeking approval for 2 monument signs on property, Tax Parcel 1008L-01-002.000, 11550 Dedeaux Rd, Zoned B-2 (General-business) Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Monday, May 13, 2024**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Monday, May 13, 2024**. 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: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: May 13, 2024

Re: Architectural Review Committee 2403ARC026: (Tabled to April Meeting due to applicant not being present, Deferred to May due to lack of quorum)

Architectural Review Committee 2403ARC026, by agent Steven Carney, seeking approval for new double-sided freestanding ground sign, Tax Parcel 0911B-02-055.000, 200 E. Beach Blvd, Zoned R-B (Residence-business) T4L (General Urban Zone "Limited") Ward 2

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2403ARC026

Hearing Date: May 09, 2024

Current Zoning/Use: R-B, T4L / Commercial building

Legal: Architectural Review Committee 2403ARC026, by agent Steven Carney, seeking approval for new double-sided freestanding ground sign, Tax Parcel 0911B-02-055.000, 200 E. Beach Blvd, Zoned R-B (Residence-Business) T4L (General Urban Zone "Limited") Ward 2

TECHNICAL DETAILS

Applicant is requesting to install a new double-sided pylon sign to face East and Westbound traffic on Highway 90 for Centennial Plaza Resort and Hotel.

According to Chapter 9, Article IV. Sec 9, 103

- (a) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
 - (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
 - (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
 - (3) A decorative buttress shall be constructed at the ground/base level of the façade.
 - (4) A decorative cap or crown shall be constructed at the top of the façade.
- (b) All freestanding on-premises and off-premises sign façades shall be harmonious in material, style and color with the surrounding landscape of the developed site in which it is located. All sign permit applications for freestanding on-premises and off-premises signs to be constructed shall contain architectural façade plans to be reviewed and approved or denied by the architectural review committee in accordance with section 9-85 upon receipt of a permit application and renderings of the architectural façade plans.

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

EXECUTIVE SUMMARY

The sign presented in the application meets the required design standards above. Upon visiting the desired location at Centennial Plaza, the request to install a double-sided pylon sign will be in harmony with Marriott Courtyard and Holiday Inn signs on the same road. Therefore, approval of the proposed sign would be congruent with prior approvals.

DEPARTMENTAL CONDITIONS

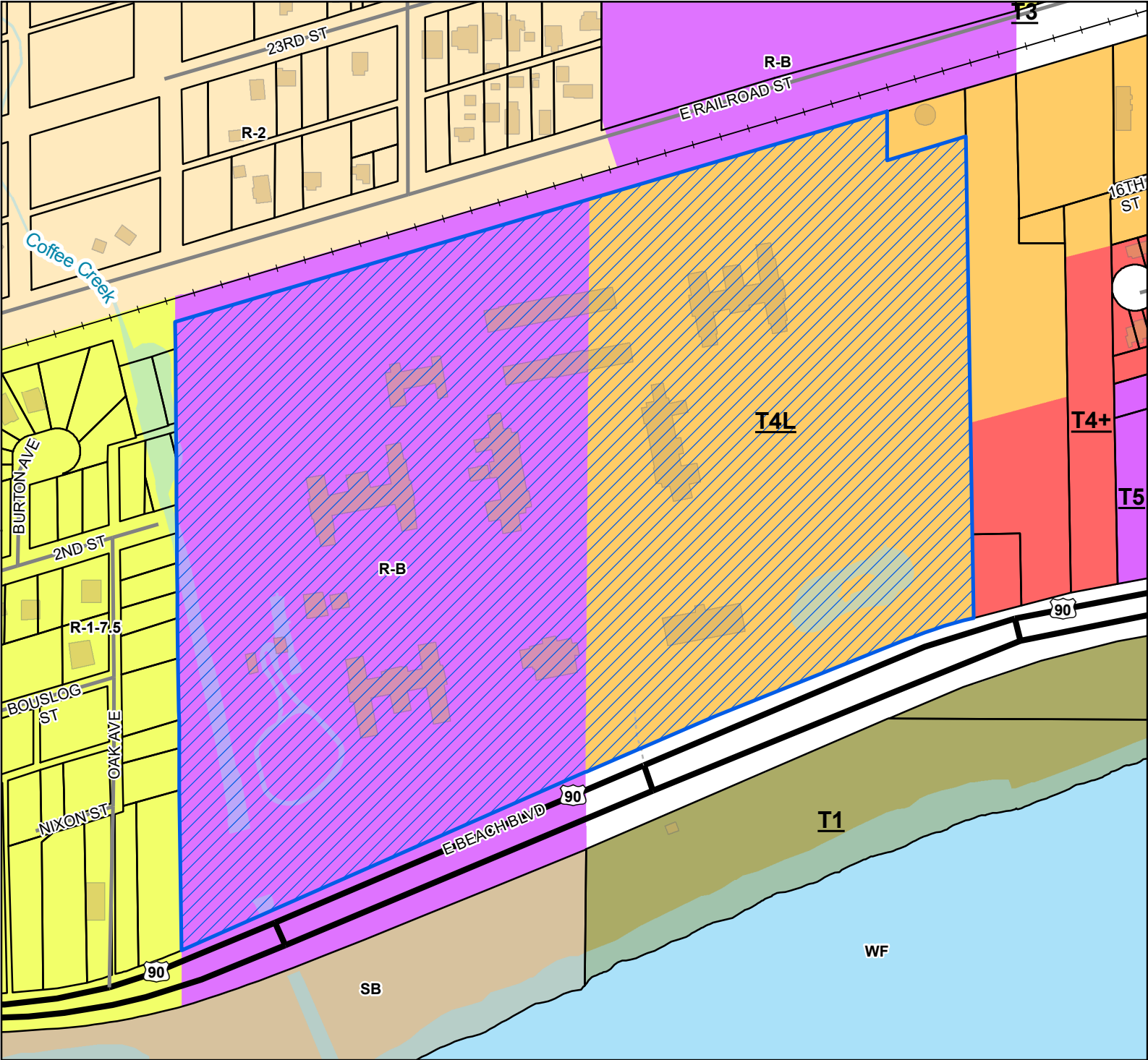
1. Must comply with all Planning and Zoning rules and regulations.
2. Approval allows for a double-sided pylon sign.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department





Legend

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

Smart Code

- T5
- T4+
- T4L
- T3
- T1

Zoning

- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District
- SB - Sand Beach
- WF - Water Front

Site Information

0911B-02-055.000

Zoning: R-B (Residence-Business)

T4L (General Urban Zone "Limited")

Size: 48.4 Acres

Flood: AE, VE

0 40 80 120

Yards

1 inch = 300 feet



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

OWNER:Centennial Plaza

Printed Name of Owner

200 E. Beach Blvd.

Mailing Address

GulfportMS39507

City

State

Zip Code

AGENT:Steven Carney, CAD Signs Inc.

Printed Name of Agent

10625 Oak Street

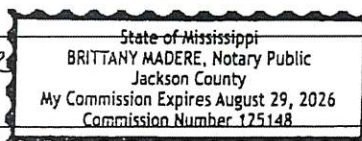
Mailing Address

Ocean SpringsMS39565

City

State

Zip Code

Name of Owner (PRINT) Centennial Plaza LLC, Attn. ^{LORI} StewartAddress (Street, City, State, Zip Code) 1735 Tribe Dr. Biloxi, MS 39532Phone (Home) _____ (Work) (228) 217-6602 (Cell) _____Tax Parcel Number(s) Owned: 0911B-02-055.000Signature: X *Lori Stewart**Brittany Madere*

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

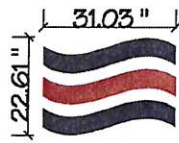
Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) Centennial Plaza LLC, Attn: David L. RoosAddress (Street, City, State, Zip Code) 1735 Tribe Dr., Biloxi, MS 39532Phone (Home) _____ (Work) 228-217-6602 (Cell) _____Tax Parcel Number(s) Owned: 0911B-02-055.000Signature: *David L. Roos*

- PROPOSED PYLON SIGN IS 204' SOUTH OF BUILDING 8
- SIGN IS 15' NORTH OF BEACH BLVD. PROPERTY LINE





143.62"
CENTENNIAL PLAZA

9.94"

18'-2" OAW

4'-0"



CENTENNIAL PLAZA

9'-0"

GH
GRAND
CENTENNIAL
HOTEL

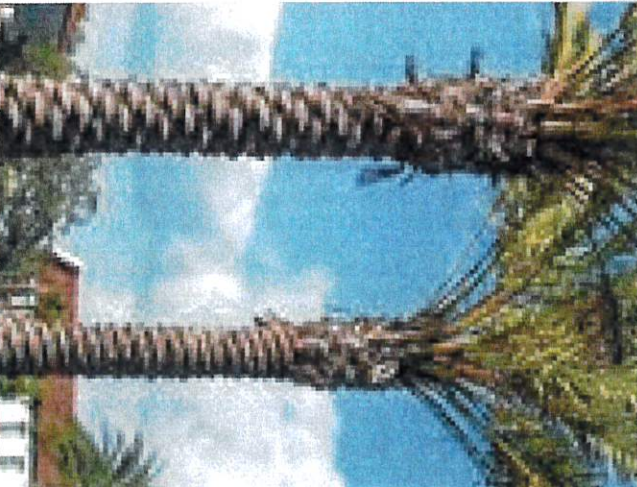
30' OAH

12'-0"



Decorative
Brick Buttress

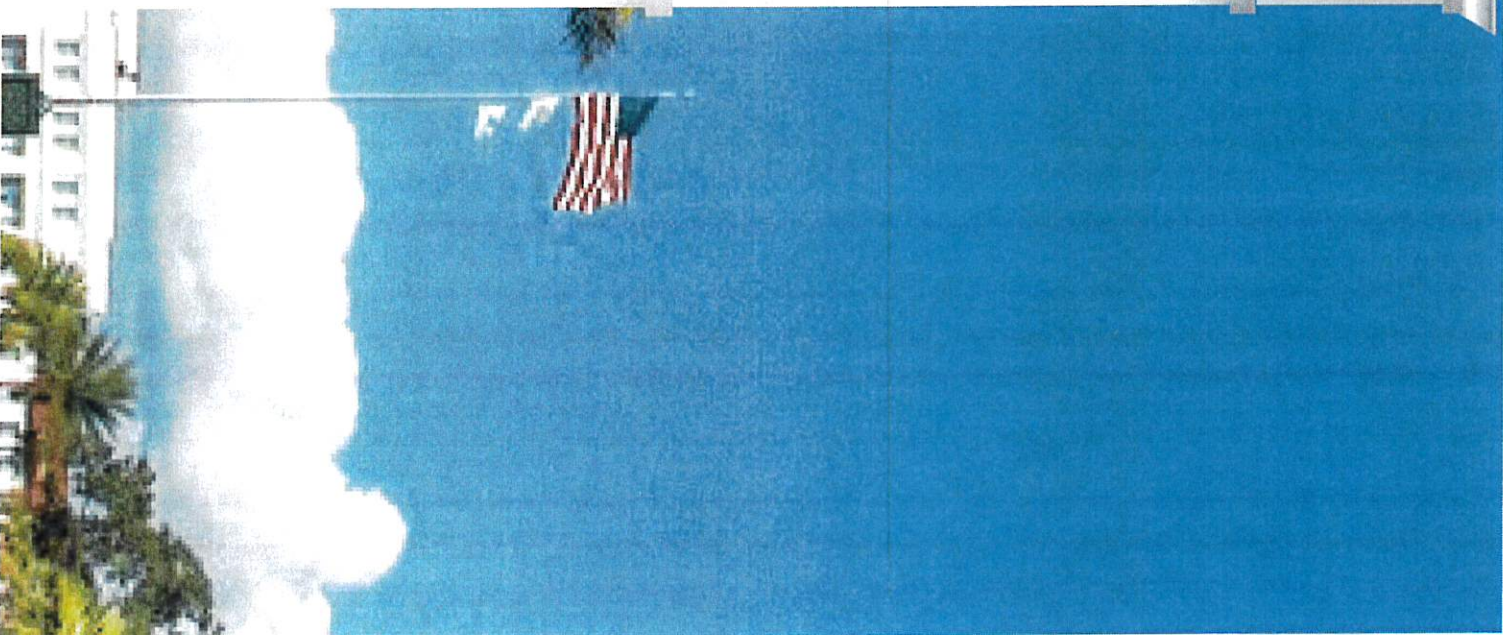




GH
GRAND
CENTENNIAL
HOTEL



CENTENNIAL PLAZA





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Centennial Plaza, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1023188
Status:	Good Standing
Effective Date:	06/19/2013
State of Incorporation:	Mississippi
Principal Office Address:	195 Beach Blvd Biloxi, MS 39530

Registered Agent

Name
John D Moore 217 Draperon Drive Ste 100 Ridgeland, MS 39157

Officers & Directors

Name	Title
Lori Stewart 195 Beach Blvd Biloxi, MS 39530	Manager
David Roos 70932 Cambridge Court Niles, MI 49120	Manager

OWNER:Centennial Plaza

Printed Name of Owner

200 E. Beach Blvd.

Mailing Address

GulfportMS39507

City

State

Zip Code

AGENT:Steven Carney, CAD Signs Inc.

Printed Name of Agent

10625 Oak Street

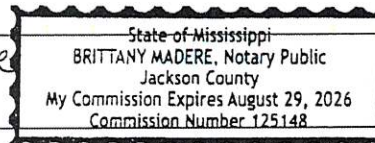
Mailing Address

Ocean SpringsMS39565

City

State

Zip Code

Name of Owner (PRINT) Centennial Plaza LLC, Attn. ^{LORI} StewartAddress (Street, City, State, Zip Code) 1735 Tribe Dr. Biloxi, MS 39532Phone (Home) _____ (Work) (228) 217-6602 (Cell) _____Tax Parcel Number(s) Owned: 0911B-02-055.000Signature: X *Lori Stewart, manager**Brittany Madere*

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

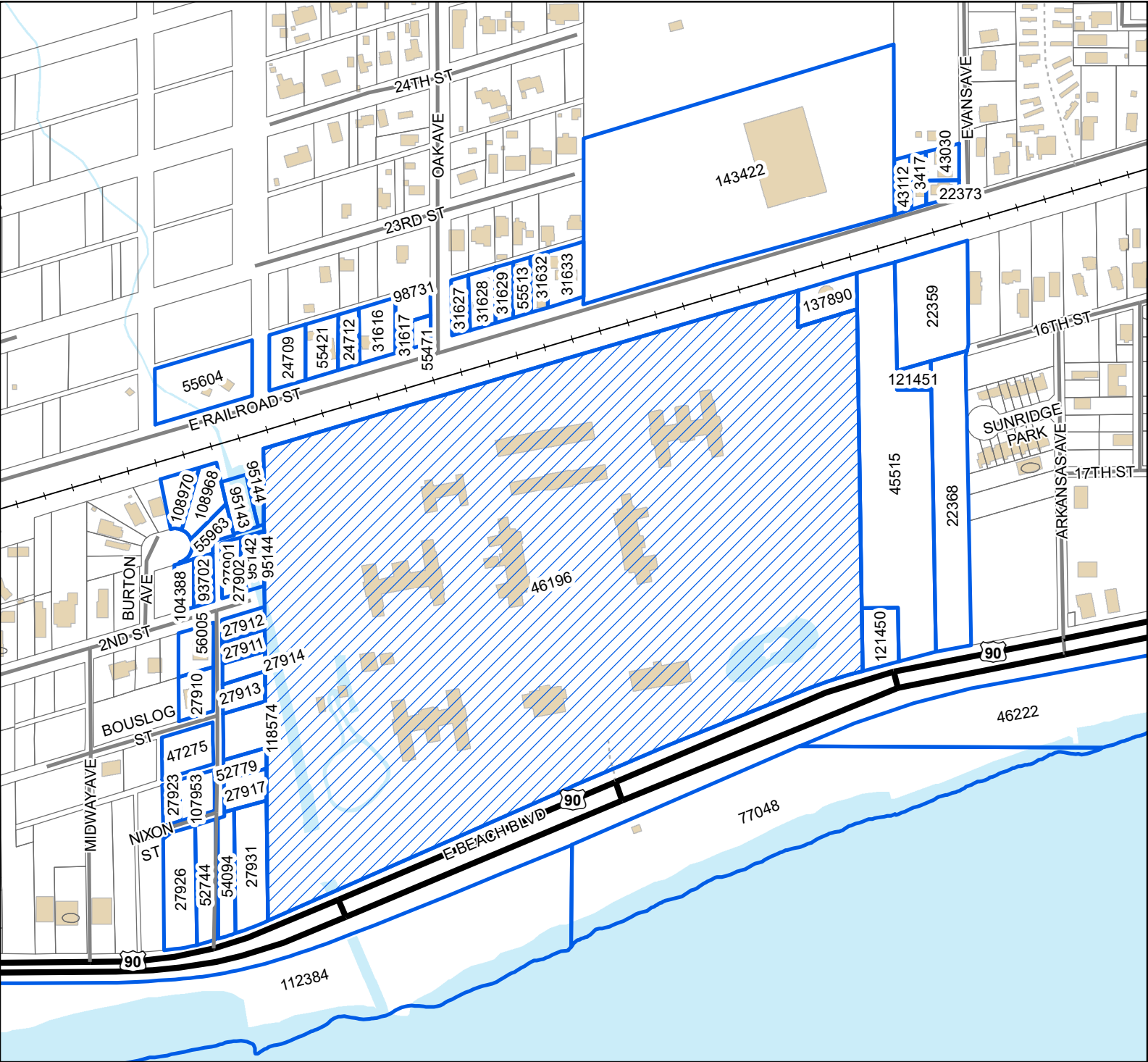
Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

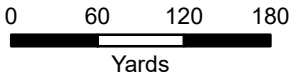
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0911B-02-055.000	CENTENNIAL PLAZA (OWNER)	200 E BEACH BLVD	GULFPORT	MS	39507
			STEVEN CARNEY (AGENT)	10625 OAK STREET	OCEAN SPRINGS	MS	39565
			Adjacent Property Owners (2403ARC026)				
	22373	0911B-01-055.000	ALSTRUP MICHAEL H & MELISSA GONION	1815 QUINCY ST NE	MINNEAPOLIS	MN	55418
	31628	0911C-01-201.000	LIVE OAK HOLDINGS LLC	13841 FAIRWAY DR	OCEAN SPRINGS	MS	39566
	31617	0911C-01-198.000	LABAT MYRON JR & CHERIE	8218 RIDGEWOOD DR	KILN	MS	39556
	55421	0911C-01-195.000	REDMOND BENNY & ARDENE	14461 AUTUMN CHASE	GULFPORT	MS	39503
	55471	0911C-01-199.000	SIGNATURE HOME SOLUTIONS LLC	1715 21ST AVE	GULFPORT	MS	39501
	3417	0911B-01-056.001	LEE BARBARA A	64 E RAILROAD STREET	GULFPORT	MS	39507
	31633	0911C-01-205.000	MCCANN KATHLEEN M -TRUSTEE-	100 E RAILROAD ST	GULFPORT	MS	39501
	43030	0911B-01-054.000	STRAIN FRANCIS & PATRICIA A	620 SECOND ST	GULFPORT	MS	39501
	31629	0911C-01-202.000	LIZANA LISE	114 E RAILROAD ST	GULFPORT	MS	39507
	31627	0911C-01-200.000	CARLISLE PEGGY ANN -L/E-	212 24TH ST	GULFPORT	MS	39507
	24709	0911C-01-194.000	REDMOND BENNY	14461 AUTUMN CHASE	GULFPORT	MS	39503
	93702	0911C-02-039.002	O'NEILL LINDY C	11557 BRIARSTONE	GULFPORT	MS	39503
	108970	0911C-02-003.002	JONES EARL P JR & PATRICIA J DEVENS	25098 E ALDER DR	AURORA	CO	80016
	55963	0911C-02-003.000	JONES EARL P JR & PATRICIA J DEVENS	1810 BURTON COVE	GULFPORT	MS	39507
	27913	0911C-02-055.000	MOORE STEVEN L & ARTHUR & MARK	1259 STAR ROAD	BRANDON	MS	39042
	27923	0911F-01-047.000	PEITERSON GAIL B -ETAL-	1254 MOKAPU BLVD	KAILUA	HI	96734
	31632	0911C-01-204.000	BALTAR HENRY E JR	P O BOX 8722	GULFPORT	MS	39506
	55513	0911C-01-203.000	MISS BEACH RENTALS LLC	116 WEST VINE	OPELOUSAS	LA	70570
	43112	0911B-01-056.000	TAMANAHA MARI	70 E RAILROAD ST	GULFPORT	MS	39507
	22359	0911B-02-053.000	GNARLY DEVELOPMENT GROUP LLC	111 LUNDGREN LANE	GULFPORT	MS	39507
	98731	0911C-01-199.001	ANTHONY CHRISTOPHER U & GLASS JULIE	2118 LAUREN DR	BILOXI	MS	39532
	31616	0911C-01-197.000	WSMBD LLC	P O BOX 320073	FLOWOOD	MS	39232
	27931	0911F-01-052.000	J P SILVA PROPERTIES LLC	P O BOX 471127	CELEBRATION	FL	34747
	54094	0911F-01-051.000	CLEVELAND GAINES H & HELON R	11450 STANTON CIRCLE	GULFPORT	MS	39503
	46222	0911B-03-001.000	GULFPORT CITY OF -BEACHES-	25 JAY DR RT 7	GULFPORT	MS	39503
	104388	0911C-02-039.003	CHILDERS BEN W	19 TIFFANY SQUARE	SUGAR LAND	TX	77478
	27914	0911C-02-054.000	CREEL BARNEY	P O BOX 6825	GULFPORT	MS	39506
	118574	0911F-01-049.001	SUMRALL BRANDON & LAURA	1607 OAK AVE	GULFPORT	MS	39507
	27926	0911F-01-046.000	HENDRY RONALD & GENIE	318 GOOSEPOINTE BLVD	BILOXI	MS	39531
	27911	0911C-02-042.001	WOODS WILLIAM T JR-TRUSTEE-& MARY W	P O BOX 7024	GULFPORT	MS	39506
	27910	0911C-02-053.000	THOMPSON JAMES E SR	2000 46TH AVE	GULFPORT	MS	39501
	24712	0911C-01-196.000	BABIN TODD J	617 CARMADELLE ST	MARRERO	LA	70072
	22368	0911B-02-052.000	CENTENNIAL PLAZA LLC	159 BEACH BLVD	GULFPORT	MS	39501

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
27912	0911C-02-042.000	KREMER CHARLES E II -ETAL-	5305 COURTHOUSE RD	GULFPORT	MS	39507	
52779	0911F-01-049.000	DAUGHDRILL JACKIE & BEVERLY	142 E GRANGE RD	NEW HEBRON	MS	39140	
27917	0911F-01-050.000	JP SILVA PROPERTIES LLC	PO BOX 7379	GULFPORT	MS	39506	
46196	0911B-02-055.000	CENTENNIAL PLAZA LLC -LESSEE-	4101 PLAZA TOWER DR	BATON ROUGE	LA	70816	
143422	0911B-02-055.002	GULFPORT REDEVELOPMENT COMMISSION	2309 15TH ST	GULFPORT	MS	39501	
56005	0911C-02-043.000	GRESSETT RITA BATEMAN & JOHNNY D	311 2ND ST	GULFPORT	MS	39507	



Legend

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



1 inch = 400 feet



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

RE: Architectural Review Committee 2402ARC026, by agent Steven Carney, seeking approval for new double-sided freestanding ground sign, Tax Parcel 0911B-02-055.000, 200 E. Beach Blvd, Zoned R-B (Residence-business) T4L (General Urban Zone "Limited") Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, March 14, 2024**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, March 14, 2024**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

RE: Architectural Review Committee 2402ARC026, by agent Steven Carney, seeking approval for new double-sided freestanding ground sign, Tax Parcel 0911B-02-055.000, 200 E. Beach Blvd, Zoned R-B (Residence-business) T4L (General Urban Zone "Limited") Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, May 9, 2024**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, May 9, 2024**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

RE: Architectural Review Committee 2402ARC026, by agent Steven Carney, seeking approval for new double-sided freestanding ground sign, Tax Parcel 0911B-02-055.000, 200 E. Beach Blvd, Zoned R-B (Residence-business) T4L (General Urban Zone "Limited") Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Monday, May 13, 2024**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Monday, May 13, 2024**. 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: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: May 13, 2024

Re: Architectural Review Committee 2405ARC030

Architectural Review Committee 2405ARC030, by owner Atlas GPT Investments LLC, seeking approval to install a new freestanding ground sign, Tax Parcel 0908P-02-001.002, 12231 Bernard Pkwy, Zoned B-2 (General-business), Ward 5

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2405ARC030

Hearing Date: May 13, 2024

Current Zoning/Use: B-2 / Commercial Sign

Legal: Architectural Review Committee 2405ARC030, by owner Atlas GPT Investments LLC, seeking approval to install a new freestanding ground sign, Tax Parcel 0908P-02-001.002, 12231 Bernard Pkwy, Zoned B-2 (General-business), Ward 5

TECHNICAL DETAILS

Applicant is requesting to install a new freestanding sign for South Mississippi Oral Surgery and Implant Center.

According to Appendix A, Article IV. Sec 9, 103

- (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
 - (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
 - (3) A decorative buttress shall be constructed at the ground/base level of the façade.
 - (4) A decorative cap or crown shall be constructed at the top of the façade.
- (a) All freestanding on-premises and off-premises sign façades shall be harmonious in material, style and color with the surrounding landscape of the developed site in which it is located. All sign permit applications for freestanding on-premises and off-premises signs to be constructed shall contain architectural façade plans to be reviewed and approved or denied by the architectural review committee in accordance with section 9-85 upon receipt of a permit application and renderings of the architectural façade plans.

EXECUTIVE SUMMARY

The applicants have been contracted to create a new freestanding sign. The previous use for this location was Mississippi Medicaid Office. The sign presented in the application meets the required design standards above. Upon visiting the new location of the South Mississippi Oral Surgery and Implant Center, the request to install a freestanding sign, will be in harmony with other signs in the area.

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

DEPARTMENTAL CONDITIONS

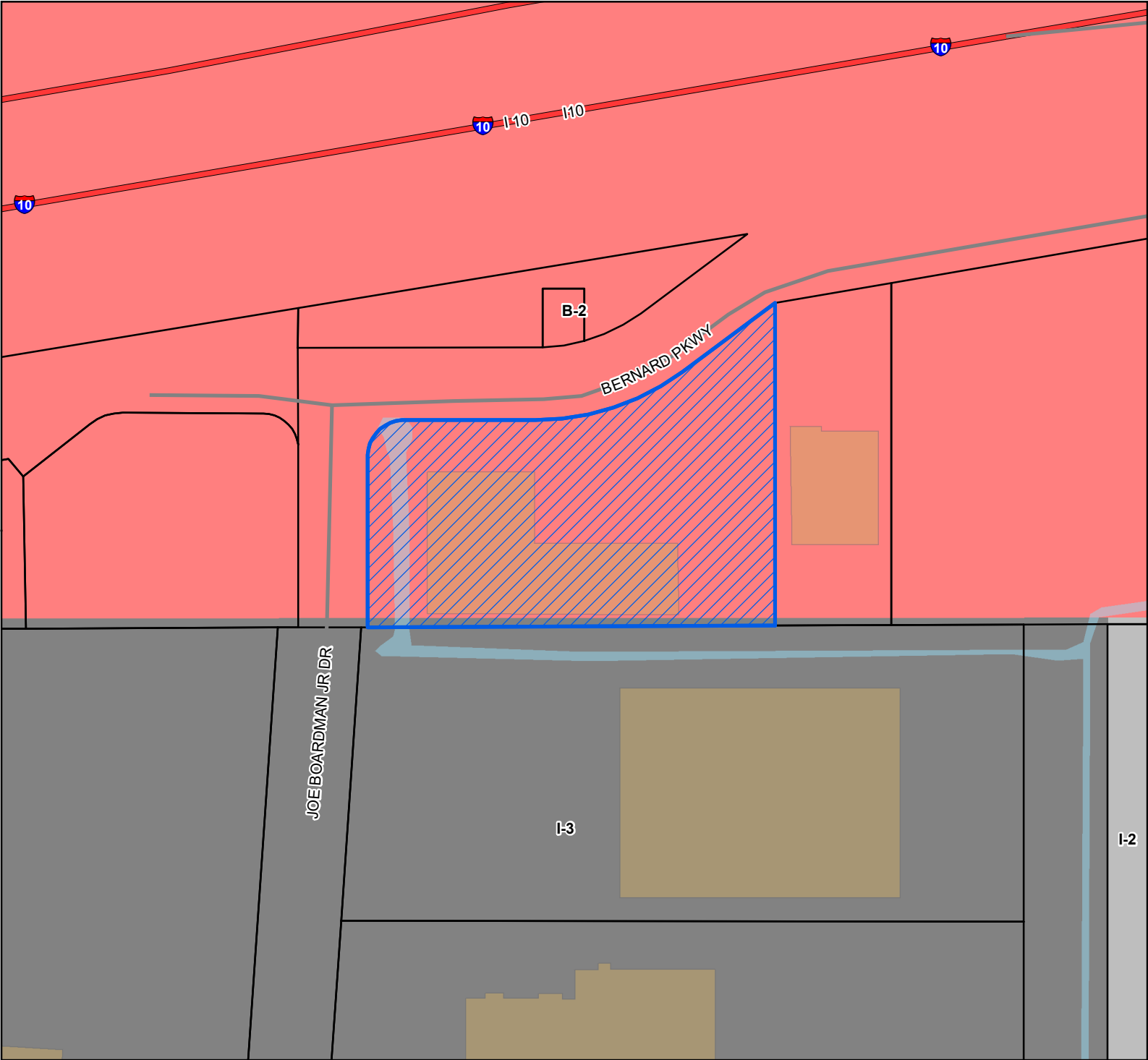
1. Must comply with all Planning and Zoning rules and regulations.
2. Approval allows for one new freestanding sign.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

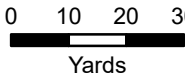
Greg Holmes
Director of Urban Development Department





- Site
- Interstate Highway
- Street
- Parcels
- Buildings
- Water Features
- Zoning**
 - B-2 - General Business District
 - I-2 - Heavy Industry District
 - I-3 - Planned Industrial District

Site Information
0908P-02-001.002
Zoning: B-2 (General-Business)
Size: 1.1 AC
Flood: X



1 inch = 100 feet



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

OWNER:

GPT
Atlas ~~GET~~ Investments LLC

Printed Name of Owner

41 Old Oak Ln

Mailing Address

Gulfport

MS

39503

City

State

Zip Code

Signature:

AGENT:

Lyon Harrington - Hendrick Sign Co.
1117 W. 2nd St.

Printed Name of Agent

Mailing Address

Laurel

MS

39440

City

State

Zip Code

Signature:

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:



1st JUDICIAL DISTRICT
INSTRUMENT 2022-0014870-D-J1
FILED/RECORDED 6/16/2022 1:20:01 PM
TOTAL FEES \$26.00
3 PAGES RECORDED

PREPARED BY AND RETURN TO:
Brad D. Wilkinson Esq. (MS Bar # 10285)
511 Keywood Circle, Flowood, MS 39232
Phone 601-355-0005
File # 2022-1961

INDEX: 1.12 ACRES +/- SE¼ of SE¼
SEC 1 - T7S - R11W
HARRISON COUNTY, MS 1st J.D.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned

GRANTOR

Gulfport Land Holdings, LLC
a Mississippi limited liability company
P.O. Box 1522, Gulfport, MS 39502 Ph.
(228) 234-9163

DOES HEREBY GRANT, BARGAIN, SELL, CONVEY AND WARRANT SPECIALLY TO

GRANTEE

Atlas GPT Investments LLC
a Mississippi limited liability company
12231 Bernard Pkwy., Gulfport, MS 39503
Ph. (228) 547-0611

all of their right, title and interest in and to the following described land and property situated in Harrison County, State of Mississippi, to-wit:

SEE ATTACHED EXHIBIT A

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

It is understood and agreed that taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect, then the Grantor agrees to pay to the Grantee any deficit on an actual proration and, likewise, the Grantee agrees to pay to the Grantor any amount overpaid by it.

WITNESS THE SIGNATURE OF THE GRANTOR, this 10th day of June, 2022.

GRANTOR: **Gulfport Land Holdings, LLC**
a Mississippi limited liability company

By: Ray L. Wesson Jr.
Ray L. Wesson Jr, Manager

STATE OF Mississippi
COUNTY OF Hancock

Personally appeared before me, the undersigned authority in and for the said county and state, on this 10th day of June, 2022, within my jurisdiction, the within named Ray L. Wesson Jr, Manager, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

Melissa R. Ruhr
NOTARY PUBLIC

My Commission Expires:

02-06-2024



EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 11 WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT COMMON TO SECTIONS 7 AND 18, TOWNSHIP 7 SOUTH, RANGE 10 WEST AND SECTIONS 12 AND 13 TOWNSHIP 7 SOUTH, RANGE 11 WEST; THENCE SOUTH 89 DEGREES 48 MINUTES 59 SECONDS WEST 244.12 FEET TO A 1/2 INCH IRON ROD AND THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89 DEGREES 45 MINUTES 59 SECONDS WEST 293.47 FEET TO A 1/2 INCH IRON ROD; THENCE NORTH 124.38 FEET TO A 1/2 INCH IRON ROD AND THE POINT OF BEGINNING; THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 49 SECONDS AND A CHORD OF 35.35 FEET, WHICH BEARS NORTH 44 DEGREES 58 MINUTES 54 SECONDS EAST TO A 1/2 INCH IRON ROD AND THE POINT OF TANGENCY; THENCE NORTH 88 DEGREES 58 MINUTES 49 SECONDS EAST 87.38 FEET TO A 1/2 INCH IRON ROD AND THE POINT OF CURVATURE; THENCE 111.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 36 DEGREES 36 MINUTES 58 SECONDS, AND A CHORD OF 109.84 FEET WHICH BEARS NORTH 71 DEGREES 41 MINUTES 20 SECONDS EAST TO A 1/2 INCH IRON ROD AND THE POINT OF TANGENCY; THENCE NORTH 53 DEGREES 22 MINUTES 51 SECONDS EAST 83.15 FEET TO A 1/2 INCH IRON ROD; THENCE SOUTH 232.42 FEET TO THE POINT OF BEGINNING.

SOLD PARCEL CONTAINING 48,855 SQUARE FEET, MORE OR LESS.

AND ALSO:

ANY AND ALL RIGHTS TO THAT EASEMENT DESCRIBED IN THE WARRANTY DEED, EXECUTED BY SOUTHLAND ENTERPRISES, INC. IN FAVOR OF GULFPORT LAND HOLDINGS, WHICH WAS FILED IN THE LAND RECORDS OF HARRISON COUNTY, FIRST JUDICIAL DISTRICT, MISSISSIPPI AS INSTRUMENT NO. 2006-12803D-J1.



1st JUDICIAL DISTRICT
INSTRUMENT 2023-0025347-D-J1
FILED/RECORDED 12/18/2023 3:04:01 PM
TOTAL FEES \$27.00
3 PAGES RECORDED

PREPARED BY AND RETURN TO:
Brad D. Wilkinson, Esq. (MS Bar # 10285)
511 Keywood Circle, Flowood, MS 39232
Phone 601-355-0005
File # 2022-1961

INDEX: 1.12 ACRES +/- SE $\frac{1}{4}$ of SE $\frac{1}{4}$
SEC 12 - T7S - R11W
HARRISON COUNTY, MS 1st J.D.

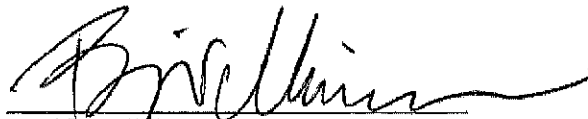
SCRIVENER'S AFFIDAVIT

Brad D. Wilkinson, Esq., an adult resident citizen of Madison County, Mississippi and attorney at Wilkinson Law Firm PC, 511 Keywood Circle, Flowood, MS 39232 being first duly sworn, upon his oath deposes and says:

1. That he was the preparer of the certain SPECIAL WARRANTY DEED executed by Gulfport Land Holdings, LLC to Atlas GPT Investments LLC, filed June 16, 2022 at 1:20:01 PM in the land records of the 1st J.D. of Harrison County, Mississippi, in Instrument# 2022-0014870-D-J1
2. That the legal description contained in said Special Warranty Deed incorrectly referenced Sec 1.
3. That the legal description contained in said Special Warranty Deed should correctly reference Sec 12.

Furthermore the Affiant sayeth not.

WITNESS THE SIGNATURE OF THE AFFIANT, this 18th day of December, 2023.


Brad D. Wilkinson, Esq

STATE OF MS

COUNTY OF RANKIN

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18th day of December, 2023, within my jurisdiction, the within named Brad D. Wilkinson, Esq, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same as his act and deed, after first having been duly authorized so to do.


NOTARY PUBLIC

My Commission Expires:

4-13-2024

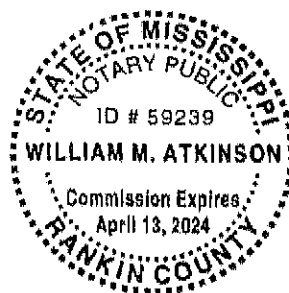


EXHIBIT "A"

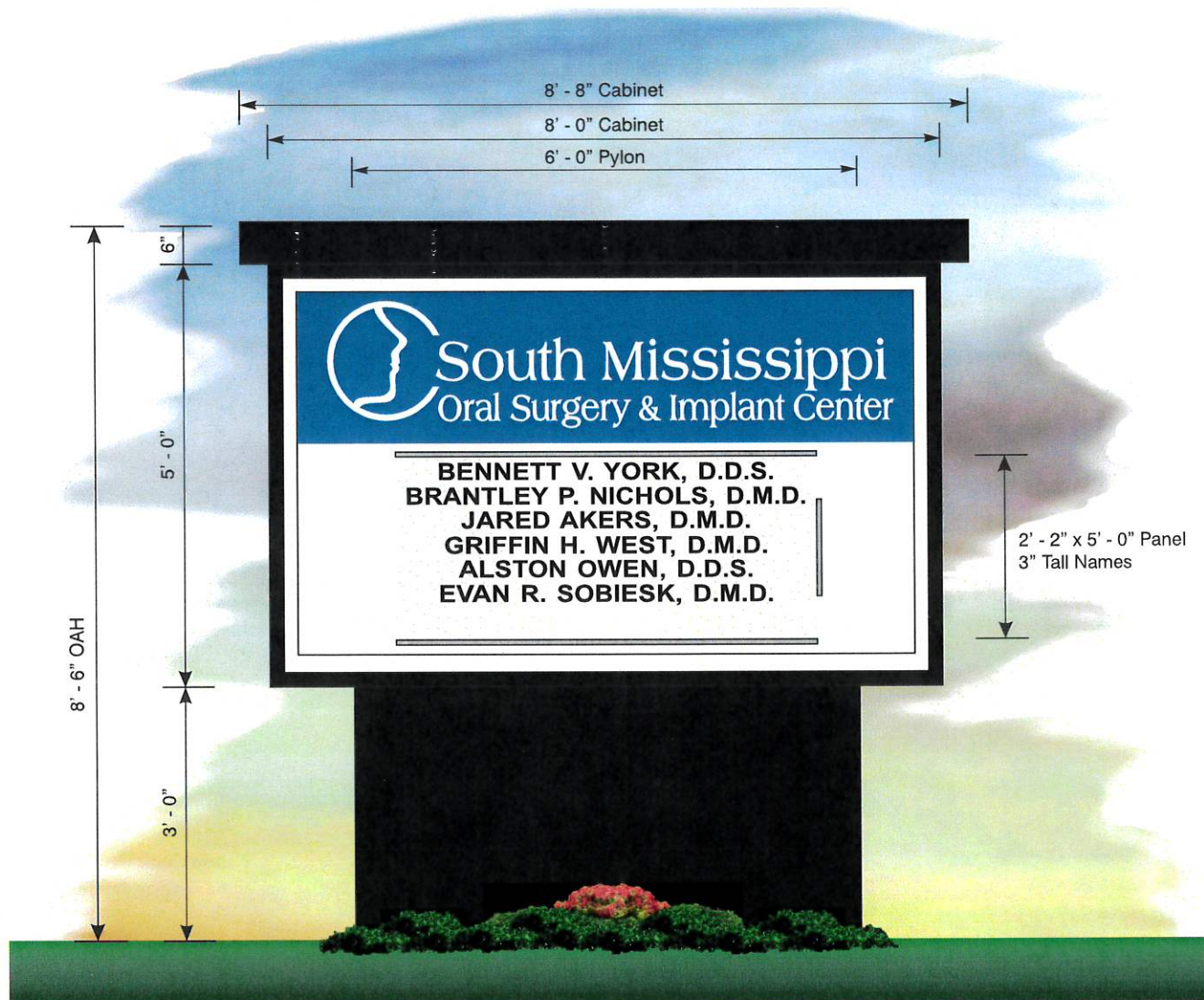
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 11 WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT COMMON TO SECTIONS 7 AND 18, TOWNSHIP 7 SOUTH, RANGE 10 WEST AND SECTIONS 12 AND 13 TOWNSHIP 7 SOUTH, RANGE 11 WEST; THENCE SOUTH 89 DEGREES 48 MINUTES 59 SECONDS WEST 244.12 FEET TO A 1/2 INCH IRON ROD AND THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89 DEGREES 45 MINUTES 59 SECONDS WEST 293.47 FEET TO A 1/2 INCH IRON ROD; THENCE NORTH 124.38 FEET TO A 1/2 INCH IRON ROD AND THE POINT OF BEGINNING; THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 49 SECONDS AND A CHORD OF 35.35 FEET, WHICH BEARS NORTH 44 DEGREES 58 MINUTES 54 SECONDS EAST TO A 1/2 INCH IRON ROD AND THE POINT OF TANGENCY; THENCE NORTH 88 DEGREES 58 MINUTES 49 SECONDS EAST 87.38 FEET TO A 1/2 INCH IRON ROD AND THE POINT OF CURVATURE; THENCE 111.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 36 DEGREES 36 MINUTES 58 SECONDS, AND A CHORD OF 109.84 FEET WHICH BEARS NORTH 71 DEGREES 41 MINUTES 20 SECONDS EAST TO A 1/2 INCH IRON ROD AND THE POINT OF TANGENCY; THENCE NORTH 53 DEGREES 22 MINUTES 51 SECONDS EAST 83.15 FEET TO A 1/2 INCH IRON ROD; THENCE SOUTH 232.42 FEET TO THE POINT OF BEGINNING.

SOLD PARCEL CONTAINING 48,855 SQUARE FEET, MORE OR LESS.

AND ALSO:

ANY AND ALL RIGHTS TO THAT EASEMENT DESCRIBED IN THE WARRANTY DEED, EXECUTED BY SOUTHLAND ENTERPRISES, INC. IN FAVOR OF GULFPORT LAND HOLDINGS, WHICH WAS FILED IN THE LAND RECORDS OF HARRISON COUNTY, FIRST JUDICIAL DISTRICT, MISSISSIPPI AS INSTRUMENT NO. 2006-12803D-J1.



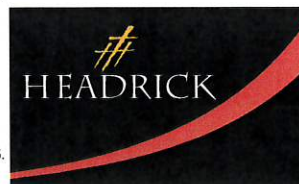
- *Fabricated Aluminum Cap
- *(1) New D/F ID Sign, Internally Illuminated, with Pan-Formed Lexan Faces
- *Doctors' Names To Be Applied Vinyl on Clear Changeable Panel
- *Additional Track Added to Right Side of Panel On Sign Face
- *Pylon Cover Painted Black
- *Plants By Others

*Colors: ■ PMS 301 C, ■ Black

NOTE: Construction restrictions may cause dimensions to vary slightly

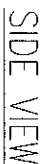
THIS LOGO/ART IS THE PROPERTY OF THE HEADRICK SIGNS & GRAPHICS AND IS NOT TO BE DUPLICATED OR COPIED

IT WAS CREATED FOR THE SOLE PURPOSE OF VIEWING BY RECIPIENT. IT IS NOT TO BE RELEASED TO OUTSIDE PARTIES. IF NO CONTRACT IS INITIATED WITH THE HEADRICK SIGNS & GRAPHICS, THE ART IS TO BE RETURNED IN FULL. ANY DUPLICATION AND OR COPYING OF THIS ART, IN PART OR WHOLE IS PROHIBITED. ANY VIOLATION OF THESE TERMS WILL RESULT IN PENALTIES AND PROSECUTION UNDER COPYRIGHT LAWS. SHOULD YOU NOT PURCHASE YOUR SIGN FROM US, YET YOU DESIRE TO PURCHASE THIS LOGO/ART AND USE IT AT YOUR DISCRETION, THE COST WILL BE \$ 250.00

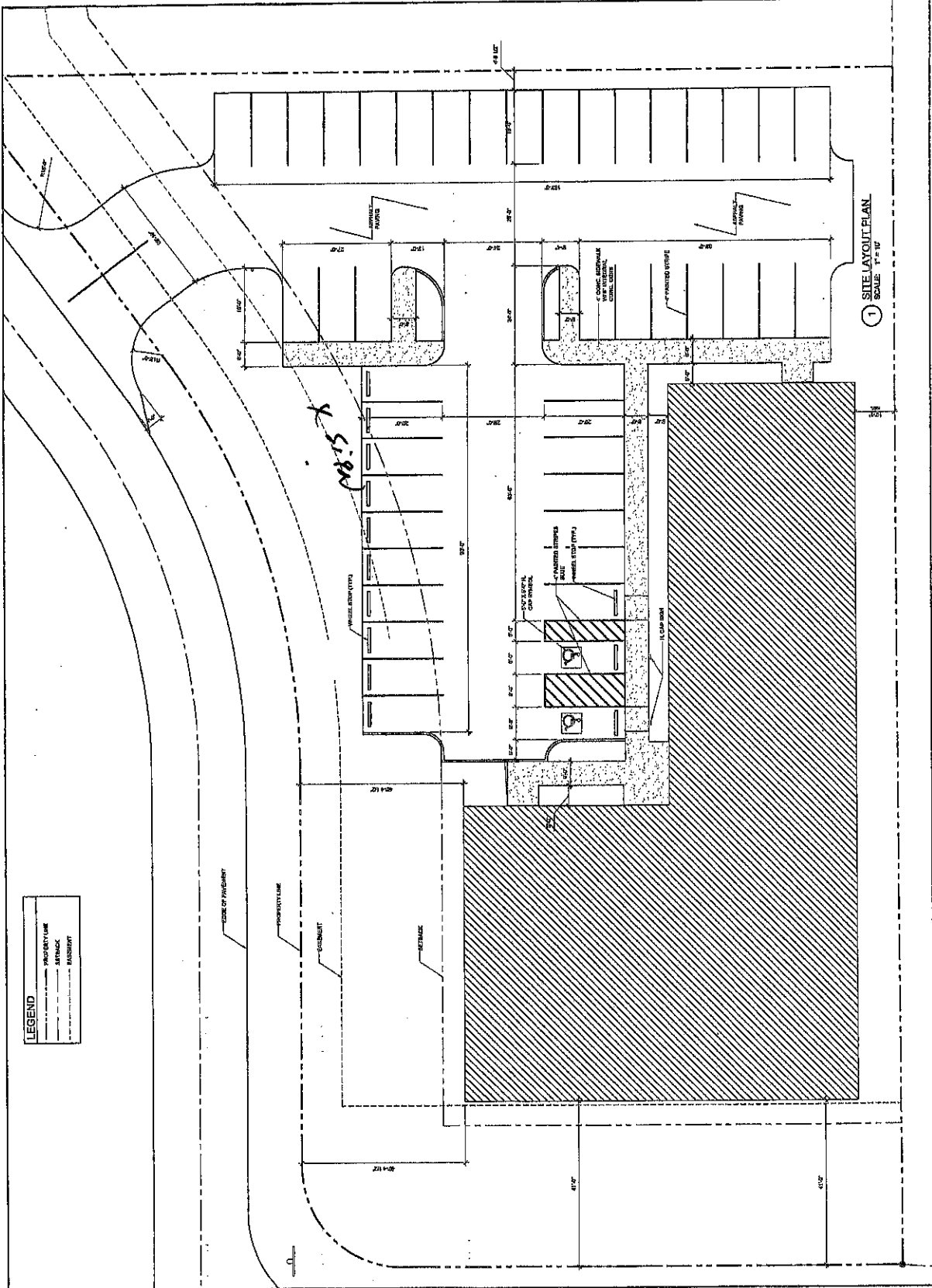


CUSTOMER :		12231 Bernard Parkway - Gulfport, MS	
Southern MS Oral Surgery		APPROVED BY	
SCALE	1/2" = 1' - 0"		
DATE	01/25/24	PAGE	1
REVISION DATE	4/2/24	SKETCH NO	LH - 4134 - 01 - 24
		DRAWN BY	ALT





5 x 3 STREET SIGN W/PYLON COVER			JOB NO.
SOUTH MS ORAL SURGERY & IMPLANT BERNARD PKY - GULFPORT, MS			
DATE: 3-14-24	SCALE: 1/2"=1'-0"	DRAWN BY: REL	CAD:
REVISION DATE: 3-27-24/	4-3-24		SHEET NO. 1 OF 1





Covenant Affidavit

Wm Lyon Herring is the owner or agent of the property 12231 Bermond Parkway
PRINT NAME PRIMARY ADDRESS OR PARCEL
Gulfport Ms

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

Wm. Lyon Herring
Signature

4-2-24
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

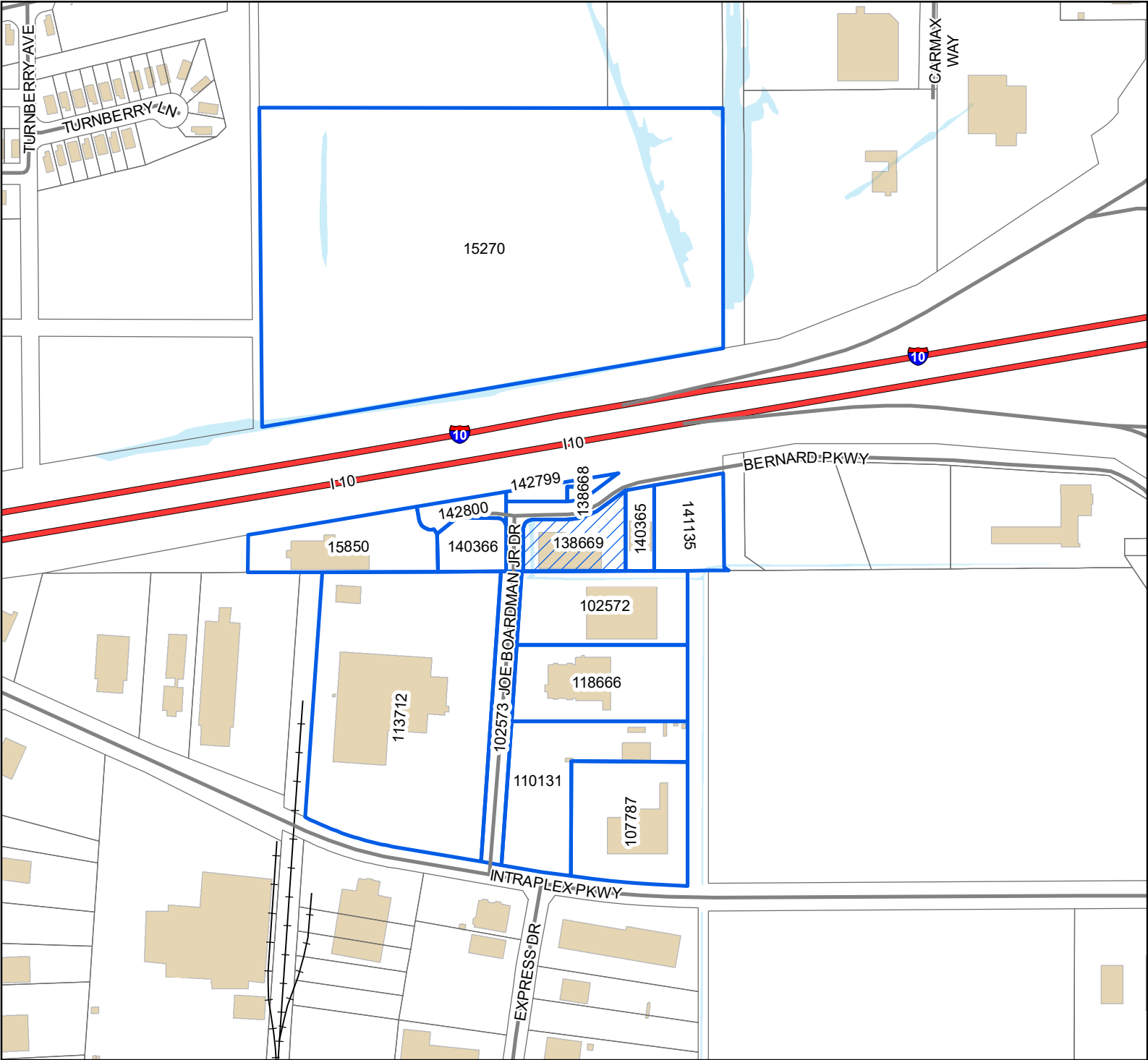
Given under my hand and seal of office this the 2 day of April, 2024

Deborah J. Ellzey
Notary Public



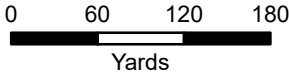
8.1.26
Commission Expiration

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0908P-02-001.002	ATLAS GPT INVESTMENTS LLC (OWNER)	41 OLD OAK LN	GULFPORT	MS	39503
			WILLIAM LYON HERRINGTON (AGENT)	1 FREEDOM SQUARE	LAUREL	MS	39440
			Adjacent Property Owners (2404ARC030)				
118666	0909A-01-001.072		NORDICA REAL ESTATE LLC	1100 POYDRAS ST 34TH FLOOR	NEW ORLEANS	LA	70163
15270	0908P-01-008.000		LONDONDERRY FINANCIAL LLC	329 LOVERS LANE	OCEAN SPRINGS	MS	39564
107787	0909A-01-001.053		RESTER ENTERPRISES LP	P O BOX 1662	GULFPORT	MS	39502
113712	0909A-01-001.058		GREENWOOD CEW LLC	100 JAMES E CHANEY DR	MERIDIAN	MS	39307
102573	0909A-01-001.019		HARRISON CO DEV COMM	12281 INTRAPLEX PARKWAY	GULFPORT	MS	39503
140365	0908P-02-001.003		NEWPORT BEACH LL	12211 BERNARD PARKWAY	GULFPORT	MS	39503
102572	0909A-01-001.018		EAGLE BAY HOLDINGS LLC	2709 SUMMIT RIDGE DR	SAN MARCOS	TX	78666
141135	0908P-02-001.005		JLAA PROPERTIES LLC	42662 JEFFERSON DR	HAMMOND	LA	70403
138669	0908P-02-001.002		ATLAS GPT INVESTMENTS LLC	12231 BERNARD PKWY	GULFPORT	MS	39503
140366	0908P-02-001.004		GULFPORT LAND HOLDINGS LLC	P O BOX 1522	GULFPORT	MS	39502



Legend

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



1 inch = 400 feet



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RE: Architectural Review Committee 2405ARC030, by owner Atlas GPT Investments LLC, seeking approval to install a new freestanding ground sign, Tax Parcel 0908P-02-001.002, 12231 Bernard Pkwy, Zoned B-2 (General-business), Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, May 9, 2024**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, May 9, 2024**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

RE: Architectural Review Committee 2405ARC030, by owner Atlas GPT Investments LLC, seeking approval to install a new freestanding ground sign, Tax Parcel 0908P-02-001.002, 12231 Bernard Pkwy, Zoned B-2 (General-business), Ward 5 To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Monday, May 13, 2024**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Monday, May 13, 2024**. 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: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: May 13, 2024

Re: Architectural Review Committee Permits

MEMORANDUM

To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: May 13, 2024

Re: Architectural Review Committee 2404ARC028: (Deferred to May due to lack of quorum)

Architectural Review Committee 2404ARC028, by agent Gary Knoblock, seeking approval for construction of a 30-foot tall pylon sign, Tax Parcel 0909D-02-006.000, 13334 Seaway Road, Zoned I-2 (Heavy-industry) Ward 5

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2404ARC028

Hearing Date: May 13, 2024

Current Zoning/Use: B-1 / Commercial building

Legal: Architectural Review Committee 2404ARC028, by agent Gary Knoblock, seeking approval for construction of a 30-foot-tall pylon sign, Tax Parcel 0909D-02-006.000, 13334 Seaway Road, Zoned I-2 (Heavy-industry) Ward 5

TECHNICAL DETAILS

According to Appendix A, Article IV. Sec 9, 103, b, 1-4

- (a) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
 - (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
 - (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
 - (3) A decorative buttress shall be constructed at the ground/base level of the façade.
 - (4) A decorative cap or crown shall be constructed at the top of the façade.
- (b) All freestanding on-premises and off-premises sign façades shall be harmonious in material, style and color with the surrounding landscape of the developed site in which it is located. All sign permit applications for freestanding on-premises and off-premises signs to be constructed shall contain architectural façade plans to be reviewed and approved or denied by the architectural review committee in accordance with section 9-85 upon receipt of a permit application and renderings of the architectural façade plans.

EXECUTIVE SUMMARY

The commercial sign presented in the site plan does not meet the required design standard in regards to the decorative cap or crown, pole wrapped with white aluminum pole skirting instead of the masonry, stucco, or stone. However, the sign does meet the required setbacks, and correct height. Staff agrees the request is in harmony with other signs in this I-2 zone. The applicant meets the requirements for a pylon sign in the heavy industry zone.

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

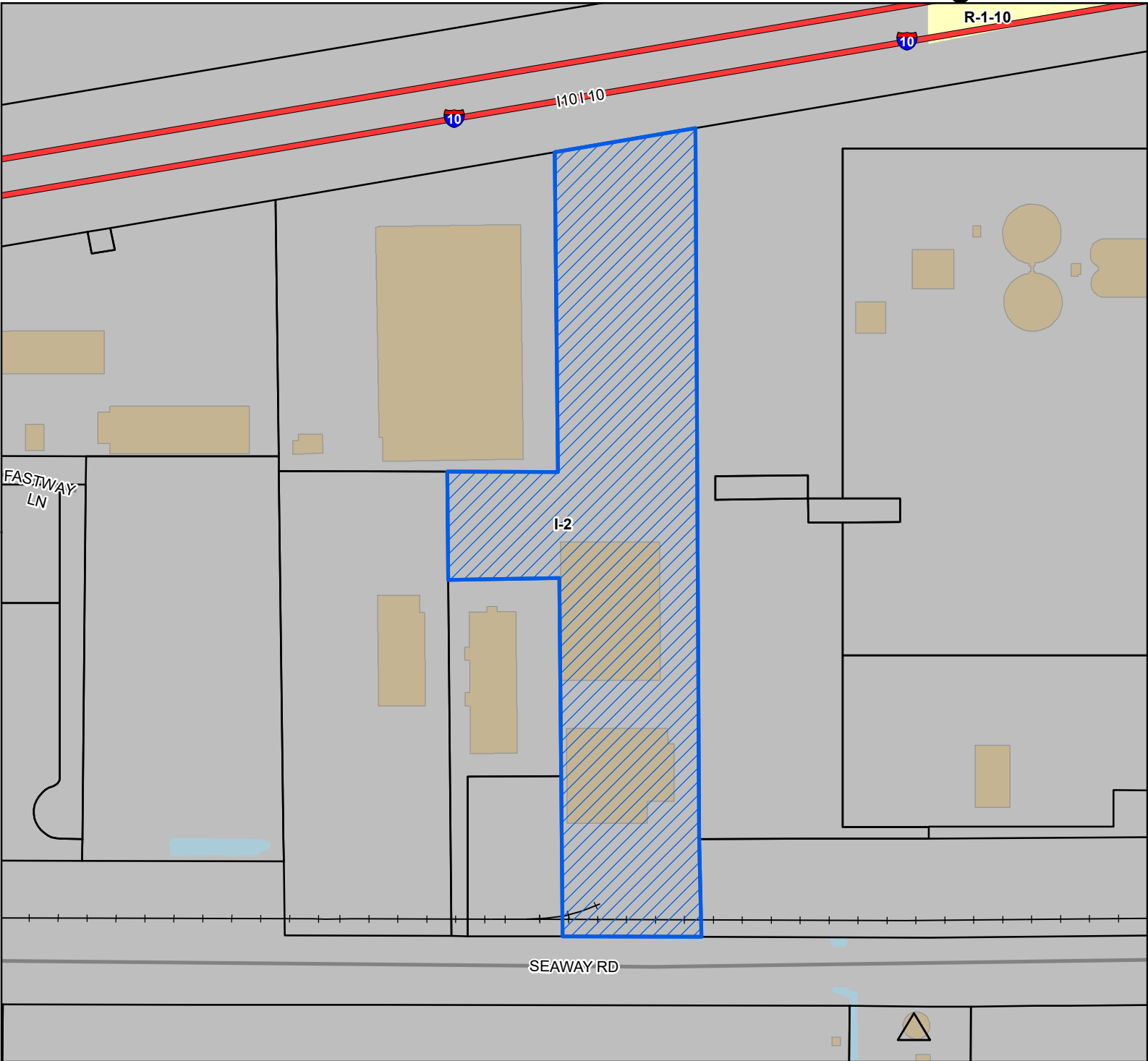
DEPARTMENTAL CONDITIONS

1. Must comply with all Planning and Zoning rules and regulations.
2. Approval allows for a double-sided pylon sign.

DIRECTOR APPROVAL

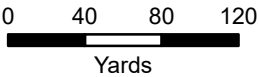
This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department



- Site
- Interstate Highway
- Street
- Railroad
- Parcels
- Buildings
- Water Features
- Zoning**
 - I-2 - Heavy Industry District
 - I-3 - Planned Industrial District
 - R-1-10 - Single Family Residence (Low Density)

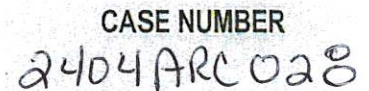
Site Information
0909D-02-006.000
Zoning:I-2 (Heavy-Industry)
Size: 13 AC
Flood: X



1 inch = 300 feet



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ARCHITECTURAL REVIEW
REQUESTED ACTION BY THE Architectural Review Committee
(A separate submission form is required for each request)

- ## TAX PARCEL NUMBERS

[illegible]

13334 Seaway Road

13334 Seaway Road

Lot(s) _____ **Block(s)** _____ **Subdivision** _____

General Description of Request: Construction of a 30' tall pylon sign on the northwest corner of the property referenced above. Sign will be constructed to meet all City requirements.

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. We can only accept applications with original signatures.

OWNER:

Seaway Business Center, LLC

Printed Name of Owner

13334 Seaway Rd, Ste 201

Mailing Address

Gulfport

MS

39503

City

State

Zip Code

Signature:

Jennifer Davi

AGENT:

Gary Knoblock of Lightning Quick Signs, LLC

Printed Name of Agent

208 Hwy 90

Mailing Address

Waveland

MS

39576

City

State

Zip Code

Signature:

Gary Knoblock

Name of Owner (PRINT) Seaway Business Center, LLC

Address (Street, City, State, Zip Code) 13334 Seaway Rd, Ste 201, Gulfport, MS 39503

Phone (Home) (Work) 228-604-8244 (Cell)

Tax Parcel Number(s) Owned: 0909D-02-006.000

Signature:

Jennifer Davi

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:

IMPORTANT NOTICE:

1. Please be advised that failure to submit a complete application, with all supporting documents, could delay your hearing date. The Architectural Review Committee 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. All boxes will need to be initialed by applicant with required documentation before application can be accepted.

Submission Requirements:

Page one of this application, completed and signed.

☒ Site plan. Please note that approval of your request, in part, is based on your 11" by 17" site plan.

- The property lines and dimensions have been provided on the drawing.
- All buildings and structures located on the property have been identified.
- All dimensions of buildings and structures have been noted on the site plan.
- All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- Street names have been provided which abut the property.
- Traffic flow, parking and driveways have been identified.
- If required buffer strips have been identified
- Other pertinent information as needed to pictorially demonstrate the proposed development/use.

☒ Proof of ownership (Copy of deed i.e., Warranty Deed or Quitclaim Deed)

If applicable, notarized proof of authority to act as agent for owner (board resolution, etc.)

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.

☒ An affidavit stating the request is not in violation of restrictive or protective covenants.

☒ State hardship of why design standards cannot be met individually and thoroughly as a separate attachment

☒ I the owner/agent acknowledge this is a complete application

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

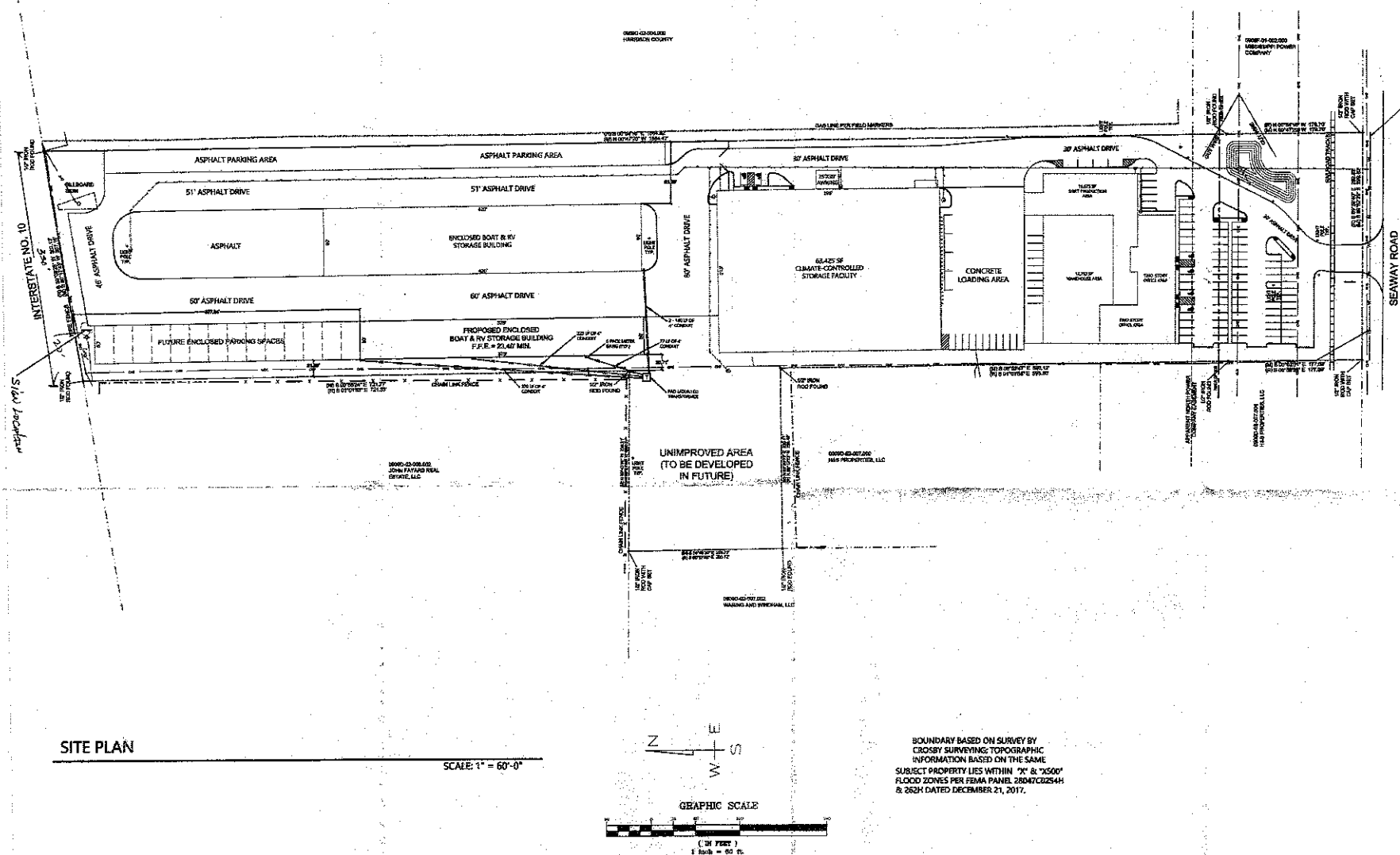


FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
13334 Seaway Rd, Ste. 202
Gulfport, MS 39503
278-574-3550

REV _____

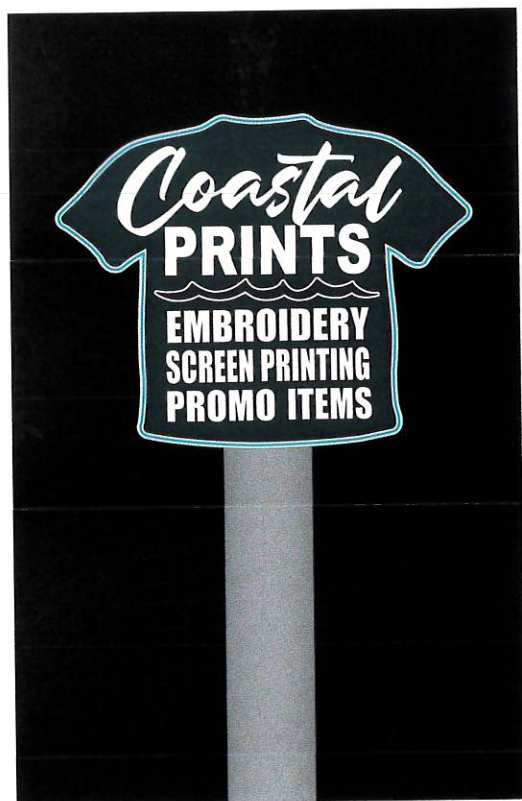
ENCLOSED BOAT &
RV STORAGE
13334 SEAWAY RD
GULFPORT, MS

Sheet
C1



Double-Sided Pylon Sign

- "Coastal Prints"
Aluminum Channel Letters With
White Acrylic Faces Front Lit
Black Returns And Trimcap
- Painted Aluminum "Shirt" Cabinet
With White Backer Outline
To Have LED Lighting Glow
To Show The Shape Of The Shirt
- Routed Lettering & Wave Backed With
White Acrylic To Be Illuminated
(Wave To Have Black Vinyl Applied)
- Teal Neon Lighting
- 12" White Painted Steel Pole
With White Aluminum Pole Skirting



NIGHT VIEW



228.467.1718 / www.lqsigns.com

ALL RIGHTS RESERVED

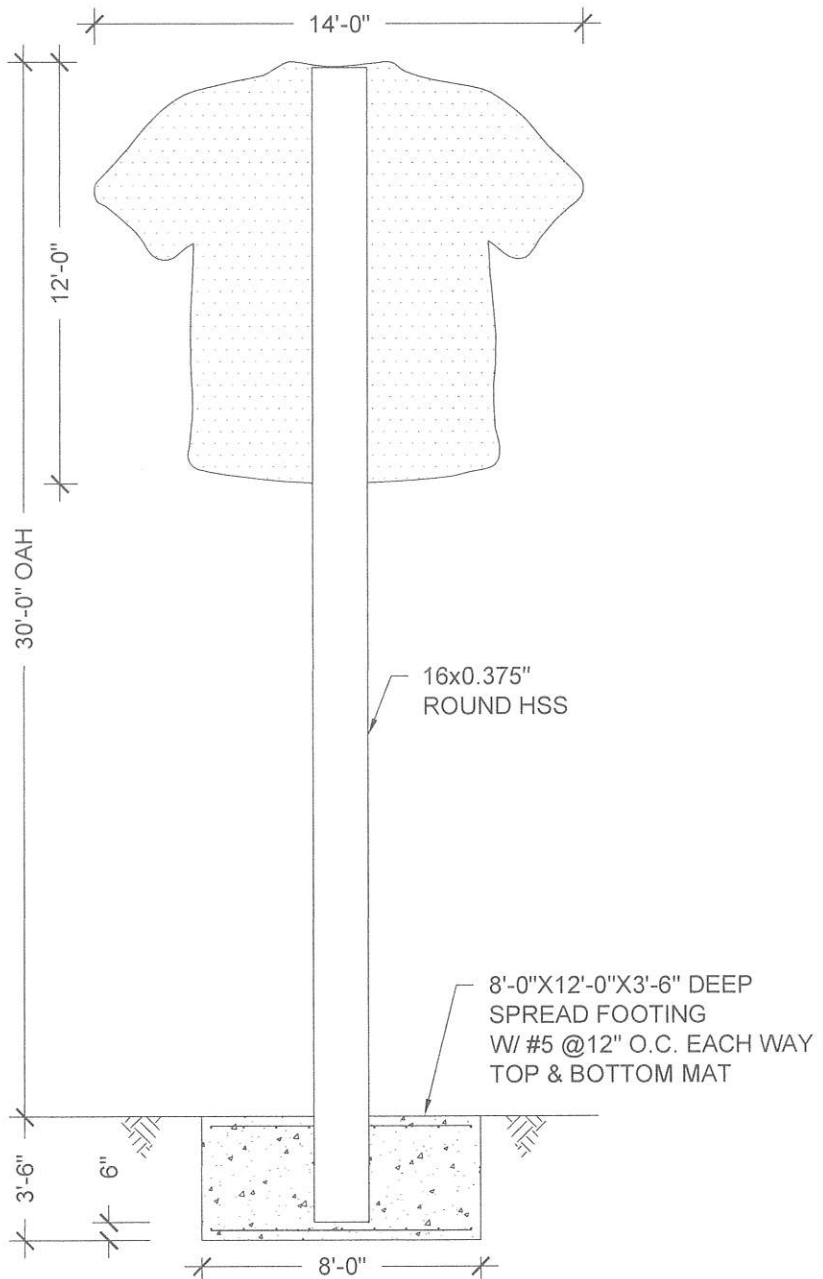
This design concept or any rendered part of the initial design is property of Lightning Quick Signs, and may not be reproduced, transmitted, or revealed to others without prior written approval from Lightning Quick Signs.



11545 W. BERNARDO COURT, SUITE 201
 SAN DIEGO, CA 92127
 PROJECTMANAGER@SULLAWAYENG.COM
 PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: COASTAL PRINTS, OPTION A (SPREAD FOOTING), 13334 SEAWAY RD., GULFPORT, MS
 PROJECT #: 44017A
 CLIENT: LIGHTNING QUICK SIGNS, LLC.

DATE: 01/22/2024
 ENGINEER: ET
 LAST REVISED:



① ELEVATION

GENERAL NOTES

1. DESIGN CODE: IBC 2018
2. DESIGN LOADS: ASCE 7-16
3. WIND VELOCITY 160 MPH EXPOSURE C
4. CONCRETE 2500 PSI MINIMUM
5. ROUND HSS STEEL ASTM A500 GR. B, $F_y = 42$ KSI MIN.
6. STEEL REINFORCEMENT IN CONCRETE ASTM A615 GR 60
7. PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE WHEN CAST AGAINST SOIL
8. VERTICAL SOIL BEARING PER IBC CLASS 4 (2000 PSF)
9. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
10. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION



PROJECT: COASTAL PRINTS
 PROJ. NO.: 44017A
 CLIENT: LIGHTNING QUICK SIGNS, LLC.

DATE: 1/22/2024
 ENGINEER: ET

V5.5

units; pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-16

$$F = q_z * G * C_f * A_f \quad \text{with } q_z = 0.00256 K_z K_{zt} K_d V^2 \quad (29.3.2 \text{ \& } 29.4)$$

$C_f = 1.771$ (Fig. 29.3-1) max. height= 30.00
 $K_{zt} = 1.0$ (26.8.2) (=1.0 unless unusual landscape)
 $K_z =$ from table 28.3-1 Exposure= c
 $K_d = 0.85$ for signs (table 26.6-1)
 $V = 160$ mph
 $G = 0.85$ (26.9) weight= 1.393 kips
 $s/h = 0.400$ $M_{DL} = 0.00$ k-ft
 $B/s = 1.17$

Pole Loads	structure component	height at section c.g.	K_z	q_z	pressure $q_z * G * C_f$	A_f	shear	Wind Moment M_w
	1	7.50	0.850	47.3	71.27	20.00	1425	10691
	2	16.50	0.866	48.2	72.61	4.00	290	4792
	3	19.00	0.892	49.7	74.79	19.21	1437	27300
	4	22.50	0.921	51.3	77.21	48.03	3708	83431
	5	27.50	0.961	53.5	80.56	48.03	3869	106400
sums:							139.26	10730
							232.61	(M_w) k-ft arm= 21.7
							$M = 232.61$	k-ft $M = \sqrt{M_{DL}^2 + M_w^2}$
							$M_u = \sqrt{(1.2M_{DL}^2 + 1.0M_w^2)} =$	232.61 k-ft

Pole Design

section; pipe

$M_u \leq \phi M_n$ with $M_n = f_y Z$		$f_y =$	42	ksi	$\phi =$	0.9
H	M_u (k-ft)	Z req'd. (in)	Size(in)	t (in)	Z	USE
at grade	232.61	73.85	16	0.375	91.6	16x0.375" Round HSS, $\phi M_n = 269$ k-ft



PROJECT: COASTAL PRINTS

DATE: 1/22/2024

PROJ. NO.: 44017A

ENGINEER: ET

CLIENT: LIGHTNING QUICK SIGNS, LLC.

V5.5

Longitude Direction

units: pounds, feet unless noted otherwise

applied shear at grade $v = 6.706$ kip unfactored load **10.730** k (factored)
 applied moment at grade $m = 145.384$ kip-ft unfactored load **232.61** k-ft
 depth of soil above footing $h_s = 0.0$ ft
 allowable soil bearing $p = 2.000$ ksf

Signage Weight $w = 1.393$ k (See Previous Page)**Spread Footing Design**

moment $m = 168.9$ k-ft
 Footing size (ft) $b = 8.00$ $L = 12.00$ $h = 3.50$ $S = 192.0$
 Footing Weight = 50.4 k See Above, $w = 1.393$ k soil 0.00 total = 51.79
 Overturning; $M_c = 311$ $M_c > 1.5M$ 1.840 ok
 soil pressure; max = 1.575 ksf ok
 forces on concrete pad; $V = 47$ k $V_r = 75$ k ($=1.6V$)
 $M = 141$ k-ft $M_r = 225.6$ k-ft

Check Slab;

$\phi = 0.9$ $f_y = 60$ ksi $f_c = 2.5$ ksi 150 lbs/ft³
 Flexure $A_s = 1.50$ $d = 38.0$ in
 $\phi M_n = \phi A_s f_y (d - a/2) = 3060$ k-in = 255 k-ft $M_r < \phi M_n$ ok
 $a = A_s f_y / 0.85 f_c b = 0.441$ in
Check minimum $A_{smin} = 3 \sqrt{f_c} b d / f_y = 9.12$ $200 b d / f_y = 12.16$ or $1.333 A_s = 2.00$ in²
 ACI 10.3.1

short direction $\gamma_s = 2 / (\beta + 1) = 0.8$ with $\beta = 1.5$ short direction; $\gamma A_s = 1.60$ in²
Use #5@12" each direction

Shear; $\phi V_n = \phi 2 \sqrt{f_c} b d$ $\phi V_c = 273.6$ $\phi = 0.75$ $V_r < \phi V_n$ ok

Top Slab

Assume half of footing is in uplift

weight = 25 kip arm = 3.0 ft
 $M = 76$ k-ft $M_r = 90.7$ k-ft
 Flexure $A_s = 0.600$
 $\phi M_n = \phi A_s f_y (d - a/2) = 1229$ k-in = 102 k-ft $M_r < \phi M_n$ ok
 $a = A_s f_y / 0.85 f_c b = 0.118$ in
Check minimum $A_{smin} = 2 \sqrt{f_c} b d / f_y = 13.68$ $200 b d / f_y = 18.24$ or $1.333 A_s = 0.7998$ in²
 short direction $\gamma_s = 2 / (\beta + 1) = 0.8$ with $\beta = 1.5$ short direction; $\gamma A_s = 0.64$ in²
Use #5@12" each direction



PROJECT: COASTAL PRINTS
 PROJ. NO.: 44017A
 CLIENT: LIGHTNING QUICK SIGNS, LLC.

DATE: 1/22/2024
 ENGINEER: ET

V5.5

units; pounds, feet unless noted otherwise

Round Pipe Torsion Capacity

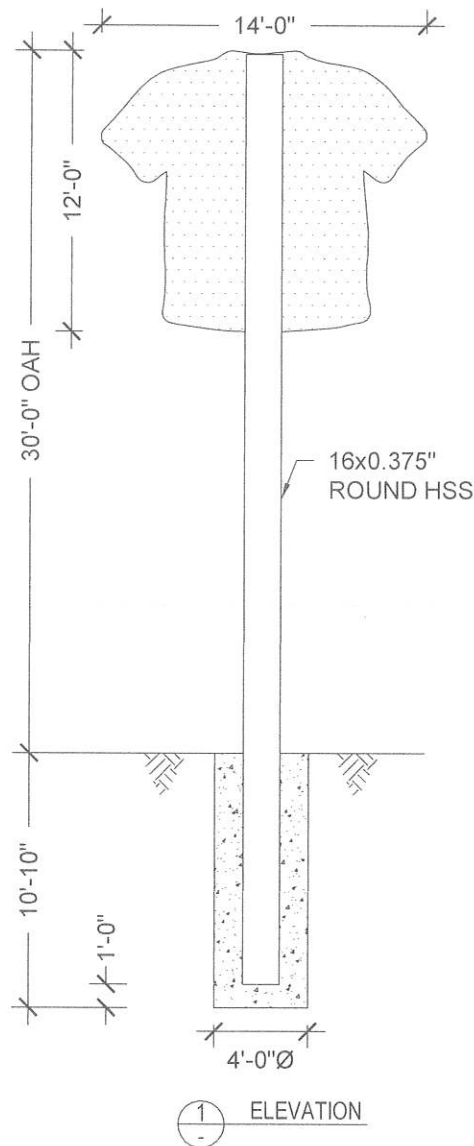
Pipe	D=	16	in					
	t=	0.349	in	E=	29	x10e6	psi	
	L=	30	ft	f _y =	42	ksi		
	J=	1051						
	C=	131	in ³					
				C=2J/d			J=π/32(d ⁴ -(d-2t) ⁴)	
T _n =F _{cr} C				φ=	0.9		AISC H3	
F _{cr} =1.23E / (sqrt(L/D)(D/t) ^{1.25})				F _{cr} =	63.0	ksi	max;	F _{cr} = 63.0 ksi
F _{cr} =0.6E / ((D/t) ^{1.5})				F _{cr} =	56.0	ksi		
F _{cr} < 0.6F _y				0.6F _y =	25.2	ksi		F _{cr} = 25.2 ksi
T _u =	30.04	k-ft	(10.944k*0.2*(14'-0")) (See page #2)					
φT _n =	2979	k-in	248 k-ft				(T _u /φT _n) ² =	0.015
			M _u /φM _n + (T _u /φT _n) ² =	0.88				ok
			(See page #2 for Mu & AISC manual for φMn)					



11545 W. BERNARDO COURT, SUITE 201
 SAN DIEGO, CA 92127
 PROJECTMANAGER@SULLAWAYENG.COM
 PHONE: 1-858-312-5150 FAX: 1-858-777-3534

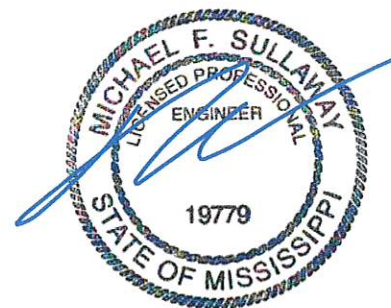
PROJECT: COASTAL PRINTS, OPTION B (AUGURED FOOTING), 13334 SEAWAY RD., GULFPORT, MS
 PROJECT #: 44017B
 CLIENT: LIGHTNING QUICK SIGNS, LLC.

DATE: 01/22/2024
 ENGINEER: ET
 LAST REVISED:



GENERAL NOTES

1. DESIGN CODE: IBC 2018
2. DESIGN LOADS: ASCE 7-16
3. WIND VELOCITY 160 MPH EXPOSURE C
4. CONCRETE 2500 PSI MINIMUM
5. ROUND HSS STEEL ASTM A500 GR. B, $F_y = 42$ KSI MIN.
6. PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE WHEN CAST AGAINST SOIL
7. LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
8. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
9. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION



01-22-2024



PROJECT: COASTAL PRINTS
 PROJ. NO.: 44017B
 CLIENT: LIGHTNING QUICK SIGNS, LLC.

DATE: 1/22/2024
 ENGINEER: ET

V5.5

units; pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-16

$F = q_z * G * C_f * A_f$ with $q_z = 0.00256 K_z K_{zt} K_d V^2$ (29.3.2 & 29.4)
 $C_f = 1.771$ (Fig. 29.3-1) max. height= 30.00
 $K_{zt} = 1.0$ (26.8.2) (=1.0 unless unusual landscape)
 K_z = from table 28.3-1 Exposure= c
 $K_d = 0.85$ for signs (table 26.6-1)
 $V = 160$ mph
 $G = 0.85$ (26.9) weight= 1.393 kips
 $s/h = 0.400$ $M_{DL} = 0.00$ k-ft
 $B/s = 1.17$

Pole Loads	structure component	height at section c.g.	K_z	q_z	pressure $q_z * G * C_f$	A_f	shear	Wind Moment M_w
	1	7.50	0.850	47.3	71.27	20.00	1425	10691
	2	16.50	0.866	48.2	72.61	4.00	290	4792
	3	19.00	0.892	49.7	74.79	19.21	1437	27300
	4	22.50	0.921	51.3	77.21	48.03	3708	83431
	5	27.50	0.961	53.5	80.56	48.03	3869	106400
sums: 139.26 10730 232.61							(M_w) k-ft	arm= 21.7
$P_u = 1.67$ kip							$M = 232.61$ k-ft	$M = \sqrt{M_{DL}^2 + M_w^2}$
$M_u = \sqrt{1.2 M_{DL}^2 + 1.0 M_w^2} = 232.61$ k-ft								

Pole Design section; pipe

$M_u \leq \phi M_n$ with $M_n = f_y Z$		$f_y =$	42	ksi	$\phi = 0.9$		
H	M_u (k-ft)	Z req'd. (in)	Size(in)	t (in)	Z	USE	
at grade	232.61	73.85	16	0.375	91.6	16x0.375" Round HSS, $\phi M_n = 269$ k-ft	

Footing Design footprint: round

$\omega = 1.3$ IBC 1605.3.2 IBC Table 1806.2, sections 1806.3.4, 1807.3.2 $S = (1.3 \times 2 \times 150 \text{ psf/ft})$
 $P = 8.37$ kip $S_1 = S \times d / 3$ $A = 2.34 \times P / (S_1 \times b)$ $S = 400$
 $S_1 = 1442$ $d = 0.5 \times A (1 + (1 + 4.36 \times h/A)^{.5})$ IBC 1807.3.2.1
 $A = 3.40$

footing: 4' - 0" dia.

10' - 10" deep



PROJECT: COASTAL PRINTS

DATE: 1/22/2024

PROJ. NO.: 44017B

ENGINEER: ET

CLIENT: LIGHTNING QUICK SIGNS, LLC.

V5.5

units; pounds, feet unless noted otherwise

Round Pipe Torsion Capacity

Pipe	D=	16	in						
	t=	0.349	in	E=	29	x10e6	psi		
	L=	30	ft	fy=	42	ksi			
	J=	1051							
	C=	131	in ³						
				C=2J/d				J=pi/32(d ⁴ -(d-2t) ⁴)	
$T_n = F_{cr} C$				$\phi =$	0.9			AISC H3	
$F_{cr} = 1.23E / (\sqrt{L/D})(D/t)^{1.25}$				$F_{cr} =$	63.0	ksi	max;	$F_{cr} =$	63.0 ksi
$F_{cr} = 0.6E / (D/t)^{1.5}$				$F_{cr} =$	56.0	ksi			
$F_{cr} < 0.6F_y$				$0.6F_y =$	25.2	ksi		$F_{cr} =$	25.2 ksi
$T_u =$	30.04	k-ft		(10.944k*0.2*(14'-0")) (See page #2)					
$\phi T_n =$	2979	k-in		248	k-ft			$(T_u / \phi T_n)^2 =$	0.015
				$M_u / \phi M_n + (T_u / \phi T_n)^2 =$	0.88				ok
				(See page #2 for M_u & AISC manual for ϕM_n)					

OPERATING AGREEMENT OF SEAWAY BUSINESS CENTER, LLC

The Operating Agreement ("Agreement") of **SEAWAY BUSINESS CENTER, LLC**, a limited liability company (the "Company"), is adopted and entered into by **JACK KRONGARD and JENNIFER DAVI** as the sole members [the "Member(s)", which term includes any other persons who may become Member(s) of the Company in accordance with the terms of this Agreement and the Act] and the Company pursuant to and in accordance with the Mississippi Limited Liability Company Act, as amended from time to time ("Act"). Terms used in the Agreement which are not otherwise defined shall have the respective meanings given those terms in the Act.

The parties agree as follows:

SECTION ONE NAME

The name of the limited liability company under which it was formed is **SEAWAY BUSINESS CENTER, LLC**. The Certificate of Formation which was filed with the Secretary of State of the State of Mississippi on the 7th day of April, 2021, a copy of which is attached hereto as Exhibit "A" is hereby ratified, confirmed, approved, and adopted.

SECTION TWO TERM

The Company shall continue until dissolved in accordance with the Act.

SECTION THREE MANAGEMENT

Management of the Company is vested in its Member(s), who will manage the Company in accordance with the Act. Any Member exercising management powers or responsibilities will be deemed to be a manager for purposes of applying the provisions of the Act, unless the context otherwise requires, and the Member will have and be subject to all of the duties and liabilities of a manager provided in the Act. The Member(s) will have the power to do any and all acts necessary or convenient to or for the furtherance of the purposes of the Company set forth in this Agreement, including all powers of Member(s) under the Act.

SECTION FOUR PURPOSE

The purpose of the Company is to lease construction equipment, and to engage in any lawful act or activity for which limited liability companies may be formed under the Act and to engage in any and all activities necessary or incidental to these acts.

SECTION FIVE
ADDRESS

The business address of the Member(s) and the Company is 1822 15th Street, Suite A, Gulfport, MS 39501.

SECTION SIX
COMPANY OWNERSHIP

The Company shall be owned by the Member(s) in the following percentages:

<u>MEMBER</u>	<u>PERCENT</u>
Jack Krongard	50%
Jennifer Davi	50%

All the assets of the Company are now, and as to assets subsequently purchased or acquired by the Company shall be, owned by the Member(s) in the above percentages.

SECTION SEVEN
ADDITIONAL CONTRIBUTIONS

No member is required to make any additional capital contribution to the Company.

SECTION EIGHT
ALLOCATIONS OF PROFITS AND LOSSES

The Company's profits and losses will be allocated in proportion to the percentage ownership of the Member(s) in the Company.

SECTION NINE
DISTRIBUTIONS

Distributions shall be made to the Member(s) at the times and in the aggregate amounts determined by the Member(s). Such distributions shall be allocated among the Member(s) in the same proportion as their percentage ownership in the Company.

SECTION TEN
WITHDRAWAL OF MEMBER

A Member may withdraw from the Company in accordance with the Act.

SECTION ELEVEN ASSIGNMENTS

A Member may assign in whole or part his or her membership interest in the Company; provided, however, an assignee of a membership interest may not become a Member without the vote or written consent of at least a majority in interest of the Member(s), other than the Member who assigns or proposes to assign his or her membership.

SECTION TWELVE INTERNAL MATTERS

1. Jack Krongard, is hereby designated as the Managing Member of the Company, and shall continue as such for a five (5) year period and thereafter, until his or her successor is designated by a majority vote of or statement from the Member(s) at an annual meeting. The Managing Member shall be charged with the responsibility for the executive management of the Company in accordance with the desires of the Member(s) in line with matters of general policy which are determined by a majority vote or statement from the Member(s).

2. The Member(s) shall hold an annual meeting during the month of January in each year. Special meetings may be called by the Managing Member. A quorum at any annual meeting of the Company shall be a majority of or statement from the Member(s). Notice of either the annual or a special meeting shall be given in writing at least five (5) days before the date of the meeting. One of the Member(s) shall be designated as Secretary of the Company and shall keep minutes of each meeting of the Member(s).

SECTION THIRTEEN FINANCIAL AND ACCOUNTING SERVICES

1. The fiscal year of the Company shall begin January 1 and end the following December 31 in each year.

2. Books and records of the operations of the Company shall be maintained at the main office of the Company located at 1822 15th Street, Suite A, Gulfport, MS 39501.

3. As soon as possible after the close of the fiscal year, financial statements and income tax returns shall be prepared and a copy thereof forwarded to each Member.

4. The Managing Member, and other Member(s) if desired, shall be designated to sign checks, drafts and other similar instruments on behalf of the Company.

5. Funds may be borrowed on behalf of the Company and noted or other instruments may be executed relative thereto only upon the signature of the Managing Member and one other Member.

6. The Member(s) shall determine from time to time what life insurance, if any, shall be carried on the lives of the Member(s) for the benefit of the Company.

7. The Member(s) shall determine from time to time what other insurance the Company shall carry.

8. All funds of the Company are to be deposited in its name in such bank account or accounts as shall be designated by the Managing Member. All withdrawals there from are to be made upon checks signed by the designated Member.

9. The firm books shall be kept on a cash basis and shall be closed and balanced at December 31st, the end of the Company's fiscal year. The Member(s) shall, at all times, have access to the Company's books through the office located at 1822 15th Street, Suite A, Gulfport, MS 39501.

SECTION FOURTEEN ADMISSION OF ADDITIONAL MEMBER(S)

One or more additional Member(s) of the Company may be admitted to the Company with a majority vote of at least seventy-five percent (75%); or written consent of at least seventy-five percent (75%) in interest of the Member(s) [as defined in the Act].

SECTION SIXTEEN EXCULPATION OF MEMBER-MANAGERS

A Member exercising management power or responsibilities for on or behalf of the Company will not have personal liability to the Company or its Member(s) for damaged for any breach of duty in that capacity, provided that nothing in this Section shall eliminate or limit: (I) the liability of any Member If a judgment or other final adjudication adverse to him or her established misconduct or a knowing violation of law, or that he or she personally gained in fact a financial profit or other advantage to which he or she was not legally entitled, or (II) the liability of any Member for any act or omission prior to the date of first inclusion of this paragraph in the Agreement.

SECTION SEVENTEEN GOVERNING LAW

This Agreement shall be governed by, and construed in accordance with, the laws of the State of Mississippi, all rights and remedies being governed by those laws.

SECTION EIGHTEEN INDEMNIFICATION

To the fullest extent permitted by law, the Company shall indemnify and hold harmless, and may advance expenses to, any Member, manager or other person, or any executor or

administrator of the estate of such Member, manager or other person (collectively, the "Indemnitees"), from and against any and all claims and demands whatsoever; provided, however, that no indemnification may be made to or on behalf of any Indemnitee of a judgment or other final adjudication adverse to such Indemnitee establishes: (I) that his or her acts were committed in bad faith or were the result of active and deliberate dishonesty and were material to the cause of action so adjudicated, or (II) that he or she personally gained in fact a financial profit or other advantage to which he or she was not legally entitled. The provisions of this section shall continue to afford protection to each Indemnitee regardless of whether he or she remains a Member, manage, employee or agent of the Company.

SECTION NINETEEN TAX MATTERS

The Member(s) of the Company of the Company intend that the Company be treated as a partnership for all income tax purposes, and will file all necessary and appropriate forms in furtherance of that position.

SECTION TWENTY MISCELLANEOUS

1. Each Member shall punctually pay and satisfy all his present and future private debts and engagements, and shall indemnify any Member(s), their heirs, executors, or administrators, and the Company from such debts and from all actions, proceedings, damages and expenses on account thereof.

2. This Limited Liability Company Agreement supersedes all prior articles of Partnership and Addenda thereto.

Witness our signature to this Operating Agreement of SEAWAY BUSINESS CENTER, LLC, on the day and date first mentioned herein above.

By:


Jack Krongard, Managing Member

By:


Jennifer Davi, Member

AMENDMENT TO
OPERATING AGREEMENT
OF
SEAWAY BUSINESS CENTER, LLC

This AMENDMENT to OPERATING AGREEMENT of SHS BUILDING, LLC (the "Company") is made and entered into on the 10th day of February, 2022 by the undersigned person(s).

WHEREAS, the Company is a limited liability company that was formed within the state of Mississippi pursuant to the Articles of Organization on the 7TH day of April, 2021 and an Operating Agreement (the "Agreement") was created.

NOW THEREFORE, the Members wish to amend the Agreement as set forth below:

As of this day, the Member's Ownership Interest of the Company shall be as follows:

Jennifer Davi	40%
Jack Krongard	40%
Robert Stinson	20%

All remaining sections of the Agreement shall remain the same.

IN WITNESS WHEREOF, this Amendment to the Operating Agreement has been executed as of the date written above by:

Jennifer Davi
Jennifer Davi, Member

Jack Krongard
Jack Krongard, Member

Robert Stinson
Robert Stinson, Member

State of: Mississippi

County of: Harrison

Subscribed and sworn before me the 10th day of February, 20 22.

By Jennifer Davi, Jack Krongard, Robert Stinson who is personally known to me.

Notary Public: Kristin L. Shaw

My commission expires: 5/14/2024



AMENDMENT TO
OPERATING AGREEMENT

OF
SEAWAY BUSINESS CENTER, LLC

This AMENDMENT to OPERATING AGREEMENT of SEAWAY BUSINESS CENTER, LLC (the "Company") is made and entered into on the 20 day of October, 2023 by the undersigned person(s).

WHEREAS, the Company is a limited liability company that was formed within the state of Mississippi pursuant to the Articles of Organization on the 7th day of April, 2021 and an Operating Agreement (the "Agreement") was created.

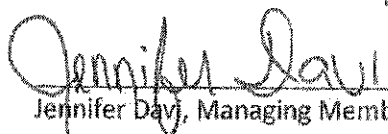
NOW THEREFORE, the Members wish to amend the Agreement as set forth below:

As of this day, the Member's Ownership Interest of the Company shall be as follows:

Jennifer Davi	36.67%
Jack Krongard	36.67%
Robert Stinson	16.66%
Jason Garner	10%

All remaining sections of the Agreement shall remain the same.

IN WITNESS WHEREOF, this Amendment to the Operating Agreement has been executed as of the date written above by:


Jennifer Davi, Managing Member


Robert Stinson, Member


Jack Krongard, Member


Jason Garner, Member

State of: Mississippi

County of: Harrison

Subscribed and sworn before me (the 20 day of October, 20 23,

By: Jennifer Davi, Robert Stinson, Jack Krongard & Jason Garner who are personally known to me.

Notary Public: 
My commission expires: 5/14/2024



11 - GULFPORT DISTRICT
Instrument 2022-0005924-D-11
Filed/Recorded 03/15/2022 1:35:01 PM
Total Fees 26.00
4 Pages Recorded

Indexing: NE ¼ of 14-7-11

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

Prepared by and return to:

David B. Estes

MS Bar No. 101404

Integrity Land Title, LLC

1806 23rd Avenue, Suite A

Gulfport, MS 39501

(228) 896-8962

File #4060

WARRANTY DEED

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

CAMDAV, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY
2032 BEACH DRIVE
GULFPORT, MS 39507
(228) 224-5337

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

SEAWAY BUSINESS CENTER, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY
1822 15th STREET, SUITE A
GULFPORT, MS 39501
(228) 224-5337

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:

SEE ATTACHED EXHIBIT "A"

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 2022 and all subsequent years are hereby assumed by the Grantee herein.

WITNESS my signature on this the 14th day of March, 2022.

CAMDAV, LLC

BY: Jennifer Davi
Jennifer Davi, Managing Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 14th day of March, 2022, within my jurisdiction, the within named Jennifer Davi, who acknowledged that she is the Managing Member of CAMDAV, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company, and as its act and deed, she executed and delivered the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Janet N. Fowler
NOTARY PUBLIC

My Commission expires:
9/20/2023



Exhibit "A"

Parcel 1)

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE S89°32'12"W 3144.1' TO AN IRON ROD FOUND AT THE POINT OF BEGINNING; THENCE N00°47'20"W 380.60'; THENCE WEST 300.77'; THENCE S00°53'47"E 382.58' TO AN IRON ROD FOUND; THENCE S00°52'01"E 177.09' TO AN IRON ROD SET ON THE NORTH MARGIN OF SEAWAY ROAD; THENCE ALONG SAID NORTH MARGIN, S89°52'39"E 299.82' TO AN IRON ROD SET; THENCE N00°47'20"W 179.70' TO THE POINT OF BEGINNING, CONTAINING 3.860 ACRES.

And also

Parcel 2)

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE S89°32'12"W 3144.1' TO AN IRON ROD FOUND; THENCE N00°47'20"W 380.60' TO THE POINT OF BEGINNING; THENCE N00°47'20"W 372.16'; THENCE S89°15'45"W 62.01'; THENCE N00°47'20"W 606.45'; THENCE S89°21'00"W 116.00'; THENCE N01°09'43"W 176.83' TO THE SOUTH MARGIN OF INTERSTATE NO. 10; THENCE ALONG SAID SOUTH MARGIN, S80°17'43"W 125.81' TO AN IRON ROD FOUND; THENCE S00°55'24"E 721.77' TO AN IRON ROD FOUND; THENCE N89°43'36"W 239.21' TO AN IRON ROD SET; THENCE S00°48'39"E 203.72' TO AN IRON ROD FOUND; THENCE N89°20'19"E 239.71' TO AN IRON ROD FOUND; THENCE S00°53'47"E 210.54'; THENCE EAST 300.77' TO THE POINT OF BEGINNING, CONTAINING 7.494 ACRES.

And also:

Parcel 3)

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE S89°32'12"W 3144.1' TO AN IRON ROD FOUND; THENCE N00°47'20"W 752.76' TO THE POINT OF BEGINNING; THENCE N00°47'20"W 811.71' TO AN IRON ROD FOUND ON THE SOUTH MARGIN OF INTERSTATE NO. 10; THENCE ALONG SAID SOUTH MARGIN, S80°17'43"W 181.34'; THENCE S01°09'43"E 176.83'; THENCE N89°21'00"E 116.00'; THENCE S00°47'20"E 606.45'; THENCE N89°15'45"E 62.01' TO THE POINT OF BEGINNING, CONTAINING 1.647 ACRES.

including and as to all parcels described above, the following easement which shall serve as a perpetual right-of-way and access/utility easement running across and over parcels 1 and 2, and serving parcel 3;

AN INGRESS AND EGRESS AND UTILITY EASEMENT SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE S89°32'12"W 3144.1' TO AN IRON ROD FOUND; THENCE N00°47'20"W 27.48' TO THE POINT OF BEGINNING; THENCE N00°47'20"W 725.28'; THENCE WEST 30.01'; THENCE S00°47'20"E 705.10'; THENCE S47°47'50"W 220.74'; THENCE S00°01'59"E 78.25' TO THE NORTH MARGIN OF SEAWAY ROAD; THENCE ALONG SAID NORTH MARGIN, S89°52'39"E 45.30'; THENCE N00°02'12"W 58.28'; THENCE N44°59'07"E 210.03' TO THE POINT OF BEGINNING.

The above described parcels being the same property described in and as conveyed to CamDav, LLC in Instrument Number 2021-0029387D-J1 dated October 18, 2021 and recorded on October 19, 2021 in the Land Deed Records of the First Judicial District of Harrison County, Mississippi.

**Seaway Business Center, LLC
13334 Seaway Road, Ste. 201
Gulfport, MS 39503**

March 28, 2024

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

**RE: Architectural Review Committee Application
for Double-Sided Pylon Sign
13334 Seaway Road
Tax Parcel #: 0909D-02-006.00
Gulfport, MS**

To Whom It May Concern:

Please allow this letter to serve as official notice that **Gary Knoblock with LQ Signs**, is authorized to act as agent on behalf of **Seaway Business Center, LLC** in the hearing for the Architectural Review Committee for the proposed sign on the north end of the property at the above referenced address.

If you have any questions, please call me at 228-224-5337.

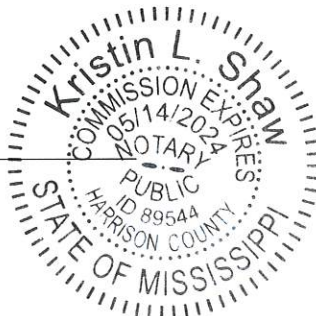
Sincerely,



Jennifer Davi



Notary



**Seaway Business Center, LLC
13334 Seaway Road, Ste. 201
Gulfport, MS 39503**

March 28, 2024

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

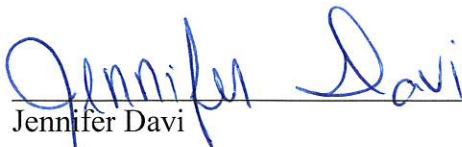
**RE: Affidavit for Restrictive Covenants
13334 Seaway Road
Tax Parcel #: 0909D-02-006.00
Gulfport, MS**

To Whom It May Concern:

Please allow this letter to serve as an affidavit notifying the City that myself as well as all other Owners of this property are not aware of any restrictive or protective covenants that this application would violate.

If you have any questions, please call me at 228-224-5337.

Sincerely,



Jennifer Davi



Notary



**Seaway Business Center, LLC
13334 Seaway Road, Ste. 201
Gulfport, MS 39503**

March 28, 2024

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

**RE: Hardship Description
 13334 Seaway Road
 Tax Parcel #: 0909D-02-006.00
 Gulfport, MS**

To Whom It May Concern:

Please allow this letter to serve as an affidavit notifying the City that the planned sign has been designed and will be constructed to meet all City requirements and design standards the ordinance requires.

If you have any questions, please call me at 228-224-5337.

Sincerely,

Jennifer Davi

**Indexing: Parcel in NE ¼ of SW ¼ & SE ¼ of NW 1/4
of S 14-7-11, Harrison County, MS**

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

**Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
1806 23rd Avenue
Gulfport, MS 39501
(228)896-8962
File#3275**

WARRANTY DEED

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

**TREATED MATERIALS COMPANY, INC.
A Mississippi Corporation
P.O. Box 2848
Gulfport, MS 39502
(228) 697-0401**

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

**CAMDAV, LLC
2082 Beach Blvd.
Gulfport, MS 39507
(228) 224-5337**

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:

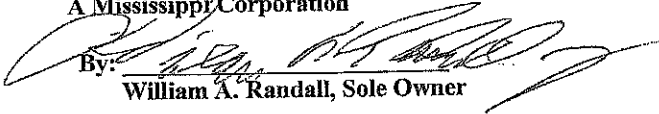
SEE ATTACHED EXHIBIT "A"

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 2021 are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS its signature on this the 13 day of April, 2021.

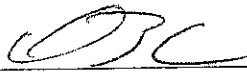
TREATED MATERIALS COMPANY, INC.
A Mississippi Corporation

By: 
William A. Randall, Sole Owner

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state on this 13 day of April, 2021, within my jurisdiction, the within named William A. Randall, who acknowledged that he is the Sole Owner of TREATED MATERIALS COMPANY, INC., A Mississippi Corporation, and that for and on behalf of said corporation, and as its act and deed he executed the above foregoing instrument, after first having been duly authorized by said corporation so to do.



NOTARY PUBLIC

(SEAL)

My Commission Expires:

EXHIBIT "A"

A parcel of land situated and being located in the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of Section 14, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit: Commencing at a point on the $\frac{1}{2}$ Section line running East and West through said Section 14, which point is south 89 degrees 32 minutes 12 seconds West 3444.1 feet from the east line of said Section 14 and said point being on the east line of the property of Pamela B. Edwards and Cynthia Bailey Adams; thence run North 00 degrees 52 minutes 45 seconds West 593.3 feet along the said east line of Edwards and Adams to the northeast corner of property leased to Gulf Coast Coors, Inc. for the Point of Beginning of the parcel herein described; thence continue from said Point of Beginning, North 00 degrees 52 minutes 45 seconds West 199.88 feet along the said east line of Edwards and Adams to the southeast corner of the property of John Fayard Fast Freight, Inc. (Deed Book 1215 at page 525); thence run North 89 degrees 44 minutes 41 seconds West 600.11 feet along the north line of Edwards and Adams and the south line of Fayard to the southwest corner of Fayard and the west line of Edwards and Adams; thence run South 00 degrees 52 minutes 45 seconds East 800.70 feet along the west line of Edwards and Adams to the $\frac{1}{2}$ Section Line; thence continue South 00 degrees 52 minutes 45 seconds East 172.5 feet along the west line of Edwards and Adams to the northerly margin of Seaway Road; thence run North 89 degrees 59 minutes 42 seconds East 359.48 feet along the northerly margin of Seaway Road to the southwest corner of the property leased to Gulf Coast Coors, Inc.; thence run North 00 degrees 52 minutes 45 seconds West 175.37 feet to the $\frac{1}{2}$ Section Line; thence continue North 00 degrees 52 minutes 45 seconds West 591.90 feet to the northwest corner of the property leased to Gulf Coast Coors, inc.; then run North 89 degrees 12 minutes 12 seconds East 239.45 feet to the Point of Beginning. Described parcel contains 9.15 acres.

Subject to any and all reservations recorded in Deed Book 1231 at Page 451 in the First Judicial District of Harrison County, Mississippi.

LESS AND EXCEPT:

A parcel of land situated and being located in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit: Commencing at the southeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 14, Township 7 South, Range 11 West; thence S 89°32'12"W 3444.1 feet along the $\frac{1}{2}$ Section Line; thence N 01°01'58" W 793.13 feet to the southeast corner of property now or formerly of John Fayard Fast Freight Inc.; thence N 89°51'48" W 239.21 feet along the south line of property now or formerly of John Fayard Fast Freight Inc. to the Point of Beginning; thence continue along said south line N 89°51'48" W 361.16 feet to the southwest corner of said Fayard property; thence S 01°05'04" E 799.34 feet to the $\frac{1}{2}$ Section Line; thence S 00°59'53" E 172.14 feet to the north margin of Seaway Road; thence N 89°58'23" E 358.95 feet along the north margin of Seaway Road; thence N 00°53'24" W 175.14 feet to the $\frac{1}{2}$ Section Line; thence N 00°57'02" W 795.62 feet to the Point of Beginning. Containing 8.02 acres.

**Indexing: Parcel in NE ¼ of SW ¼ & SE ¼ of NW 1/4
of S 14-7-11, Harrison County, MS**

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

**Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
1806 23rd Avenue
Gulfport, MS 39501
(228)896-8962
File#3275**

QUITCLAIM DEED

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

**TIMBER PRODUCTS, INC.
A Mississippi Corporation
P.O. Box 2848
Gulfport, MS 39502
(228) 697-0401**

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

**TREATED MATERIALS COMPANY, INC.
A Mississippi Corporation
P.O. Box 2848
Gulfport, MS 39502
(228) 697-0401**

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:

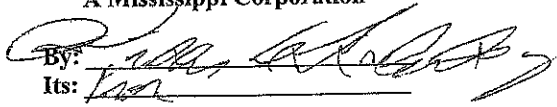
SEE ATTACHED EXHIBIT "A"

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 2021 are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS its signature on this the 17 day of April, 2021.

TIMBER PRODUCTS, INC.
A Mississippi Corporation

By: 

Its: President

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state on this 17 day of April, 2021, within my jurisdiction, the within named William A. Randall Jr., who acknowledged that he is the President of TIMBER PRODUCTS, INC., A Mississippi Corporation, and that for and on behalf of said corporation, and as its act and deed he executed the above foregoing instrument, after first having been duly authorized by said corporation so to do.


NOTARY PUBLIC

(SEAL)

My Commission Expires:

EXHIBIT "A"

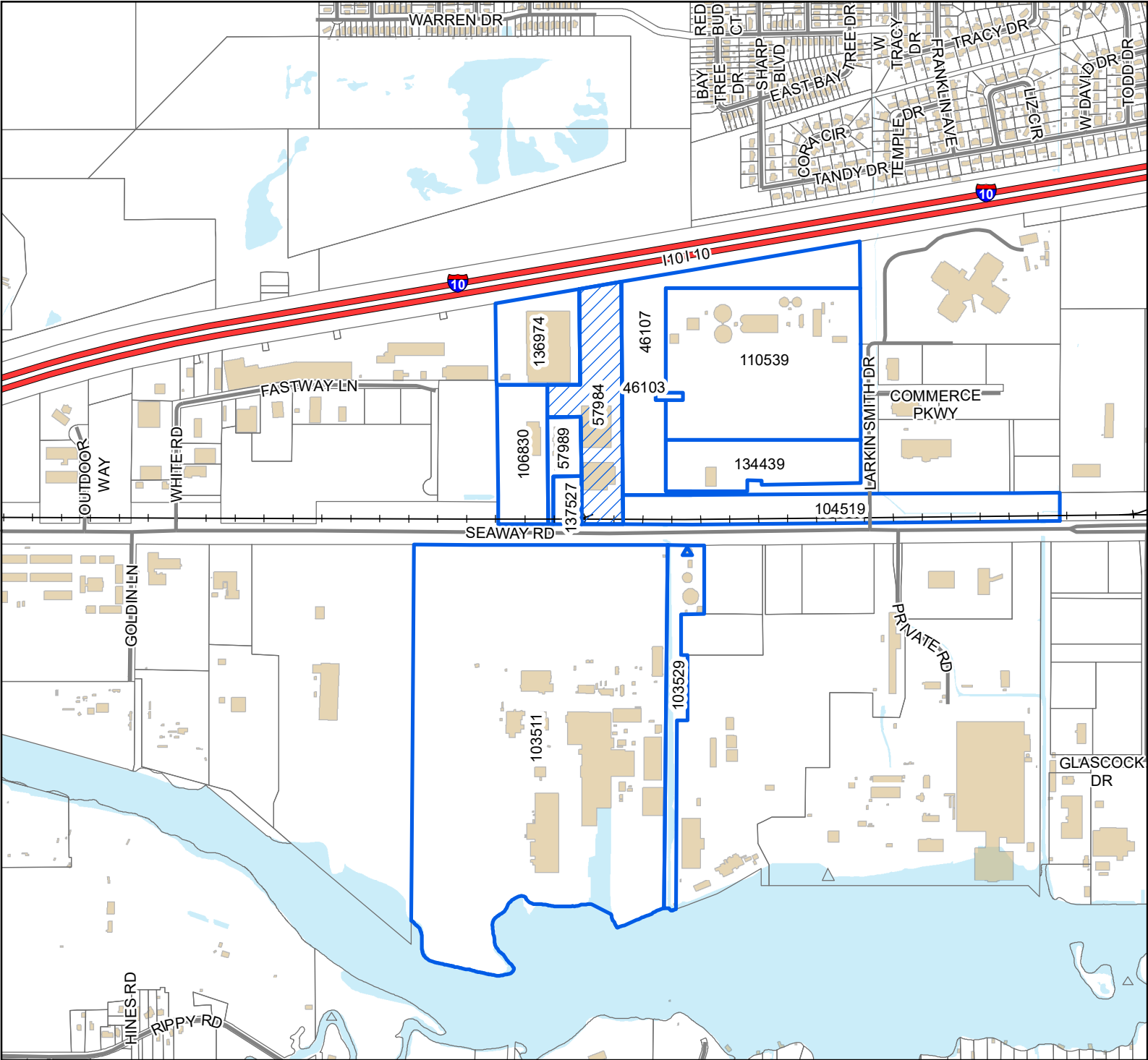
A parcel of land situated and being located in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi; and being more particularly described as follows: Commencing at the southeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 14, Township 7 South, Range 11 West, thence run South $89^{\circ}32'12''$ West 3,144.1 feet along the $\frac{1}{2}$ Section Line running East and West to the Point of Beginning; thence North $00^{\circ}54'16''$ West 1564.62 feet to the south margin of U.S. Interstate 10; thence South $80^{\circ}09'25''$ West 307.12 feet along the south margin of U.S. Interstate 10 to the northwest corner of property now or formerly of John Fayard Fast Freight Inc.; thence South $01^{\circ}01'58''$ East 721.61 feet along the west line of said Fayard property to the southeast corner of said Fayard property; thence North $89^{\circ}51'48''$ West 239.21 feet along the south line of said Fayard property; thence South $00^{\circ}57'02''$ East 203.72 feet; thence North $89^{\circ}12'23''$ East 239.45 feet; thence South $01^{\circ}01'58''$ East 593.00 feet to the $\frac{1}{2}$ Section Line; thence South $00^{\circ}58'35''$ East 177.09 feet to the north margin of Seaway Road; thence South $89^{\circ}59'40''$ East 299.82 feet along the north margin of Seaway Road; thence North $00^{\circ}54'16''$ West 179.70 feet to the $\frac{1}{2}$ Section Line and the Point of Beginning. Containing 13.00 acres.

AND ALSO:

An easement for driveway purposes, 30 feet in width, over and across the existing driveway, which is denominated a road upon the plat of J. Michael Cassady, R. L. S., re-certified November 8, 1989, over and across the following described real property:

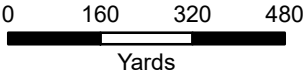
A parcel of land situated and being located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as: Commencing at the southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 14, Township 7 South, Range 11 West: thence run South $89^{\circ}32'$ West 3,144.1 feet along the half section line running East and West to the Point of Beginning, thence continue South $89^{\circ}32'$ West 300.0 feet along the said half section line; thence run South $00^{\circ}53'$ East 177.3 feet to the northerly margin of Seaway Road; thence run east 300.0 feet along the northerly margin of Seaway Road; thence run North $00^{\circ}53'$ West 179.7 feet to the Point of Beginning.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0909D-02-006.000	SEAWAY BUSINESS CENTER, LLC (OWNER)	13334 SEAWAY RD, STE 201	GULFPORT	MS	39503
			GARY KNOBLOCK OF LIGHTNING QUICK SIGNS, LLC (AGENT)	208 HWY 90	WAVELAND	MS	39576
Adjacent Property Owners (2404ARC028)							
104519	0909F-01-002.000		MISS POWER CO	2992 W BEACH BLVD	GULFPORT	MS	39501
110539	0909C-02-002.002		HARRISON CO WASTEWATER MGMT	14108 AIRPORT RD	GULFPORT	MS	39503
46107	0909D-02-004.000		HARRISON CO	P O DRAWER CC	GULFPORT	MS	39502
103511	0909E-01-002.000		TOPSHIP LLC -LESSEE-	C/O MS STATE PORT AUTH	CUT OFF	LA	70345
137527	0909D-02-007.004		H&S PROPERTIES LLP	1640 VARNER DR	MOBILE	AL	36693
136974	0909D-02-008.002		JOHN FAYARD REAL ESTATE LLC	13486 FASTWAY LN	GULFPORT	MS	39503
106830	0909D-02-007.002		WARING & WINDHAM LLC	431 PORT TERMINAL CIR	VICKSBURG	MS	39183
134439	0909C-02-002.008		CONSOLIDATED PIPE & SUPPLY CO INC	P O BOX 2472	BIRMINGHAM	AL	35201
57984	0909D-02-006.000		SEAWAY BUSINESS CENTER LLC	1822 15TH STREET STE A	GULFPORT	MS	39501
103529	0909F-01-001.003		HARRISON CO DEV COMM	P O BOX 1870	GULFPORT	MS	39502



Legend

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



1 inch = 1,000 feet



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

RE: Architectural Review Committee 2404ARC028, by agent Gary Knoblock, seeking approval for construction of a 30-foot tall pylon sign, Tax Parcel 0909D-02-006.000,13334 Seaway Road, Zoned I-2 (Heavy-industry) Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, April 11, 2024**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, April 11, 2024**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

RE: Architectural Review Committee 2404ARC028, by agent Gary Knoblock, seeking approval for construction of a 30-foot tall pylon sign, Tax Parcel 0909D-02-006.000,13334 Seaway Road, Zoned I-2 (Heavy-industry) Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, May 9, 2024**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, May 9, 2024**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

RE: Architectural Review Committee 2404ARC028, by agent Gary Knoblock, seeking approval for construction of a 30-foot tall pylon sign, Tax Parcel 0909D-02-006.000,13334 Seaway Road, Zoned I-2 (Heavy-industry) Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Monday, May 13, 2024**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Monday, May 13, 2024** . 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: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: May 13, 2024

Re: Architectural Review Committee 2405ARC031

Architectural Review Committee 2405ARC031, by owner Prasant Patel, seeking approval for street pylon sign design, Tax Parcel 1008M-01-008.000, 11252 Lorraine Road, Zoned B-2 (General-business) Ward 5

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2405ARC031

Hearing Date: May 13, 2024

Current Zoning/Use: B-2 / Commercial Sign

Legal: Architectural Review Committee 2405ARC031, by owner Prasant Patel, seeking approval for street pylon sign design, Tax Parcel 1008M-01-008.000, 11252 Lorraine Road, Zoned B-2 (General-business) Ward 5

TECHNICAL DETAILS

Applicant is requesting to install a Pylon sign for the Cheeky Monkey car wash on Lorraine Road.

According to Appendix A, Article IV. Sec 9, 103

- (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
 - (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
 - (3) A decorative buttress shall be constructed at the ground/base level of the façade.
 - (4) A decorative cap or crown shall be constructed at the top of the façade.
- (a) All freestanding on-premises and off-premises sign façades shall be harmonious in material, style and color with the surrounding landscape of the developed site in which it is located. All sign permit applications for freestanding on-premises and off-premises signs to be constructed shall contain architectural façade plans to be reviewed and approved or denied by the architectural review committee in accordance with section 9-85 upon receipt of a permit application and renderings of the architectural façade plans.

EXECUTIVE SUMMARY

The sign presented in the application does not meet the required design standards above due to the sign does not contain a buttress nor it does not contain a decorative cap or crown. Upon visiting the location, staff acknowledged that the work is in the early stages of development. After discussing the requirements of the decorative buttress and decorative top for a freestanding sign, the applicants have expressed the importance of the Cheeky Monkey Pylon sign consistency. Stating that it is an important component to their branding recognition for the

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

company. Nonetheless, the Pylon sign that has been presented in the application will be in harmony with other signs in the area.

DEPARTMENTAL CONDITIONS

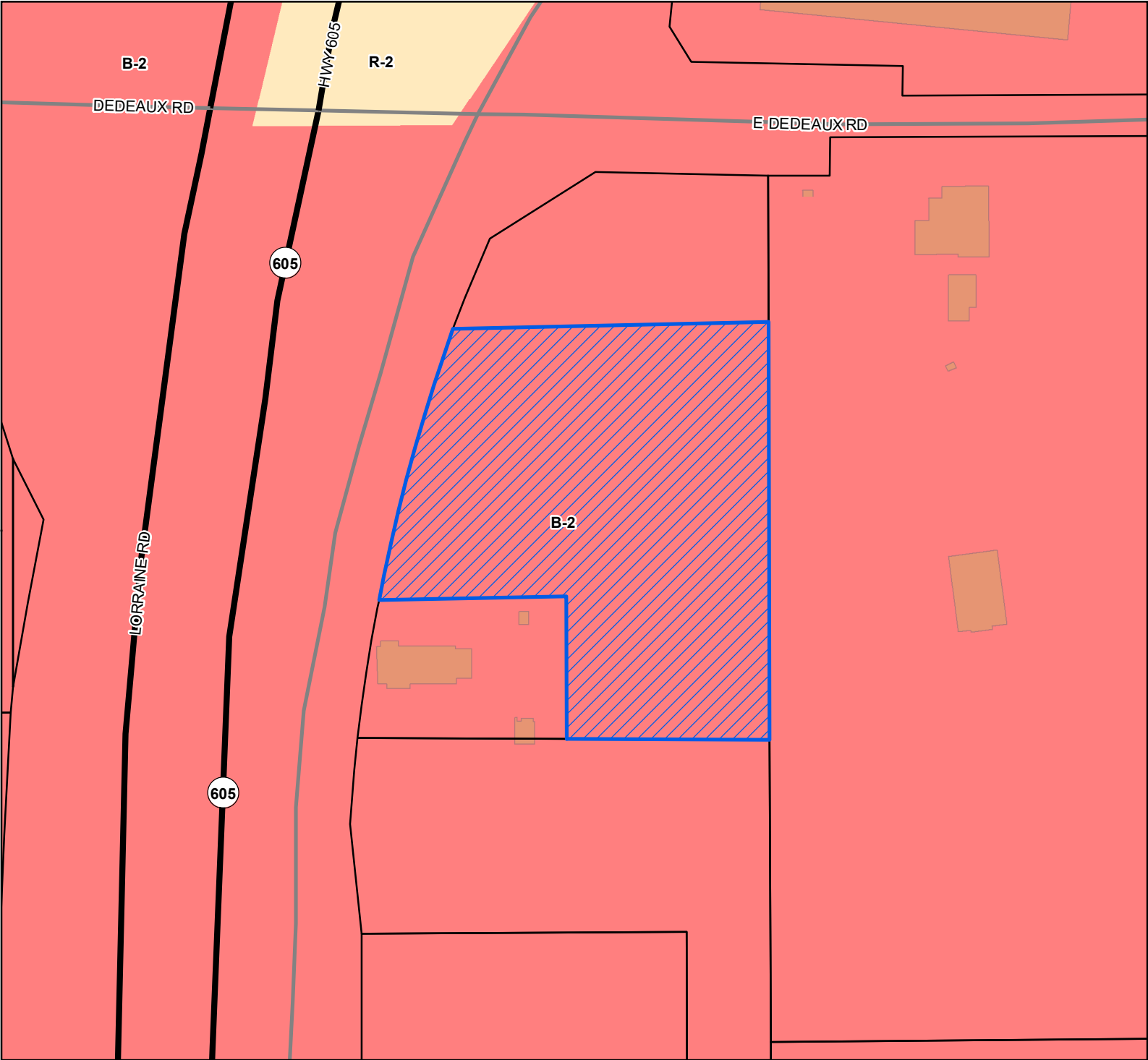
1. Must comply with all Planning and Zoning rules and regulations.
2. Approval allows for a new pylon sign.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department





Site

US or State Highway

Street

Parcels

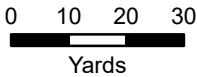
Buildings

Zoning

B-2 - General Business District

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

Site Information
1008M-01-008.000
Zoning:B-2 (General Business)
Size: 1.5 AC
Flood: X



1 inch = 100 feet



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

*** OWNER:**

Prasant Patel

Printed Name of Owner

15326 Pedeaux Rd

Mailing Address

Gulf Port

City

ms

State

39503

Zip Code

AGENT:

Headrick Signs & Graphics - Matt Largent (601.323.0175)

Printed Name of Agent

One Freedom Square

Mailing Address

Laurel

City

MS

State

39440

Zip Code

*** Name of Owner (PRINT)**

Prasant Patel

Address (Street, City, State, Zip Code)

11252 Lorraine Rd.

Phone (Home)

(Work)

(Cell)

(228) 257.9135

Tax Parcel Number(s) Owned:

1008M.01.008.000

Signature:

[Signature]

*** Name of Owner (PRINT)**

Rupal Patel

Address (Street, City, State, Zip Code)

11252 Lorraine Rd.

Phone (Home)

(Work)

(Cell)

(228) 257.9135

Tax Parcel Number(s) Owned:

1008M.01.008.000

Signature:

[Signature]

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:



1st JUDICIAL DISTRICT
INSTRUMENT 2023-0013923-D-J1
FILED/RECORDED 7/18/2023 11:18:06 AM
TOTAL FEES \$26.00
4 PAGES RECORDED

Our File: B230333
Prepared by & Return To: Schwartz, Orgler & Jordan, PLLC
PO Box 4682 Biloxi MS 39535, 228-388-7441

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Index in Sec 7-7-10

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, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

Gary Albert Richard, Larry Warner Richard, Jerry Wayne Richard, Jacqueline Patricia Richard and

Kathleen Rebecca Richard Prine, 11019 Shorecrest Rd, Biloxi MS 39532, 228-392-7059,

do hereby sell, convey and specially warrant unto

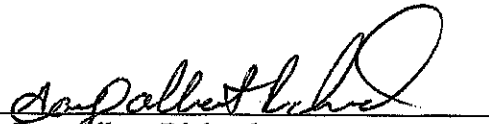
Riaan LLC, 1000 Hwy 90, Bay St Louis, MS 39520, 228-257-9135

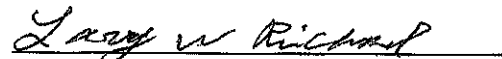
the following described land and property being located in Harrison County, Mississippi, being more particularly described as follows in the attached Exhibit "A".

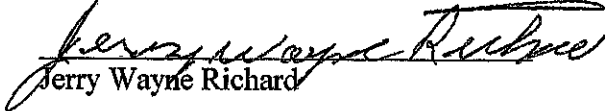
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

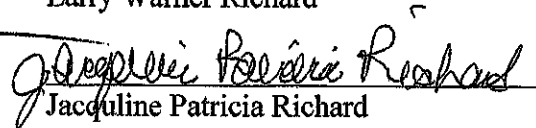
TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

IN WITNESS WHEREOF, the undersigned has caused this conveyance to be executed on this the 14th day of July, 2023.


Gary Albert Richard


Larry Warner Richard


Jerry Wayne Richard


Jacqueline Patricia Richard

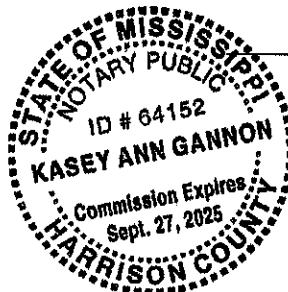
STATE OF MISSISSIPPI

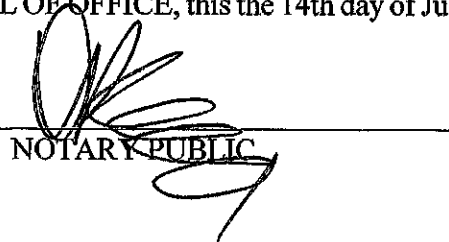
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Gary Albert Richard, Larry Warner Richard, Jerry Wayne Richard, Jacqueline Patricia Richard, who acknowledged that they signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, as their free and voluntary act.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 14th day of July, 2023.

My Commission Expires:




NOTARY PUBLIC

IN WITNESS WHEREOF, the undersigned has caused this conveyance to be executed on this the 14th day of July, 2023.

Kathleen Rebecca Richard Prine
Kathleen Rebecca Richard Prine

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Kathleen Rebecca Richard Prine, who acknowledged that she signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, as her free and voluntary act.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 14th day of July, 2023.

Tammy Chapman
NOTARY PUBLIC

My Commission Expires: 12-26-23



EXHIBIT A
LEGAL DESCRIPTION

SURVEY DESCRIPTION FOR PARCEL "B"

A PARCEL OF LAND SITUATED IN LOT NO. 5 OF THE PARTITION OF JESSE RICHARD PROPERTY AS PER DEED BOOK 190 ON PAGES 472-474, SAID PROPERTY BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH: BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT NO. 5; THENCE ALONG THE SOUTH LINE OF SAID LOT NO. 5, S89°58'29"W 146.11' TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF PROPERTY OF THE CAROL WHITWORTH FAMILY TRUST; THENCE ALONG THE EAST LINE OF SAID PROPERTY, N00°22'26"W 100.00' TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF SAID PROPERTY; THENCE ALONG THE NORTH LINE OF SAID PROPERTY, S88°37'54"W 134.72' TO A 1/2" IRON ROD SET ON THE EAST MARGIN OF HIGHWAY 605 RIGHT OF WAY; THENCE ALONG A CURVE OF SAID EAST MARGIN TO THE RIGHT, HAVING A RADIUS OF 1354.98', AN ARC LENGTH OF 206.68' AND A CHORD BEARING AND DISTANCE OF N14°51'51"E 206.45' TO A 1/2" IRON ROD SET; THENCE N89°59'26"E 226.66' TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF SAID LOT NO. 5; THENCE ALONG SAID EAST LINE, S00°22'35"E 298.68' TO THE POINT OF BEGINNING, CONTAINING 85,688.27 SQUARE FEET OR 1.506 ACRES. HEREIN DESCRIBED PROPERTY BEING DESIGNATED AS COUNTY PARCEL NUMBER 1008M-01-008.000.

Being the same property described by deeds recorded in Book 1530 at Page 560 and in Book 862 at Page 221, less and except the property conveyed to others in Book 1520 at Page 397, Book 1520 at Page 402, Instrument Number 2010-4831DJ1 and Instrument Number 2010-4832DJ1.



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Riaan LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1043282
Status:	Good Standing
Effective Date:	06/13/2014
State of Incorporation:	Mississippi
Principal Office Address:	15326 Dedeaux Rd Gulfport, MS 39503

Registered Agent

Name
Prasant Patel 1000 Highway 90 Bay St Louis, MS 39520

Officers & Directors

Name	Title
Rupal Patel 15326 Dedeaux Rd Gulfport, MS 39503	Member

April 4, 2024

RE: City of Gulfport – ARC review of Cheeky Monkey Car Wash pylon sign

To Whom It May Concern:

Cheeky Monkey Car Wash is an established company with a well-known brand and image in the local community. An important component of Cheeky Monkey's brand is the consistency of the pylon signage for customer visibility at the street. As Cheeky Monkey car wash expands into Gulfport, branding recognition is an important piece of the company's plan for success.

That being said, we are respectfully requesting that you approve the attached sign design as submitted without any changes to the logo, color, or shape of the sign.

Sincerely,

A handwritten signature in black ink, appearing to read 'Prasant Patel', with a stylized flourish at the end.

Prasant Patel

Owner, Cheeky Monkey Car Wash



1st JUDICIAL DISTRICT
INSTRUMENT 2023-0013922-D-J1
FILED/RECORDED 7/18/2023 11:18:05 AM
TOTAL FEES \$28.00
7 PAGES RECORDED

Our File: B230333
Prepared by & Return To: Schwartz, Orgler & Jordan, PLLC
PO Box 4682 Biloxi MS 39535, 228-388-7441

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Index in Sec 7-7-10

WARRANTY DEED

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

Gary Albert Richard, individually; and

Gary Albert Richard, Larry Warner Richard and Jerry Wayne Richard, in their capacity as Co-Trustees of the Clyde Warner Richard Family Trust, 11019 Shorecrest Rd, Biloxi MS 39532, 228-392-7059,

do hereby sell, convey and warrant unto

Riaan LLC, 1000 Hwy 90, Bay St Louis, MS 39520, 228-257-9135

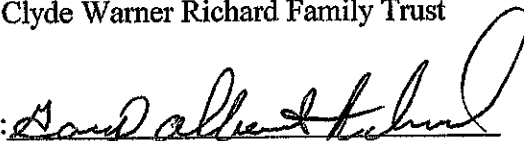
the following described land and property being located in Harrison County, Mississippi, being more particularly described as follows in the attached Exhibit "A".

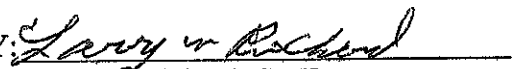
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

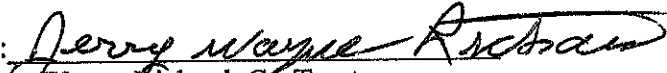
TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

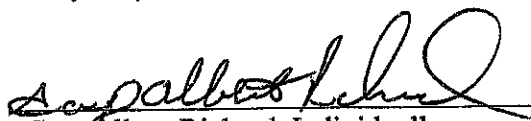
IN WITNESS WHEREOF, the undersigned has caused this conveyance to be executed after having first been duly authorized to do so, on this the 14th day of July, 2023.

the Clyde Warner Richard Family Trust

BY: 
Gary Albert Richard, Co-Trustee

BY: 
Larry Warner Richard, Co-Trustee

BY: 
Jerry Wayne Richard, Co-Trustee


Gary Albert Richard, Individually

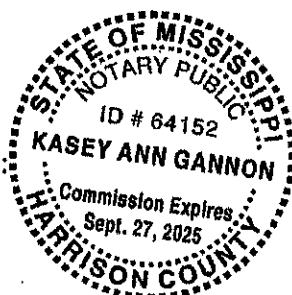
STATE OF MISSISSIPPI

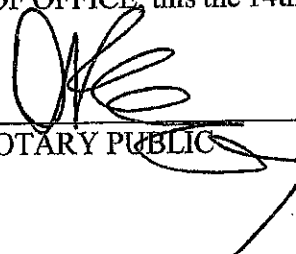
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Gary Albert Richard, Larry Warner Richard and Jerry Wayne Richard, who acknowledged that they are the Co-Trustees of Clyde Warner Richard Family Trust, and as its act and deed, they signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 14th day of July, 2023.

My Commission Expires:




NOTARY PUBLIC

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Gary Albert Richard, who acknowledged that he signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, as his free and voluntary act.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 14th day of July, 2023.

My Commission Expires:



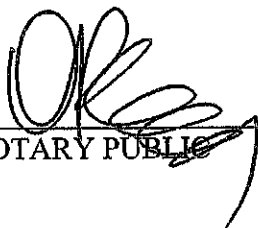

NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION

SURVEY DESCRIPTION FOR PARCEL "B"

A PARCEL OF LAND SITUATED IN LOT NO. 5 OF THE PARTITION OF JESSE RICHARD PROPERTY AS PER DEED BOOK 180 ON PAGES 472-474, SAID PROPERTY BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH: BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT NO. 5; THENCE ALONG THE SOUTH LINE OF SAID LOT NO. 5, S89°58'28"W 146.11' TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF PROPERTY OF THE CAROL WHITWORTH FAMILY TRUST; THENCE ALONG THE EAST LINE OF SAID PROPERTY, N00°22'28"W 100.00' TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF SAID PROPERTY; THENCE ALONG THE NORTH LINE OF SAID PROPERTY, S88°37'34"W 134.72' TO A 1/2" IRON ROD SET ON THE EAST MARGIN OF HIGHWAY 605 RIGHT OF WAY; THENCE ALONG A CURVE OF SAID EAST MARGIN TO THE RIGHT, HAVING A RADIUS OF 1354.98', AN ARC LENGTH OF 206.85' AND A CHORD BEARING AND DISTANCE OF N14°51'51"E 206.45' TO A 1/2" IRON ROD SET; THENCE N88°58'28"E 228.58' TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF SAID LOT NO. 5; THENCE ALONG SAID EAST LINE, S00°22'35"E 288.88' TO THE POINT OF BEGINNING, CONTAINING 85,588.27 SQUARE FEET OR 1.506 ACRES. HEREIN DESCRIBED PROPERTY BEING DESIGNATED AS COUNTY PARCEL NUMBER 1008M-01-008,000.

Being the same property described by deeds recorded in Book 1530 at Page 560 and in Book 862 at Page 221, less and except the property conveyed to others in Book 1520 at Page 397, Book 1520 at Page 402, Instrument Number 2010-4831DJ1 and Instrument Number 2010-4832DJ1.

Prepared by and return to:
Schwartz, Orgler & Jordan, PLLC
2137 E Pass Rd, Gulfport MS 39507
(228) 388-7441
File # B230333

STATE OF MISSISSIPPI
COUNTY OF HARRISON

TRUST AFFIDAVIT AND MEMORANDUM

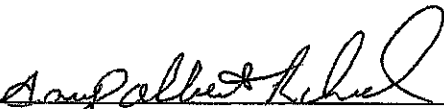
Personally appeared before me the undersigned authority, the within named Gary Albert Richard, Larry Warner Richard and Jerry Wayne Richard, in their capacity as Co-Trustees of the **Clyde Warner Richard Family Trust**, and who after being duly sworn and being advised of the penalties of perjury stated and affirmed the following under oath:

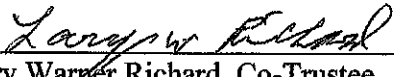
1. The name of the trust is the Clyde Warner Richard Family Trust ("Trust"). Said Trust is currently a valid and existing testamentary trust under the laws of the State of Mississippi, which was created under the last will and testament of Clyde Warner Richard, whose estate was probated in Chancery Court Cause Number 10-cv-00524-JS. The Grantor and creator of the trust was Clyde Warner Richard, who is now deceased.
2. The names and addresses of the Co-Trustees for the Clyde Warner Richard Family Trust are Gary Albert Richard, Larry Warner Richard and Jerry Wayne Richard, 11019 Shorecrest Road, Biloxi, MS 39532.
3. The trust owns an interest in the real property more particularly described in the attached Exhibit "A"
4. The general powers granted to the Co-Trustees include all powers set forth under the Uniform Trustees' Power Act as set forth in M.C.A. Section 91-9-101, et. seq., as the same has been amended including, but not limited to:

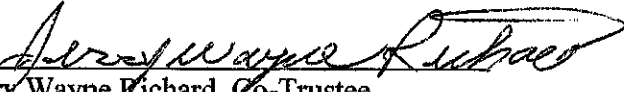
The power to own, lease, pledge, mortgage and sell real and personal property without the necessity of court order or decree at the sole and absolute discretion of the Co-Trustees, without the consent of any beneficiaries.

In witness whereof, the Co-Trustees have executed this Certificate on this 14th day of July, 2023.

the Clyde Warner Richard Family Trust

BY: 
Gary Albert Richard, Co-Trustee

BY: 
Larry Warner Richard, Co-Trustee

BY: 
Jerry Wayne Richard, Co-Trustee

STATE OF MISSISSIPPI

COUNTY OF HARRISON

This day, personally appeared before me, the undersigned authority in and for the aforesaid county and state, within my jurisdiction, the within named Gary Albert Richard, Larry Warner Richard and Jerry Wayne Richard, who acknowledged that they are the Co-Trustees of the Clyde Warner Richard Family Trust that in said representative capacities they executed the above and foregoing document, being an Affidavit, on the day and year therein mentioned.

Given under my hand and official seal of office on the 14th day of July, 2023.

(SEAL)



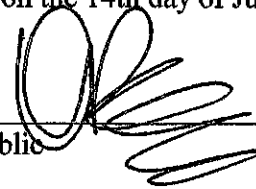

Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

SURVEY DESCRIPTION FOR PARCEL "B"

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BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT NO. 5; THENCE ALONG THE SOUTH LINE OF SAID LOT NO. 5, S89°59'28"W 146.11' TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF PROPERTY OF THE CAROL WHITWORTH FAMILY TRUST; THENCE ALONG THE EAST LINE OF SAID PROPERTY, N00°22'28"W 100.00' TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF SAID PROPERTY; THENCE ALONG THE NORTH LINE OF SAID PROPERTY, S89°37'34"W 134.72' TO A 1/2" IRON ROD SET ON THE EAST MARGIN OF HIGHWAY 605 RIGHT OF WAY; THENCE ALONG A CURVE OF SAID EAST MARGIN TO THE RIGHT, HAVING A RADIUS OF 1354.98', AN ARC LENGTH OF 206.66' AND A CHORD BEARING AND DISTANCE OF N14°51'51"E 206.45' TO A 1/2" IRON ROD SET; THENCE N89°59'28"E 226.56' TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF SAID LOT NO. 5; THENCE ALONG SAID EAST LINE, S00°22'35"E 298.66' TO THE POINT OF BEGINNING, CONTAINING 85,589.27 SQUARE FEET OR 1.506 ACRES. HEREIN DESCRIBED PROPERTY BEING DESIGNATED AS COUNTY PARCEL NUMBER 1006M-01-005,000.

Being the same property described by deeds recorded in Book 1530 at Page 560 and in Book 862 at Page 221, less and except the property conveyed to others in Book 1520 at Page 397, Book 1520 at Page 402, Instrument Number 2010-4831DJ1 and Instrument Number 2010-4832DJ1.



1st JUDICIAL DISTRICT
INSTRUMENT 2023-0013919-D-J1
FILED/RECORDED 7/18/2023 11:18:02 AM
TOTAL FEES \$26.00
4 PAGES RECORDED

Our File: B230333
Prepared by & Return To: Schwartz, Orgler & Jordan, PLLC
PO Box 4682 Biloxi MS 39535, 228-388-7441

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Index in Sec 7-7-10

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, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

Gary Albert Richard, Larry Warner Richard, Jerry Wayne Richard, Jacqueline Patricia Richard and

Kathleen Rebecca Richard Prine, 11019 Shorecrest Rd, Biloxi MS 39532, 228-392-7059,

do hereby sell, convey and specially warrant unto

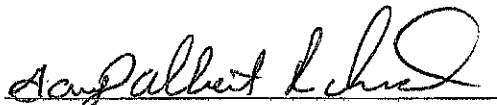
Prasant Patel, 1000 Hwy 90, Bay St Louis, MS 39520, 228-257-9135

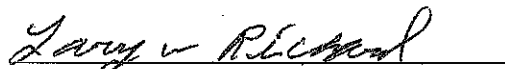
the following described land and property being located in Harrison County, Mississippi, being more particularly described as follows in the attached Exhibit "A".

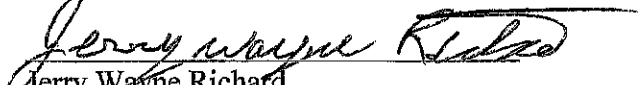
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

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

IN WITNESS WHEREOF, the undersigned has caused this conveyance to be executed on this the 14th day of July, 2023.


Gary Albert Richard


Larry Warner Richard


Jerry Wayne Richard


Jacqueline Patricia Richard

STATE OF MISSISSIPPI

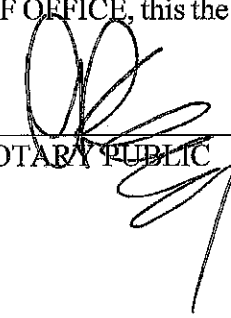
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Gary Albert Richard, Larry Warner Richard, Jerry Wayne Richard, Jacqueline Patricia Richard, who acknowledged that they signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, as their free and voluntary act.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 14th day of July, 2023.

My Commission Expires:




NOTARY PUBLIC

IN WITNESS WHEREOF, the undersigned has caused this conveyance to be executed on this the 14th day of July, 2023.

Kathleen Rebecca Richard Prine
Kathleen Rebecca Richard Prine

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Kathleen Rebecca Richard Prine, who acknowledged that she signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, as her free and voluntary act.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 14th day of July, 2023.

Tammy Chapin
NOTARY PUBLIC

My Commission Expires: 12-26-23

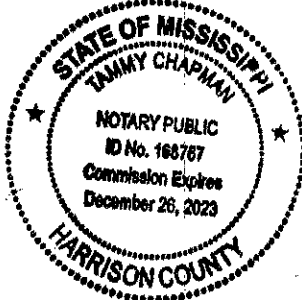


Exhibit "A"

SURVEY DESCRIPTION FOR PARCEL "A"

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Being the same property described by deed recorded as Instrument Number 2011-2781DJ1 and less and except the property conveyed to others by deeds recorded in Book 1520 at Page 465 and Book 1645 at Page 288.

Our File: B230333A

Prepared by & return to: Schwartz, Orgler & Jordan, PLLC
PO Box 4682 Biloxi MS 39535, 228-388-7441



1st JUDICIAL DISTRICT
INSTRUMENT 2023-0013918-D-J1
FILED/RECORDED 7/18/2023 11:18:01 AM
TOTAL FEES \$27.00
6 PAGES RECORDED

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

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

Gary Albert Richard, Larry Warner Richard and Jerry Wayne Richard, in their capacity as Co-Trustees of the **Clyde Warner Richard Family Trust**, 11019 Shorecrest Rd, Biloxi MS 39532, 228-392-7059,

does hereby sell, convey and warrant unto

Prasant Patel,

1000 Hwy 90, Bay St Louis, MS 39520, 228-257-9135

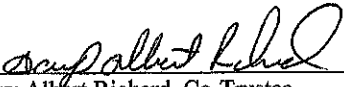
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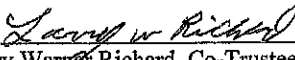
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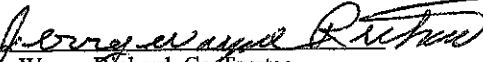
TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

IN WITNESS WHEREOF, the undersigned has caused this conveyance to be executed after having first been duly authorized to do so, on this the 14th day of July, 2023.

the Clyde Warner Richard Family Trust

BY: 
Gary Albert Richard, Co-Trustee

BY: 
Larry Warner Richard, Co-Trustee

BY: 
Jerry Wayne Richard, Co-Trustee

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Gary Albert Richard, Larry Warner Richard and Jerry Wayne Richard, who acknowledged that they are the Co-Trustees of the Clyde Warner Richard Family Trust, and as its act and deed, they signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity after having been first duly authorized to do so.

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NOTARY PUBLIC

My Commission Expires:

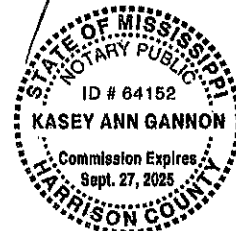


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Prepared by and return to:
Schwartz, Orgler & Jordan, PLLC
2137 E Pass Rd, Gulfport MS 39507
(228) 388-7441
File # B230333A

STATE OF MISSISSIPPI
COUNTY OF HARRISON

TRUST AFFIDAVIT AND MEMORANDUM

Personally appeared before me the undersigned authority, the within named Gary Albert Richard, Larry Warner Richard and Jerry Wayne Richard, in their capacity as Co-Trustees of the **Clyde Warner Richard Family Trust**, and who after being duly sworn and being advised of the penalties of perjury stated and affirmed the following under oath:

1. The name of the trust is the Clyde Warner Richard Family Trust ("Trust"). Said Trust is currently a valid and existing testamentary trust under the laws of the State of Mississippi, which was created under the last will and testament of Clyde Warner Richard, whose estate was probated in Chancery Court Cause Number 10-cv-00524-JS. The Grantor and creator of the trust was Clyde Warner Richard, who is now deceased.
2. The names and addresses of the Co-Trustees for the Clyde Warner Richard Family Trust are Gary Albert Richard, Larry Warner Richard and Jerry Wayne Richard, 11019 Shorecrest Road, Biloxi, MS 39532.
3. The trust owns the real property more particularly described in the attached Exhibit "A"
4. The general powers granted to the Co-Trustees include all powers set forth under the Uniform Trustees' Power Act as set forth in M.C.A. Section 91-9-101, et. seq., as the same has been amended including, but not limited to:

The power to own, lease, pledge, mortgage and sell real and personal property without the necessity of court order or decree at the sole and absolute discretion of the Co-Trustees, without the consent of any beneficiaries.

In witness whereof, the Co-Trustees have executed this Certificate on this 14th day of July, 2023.

the Clyde Warner Richard Family Trust

BY: *Gary Albert Richard*
Gary Albert Richard, Co-Trustee

BY: *Larry Warner Richard*
Larry Warner Richard, Co-Trustee

BY: *Jerry Wayne Richard*
Jerry Wayne Richard, Co-Trustee

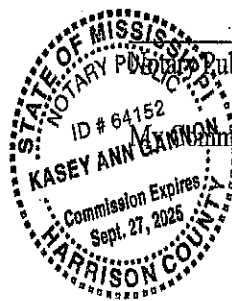
STATE OF MISSISSIPPI

COUNTY OF HARRISON

This day, personally appeared before me, the undersigned authority in and for the aforesaid county and state, within my jurisdiction, the within named Gary Albert Richard, Larry Warner Richard and Jerry Wayne Richard, who acknowledged that they are the Co-Trustees of the Clyde Warner Richard Family Trust that in said representative capacities they executed the above and foregoing document, being an Affidavit, on the day and year therein mentioned.

Given under my hand and official seal of office on the 14th day of July, 2023.

(SEAL)



[Signature]
Commission Expires: _____

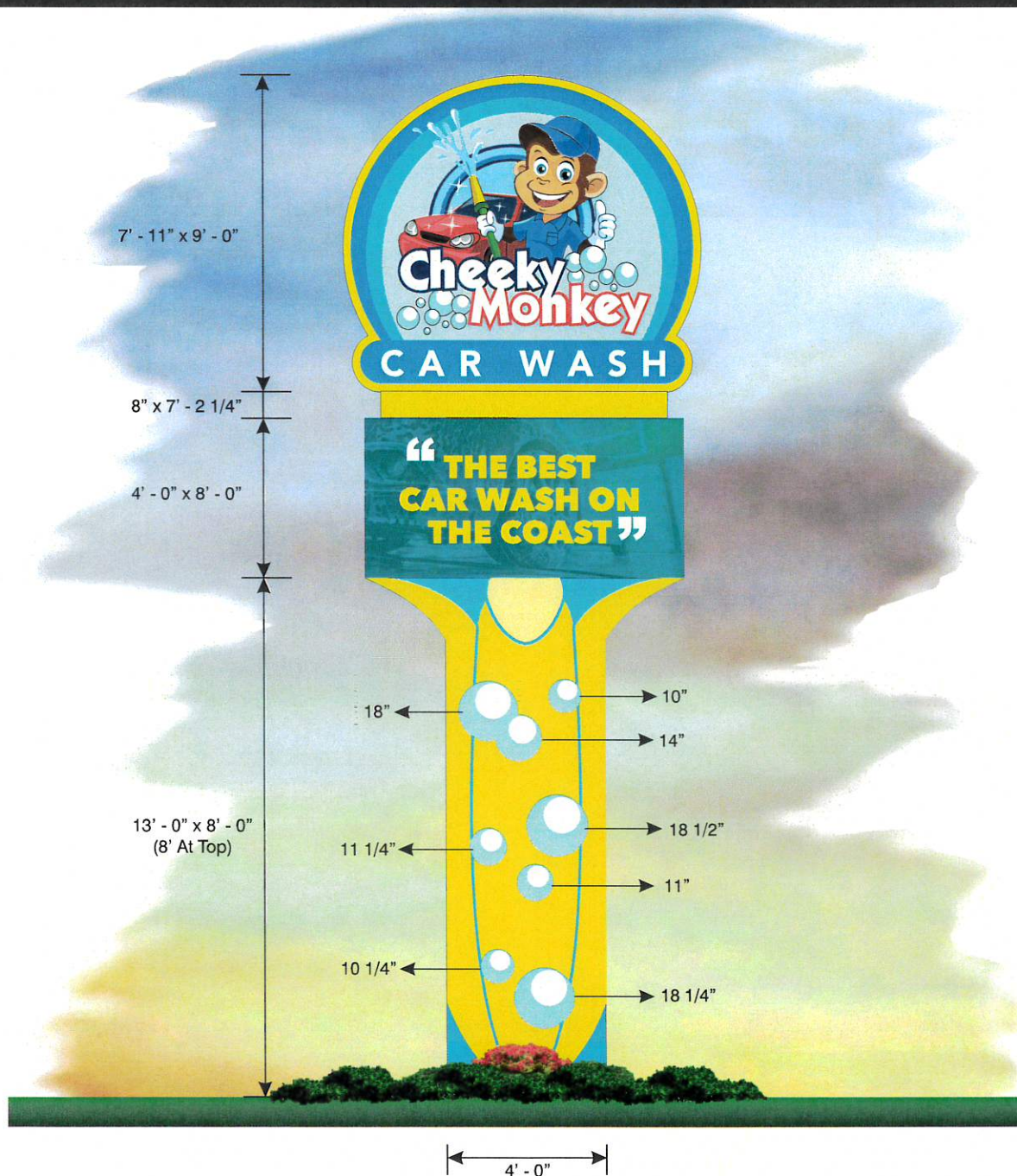
Exhibit "A"

SURVEY DESCRIPTION FOR PARCEL "A"

A PARCEL OF LAND SITUATED IN LOT NO. 5 OF THE PARTITION OF JESSE RICHARD PROPERTY AS PER DEED BOOK 180 ON PAGES 472-474, SAID PROPERTY BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT NO. 5; THENCE ALONG THE EAST LINE OF SAID LOT NO. 5, N80°22'35"W 298.68' TO A 1/2" IRON ROD FOUND AT THE POINT OF BEGINNING; THENCE S89°58'29"W 228.56' TO A 1/2" IRON ROD SET ON THE EAST MARGIN OF HIGHWAY 605; THENCE ALONG A CURVE OF SAID EAST MARGIN OF HIGHWAY 605 TO THE RIGHT, HAVING A RADIUS OF 1354.98', AN ARC LENGTH OF 77.45' AND A CHORD BEARING AND DISTANCE OF N20°52'15"E 77.45' TO A 1/2" IRON ROD SET; THENCE FURTHER ALONG SAID EAST MARGIN OF HIGHWAY 605, N60°19'21"E 88.31' TO A 1/2" IRON ROD SET ON THE SOUTH MARGIN OF EAST DEDEAUX ROAD; THENCE ALONG SAID SOUTH MARGIN OF EAST DEDEAUX ROAD, S89°41'41"E 121.48' TO A 1/2" IRON ROD SET ON THE EAST LINE OF AFORESAID LOT NO. 5; THENCE ALONG SAID EAST LINE, S00°22'35"E 115.41' TO THE POINT OF BEGINNING, CONTAINING 22,360.54 SQUARE FEET OR 0.513 ACRE. HEREIN DESCRIBED PROPERTY BEING DESIGNATED AS COUNTY PARCEL NUMBER 1003M-01-007.000.

Being the same property described by deed recorded as Instrument Number 2011-2781DJ1 and less and except the property conveyed to others by deeds recorded in Book 1520 at Page 465 and Book 1645 at Page 288.



- *(1) D/F ID Cabinet with Pan-Formed Lexan Faces, Internally Illuminated
- *(1) Fabricated Aluminum Reveal
- *(1) D/F 10mm Full Color LED Message Center
- *D/F Fabricated Aluminum Pylon Cover, Bubbles To Be Routed Backed with Plex, Internally Illuminated
- *Landscaping By Owner

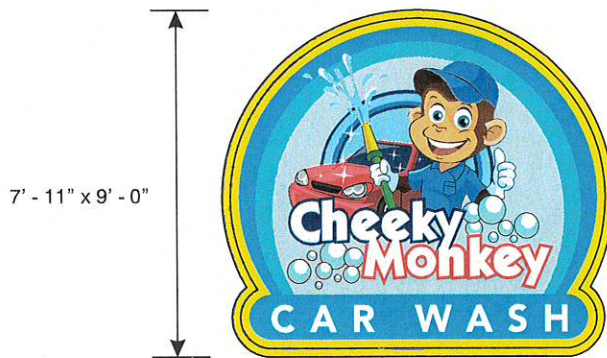
NOTE: Construction restrictions may cause dimensions to vary slightly

THIS LOGO/ART IS THE PROPERTY OF THE HEADRICK SIGNS & GRAPHICS AND IS NOT TO BE DUPLICATED OR COPIED

IT WAS CREATED FOR THE SOLE PURPOSE OF VIEWING BY RECIPIENT. IT IS NOT TO BE RELEASED TO OUTSIDE PARTIES. IF NO CONTRACT IS INITIATED WITH THE HEADRICK SIGNS & GRAPHICS, THE ART IS TO BE RETURNED IN FULL. ANY DUPLICATION AND OR COPYING OF THIS ART, IN PART OR WHOLE IS PROHIBITED. ANY VIOLATION OF THESE TERMS WILL RESULT IN PENALTIES AND PROSECUTION UNDER COPYRIGHT LAWS. SHOULD YOU NOT PURCHASE YOUR SIGN FROM US, YET YOU DESIRE TO PURCHASE THIS LOGO/ART AND USE IT AT YOUR DISCRETION, THE COST WILL BE \$ 250.00



CUSTOMER :		Biloxi, MS	
Cheeky Monkey Carwash			
SCALE	1/4" = 1' - 0"	APPROVED BY	
DATE	3/20/24	PAGE	1
REVISION DATE		SKETCH NO	ML - 4402 - 03 - 24
		DRAWN BY	ALT

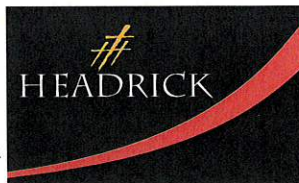


- * (1) S/F Wall Sign with Pan-Formed Lexan Faces, Internally Illuminated
 * Mounted Above Office Entrance

NOTE: Construction restrictions
 may cause dimensions to vary slightly

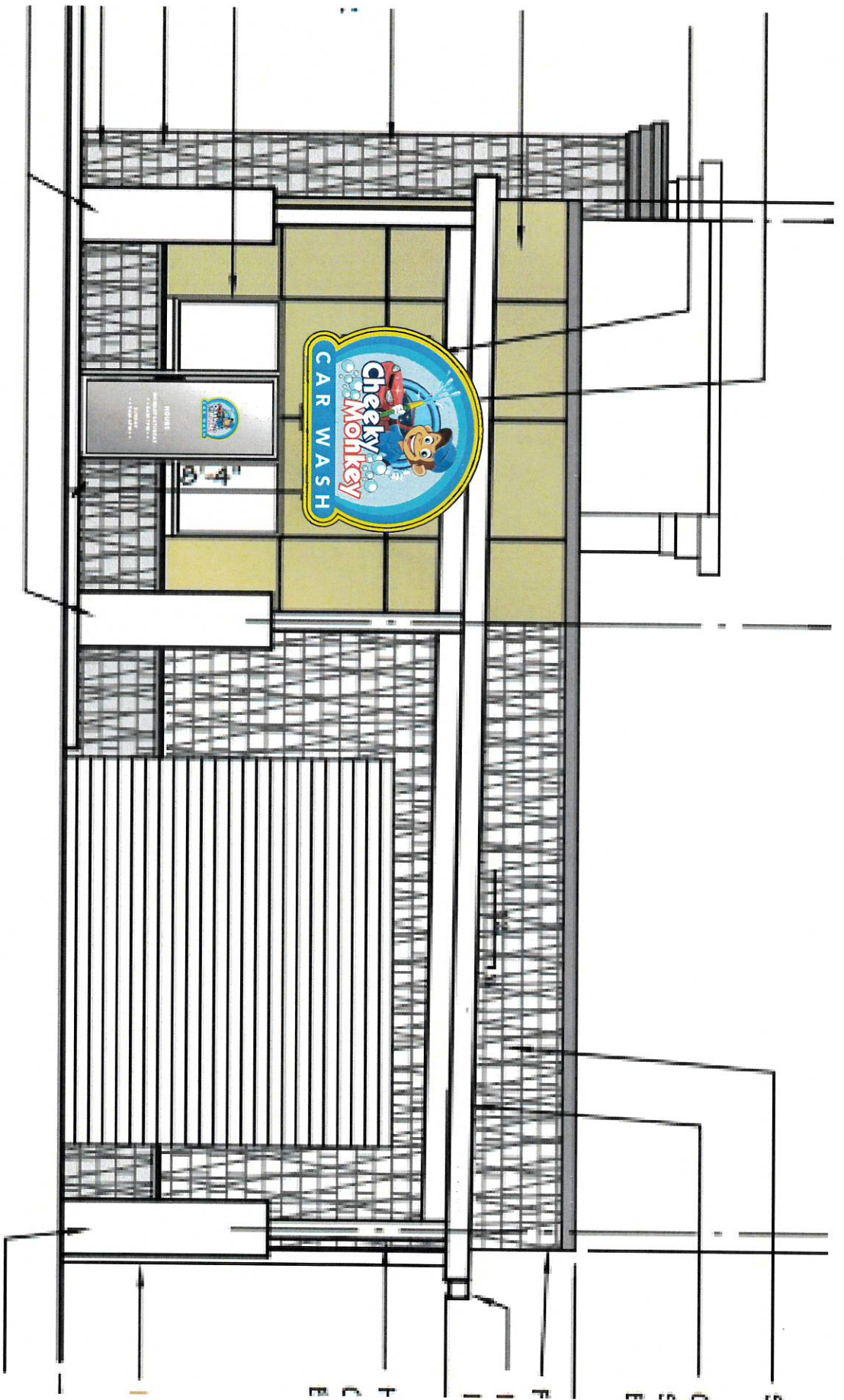
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 THE COST WILL BE \$ 250.00



ONE FREEDOM SQUARE LAUREL, MS 39440-3367 PHONE 601-649-1977 / FAX 601-425-2411 / E-MAIL: hsc@headricks.com

CUSTOMER :			Biloxi, MS		
Cheeky Monkey Carwash					
SCALE 1/4" = 1' - 0"			APPROVED BY		
DATE 3/20/24		PAGE 2	SKETCH NO ML - 4402 - 03 - 24		DRAWN BY ALT
REVISION DATE					



3 EAST ELEVATION

SCALE: 1/8" = 1'-0"

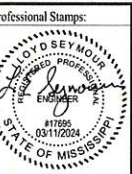


BLACK
CORLEY
OWENS +
HUGHES
ARCHITECTS
218 W SOUTH ST
BENTON, AR 72015
501 315 7666 PH
501 315 0487 FX
MICHAEL LEO HUGHES,
ARCHITECT

A New Facility for:
Cheeky Monkey Carwash
Gulfport, Mississippi

Revisions:

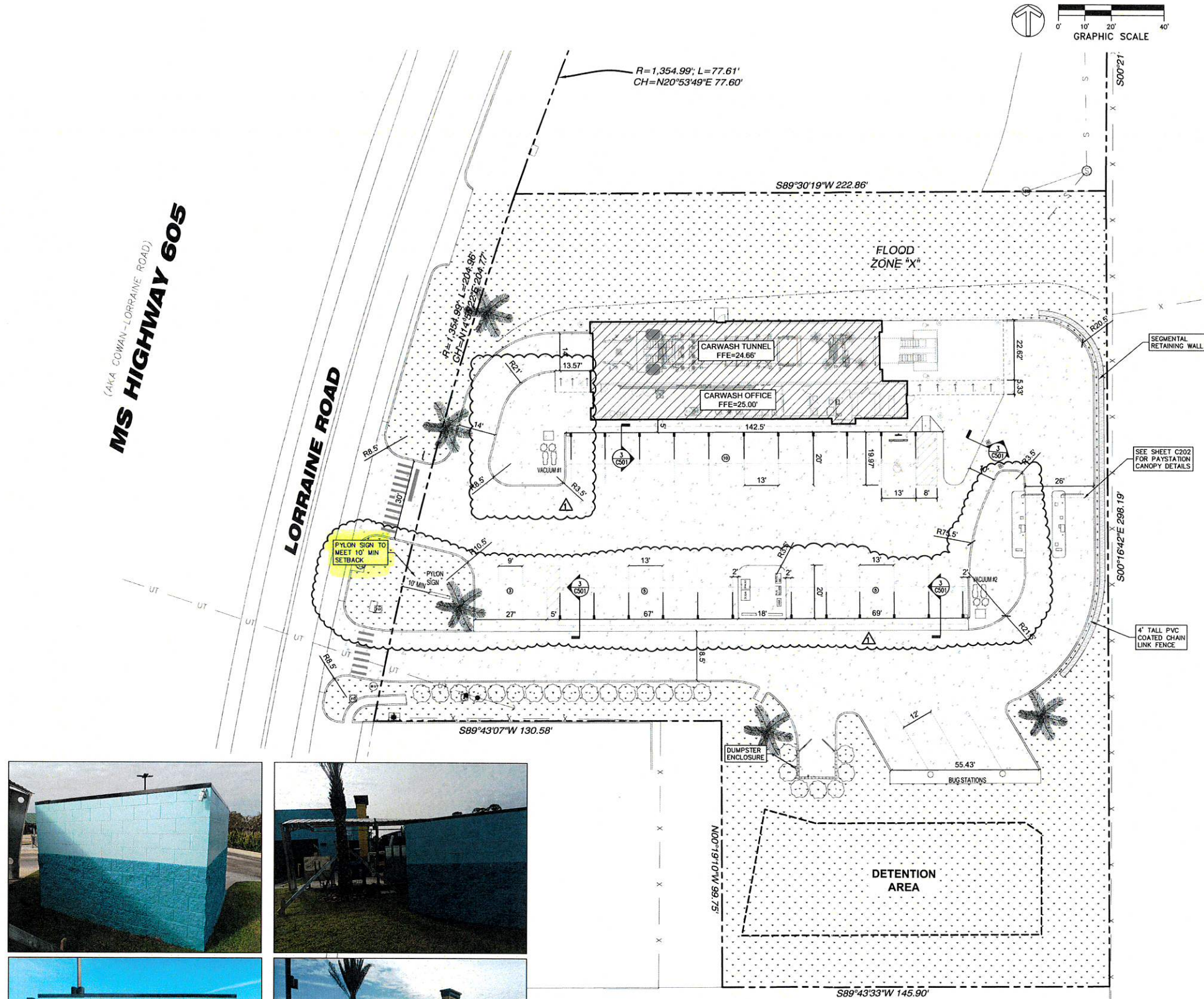
1.	03.11.2024



Sheet Title:
CIVIL SITE PLAN

Date: 03.11.2024
Sheet:

C200R



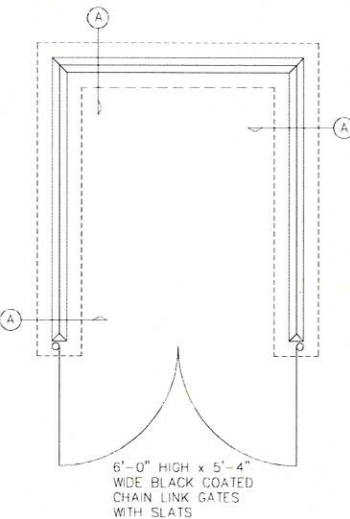
4 TYPICAL ENCLOSURE ELEVATION
SCALE: NTS

CIVIL SITE LEGEND

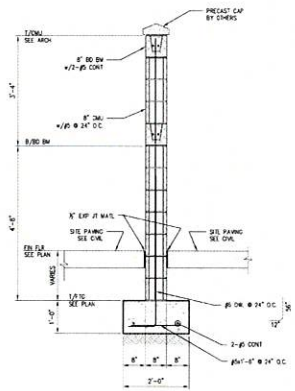
	DENOTES 6" THICK CONCRETE PAVEMENT (SEE PAVEMENT DETAILS)
	DENOTES 4" CONCRETE SIDEWALK PAVEMENT (SEE PAVEMENT DETAILS)
	DENOTES SOD/HYDRO-SEED

- SITE NOTES**
- CONTRACTOR SHALL INSTALL HANDICAP PARKING STALLS, SYMBOLS AND CURB RAMPS PER A.D.A. REQUIREMENTS.
 - CONTRACTOR SHALL STRIPE ALL HANDICAP PARKING SPACES BLUE. ALL OTHER STRIPING SHALL BE WHITE.
 - NO ACCESSIBLE PARKING STALLS OR ADJACENT ACCESS AISLES SHALL EXCEED 2% SLOPE IN ANY DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF CONDITIONS CANNOT BE MET ON SITE.
 - NO SIDEWALK CROSS SLOPE SHALL EXCEED 2%. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF CONDITIONS CANNOT BE MET ON SITE.
 - STANDARD PARKING STALLS SHALL BE 9'x20' VACUUM STALLS SHALL BE 13'x20'
 - CONSULT AND VERIFY SITE LIGHTING LOCATIONS WITH ELECTRICAL PLANS.
 - SOD OR HYDRO-SEED ALL DISTURBED AREAS.

- SITE LAYOUT NOTES**
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AS SHOWN ON THIS PLAN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
 - CONTRACTOR SHALL CONSULT AND VERIFY ALL BUILDING DIMENSIONS WITH THE BUILDING PLANS AND THE FOUNDATION PLANS. IF ANY DISCREPANCIES ARISE, THE BUILDING PLANS AND/OR THE FOUNDATION PLAN OVERRIDE ANY DIMENSIONS ON THIS PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ENGINEER IF ANY SAID DISCREPANCIES MAY AFFECT THE LAYOUT OF THE SITE PLAN.



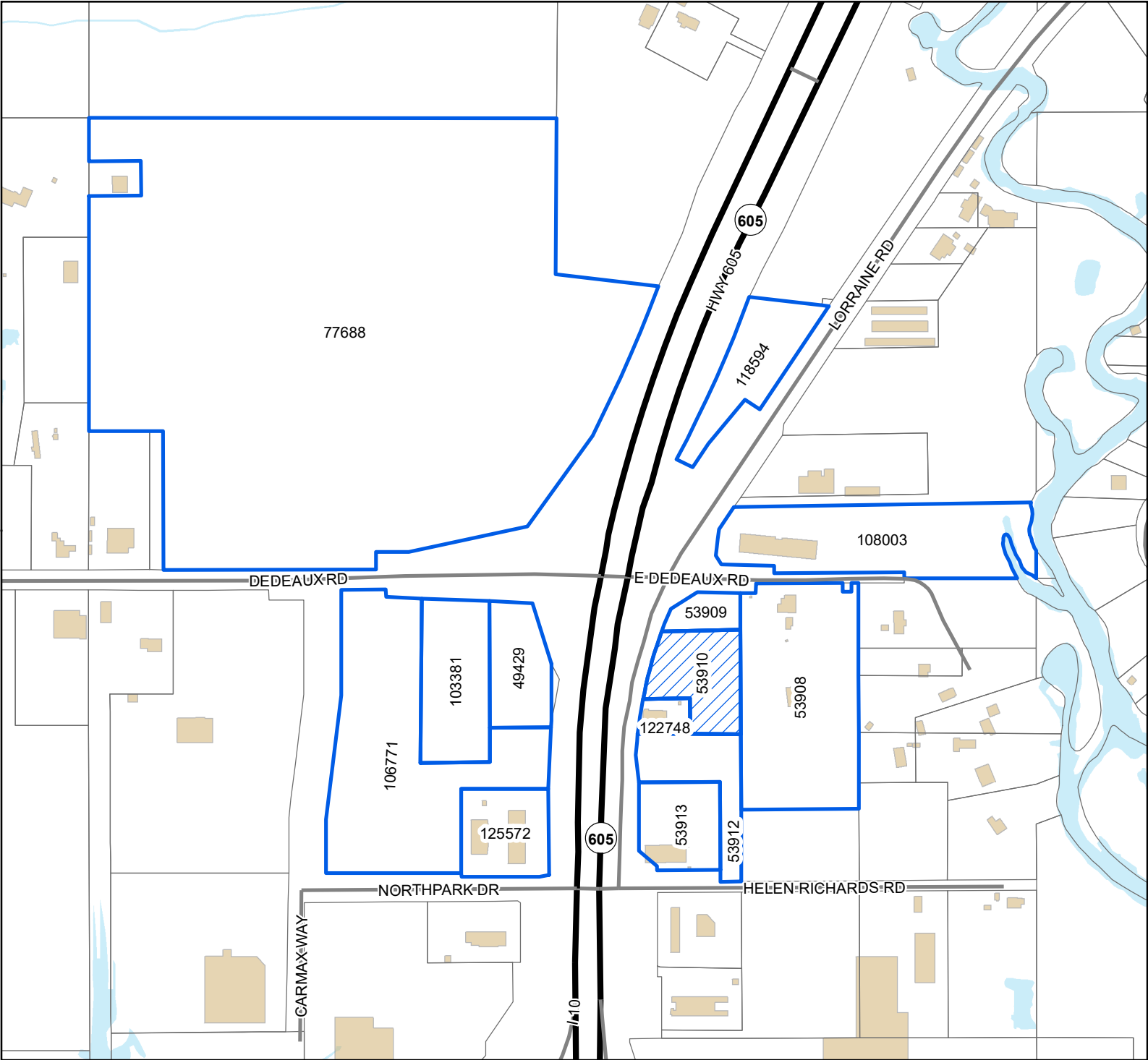
2 DUMPSTER ENCLOSURE PLAN
SCALE: NTS



3 SECTION A
SCALE: NTS

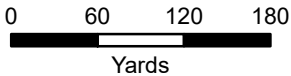
LIVE OAK ENGINEERING
955B HOWARD AVENUE
BILLOXI, MS 39530
LIVEOAKENGINEERING.COM

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
			PRASANT PATEL (OWNER)	15326 DEDEAUX RD	GULFPORT	MS	39503
			MATT LARGEN (AGENT)	1 FREEDOM SQUARE	LAUREL	MS	39440
			Adjacent Property Owners (2405ARC031)				
	53909	1008M-01-007.000	RICHARD CLYDE WARNER FAMILY TRUST	11019 SHORECREST ROAD	BILOXI	MS	39532
	53913	1008M-01-010.000	CLARK OIL COMPANY INC	720 STATION ST	WAYNESBORO	MS	39367
	53908	1008M-01-006.000	MISS REGIONAL HOUSING AUTH # VIII	10430 THREE RIVERS RD	GULFPORT	MS	39503
	106771	1008M-04-003.002	MBH GPT REAL ESTATE LLC	328 NORTH COLUMBIA ST	COVINGTON	LA	70433
	53910	1008M-01-008.000	RICHARD GARY	11036 SHORECREST RD	BILOXI	MS	39532
N	122748	1008M-01-008.001	WHITWORTH CAROL -TRUSTEE- ETAL	C/O WHITWORTH SCHOOL	PORTLAND	OR	97220
	53912	1008M-01-009.000	HIGHWAY DEVELOPMENT CO INC	4450 OLD CANTON RD STE 203	JACKSON	MS	39211
	103381	1008M-04-003.001	STOCK LLC	14014 MADISON CIR	OMAHA	NE	68137
	125572	1008M-04-006.002	11207 LORRAINE ROAD LLC	431 PORT TERMINAL CIRCLE	VICKSBURG	MS	39183
	77688	1008L-01-002.000	NORTHPARK HOLDINGS LLC	964 EMILY DR	BILOXI	MS	39532
	108003	1008L-02-005.002	HOOD CYNTHIA ANN WILLIAMS ETAL	12506 LORRAINE RD	BILOXI	MS	39532



Legend

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



1 inch = 400 feet



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

RE: Architectural Review Committee 2405ARC031, by owner Prasant Patel, seeking approval for street pylon sign design, Tax Parcel 1008M-01-008.000, 11252 Lorraine Road, Zoned B-2 (General-business) Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, May 9, 2024**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, May 9, 2024**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

RE: Architectural Review Committee 2405ARC031, by owner Prasant Patel, seeking approval for street pylon sign design, Tax Parcel 1008M-01-008.000, 11252 Lorraine Road, Zoned B-2 (General-business) Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Monday, May 13, 2024**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Monday, May 13, 2024**. 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.