



**PLANNING COMMISSION MEETING AGENDA
CITY OF OCEAN SPRINGS - PLANNING COMMISSION
TUESDAY, AUGUST 11, 2026 - 6:00 PM**

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
 - a. July 14, 2026
- 3. Old Business**
- 4. New Business**
 - a. Election of Officers
 - b. **Public Hearing:** 125 Sherwood Circle – PIDN: 61375006.000 – Lewis Investments, LLC – Requesting approval of a Residential Short-Term Rental Permit.
 - c. 5050 Gibson Road – PIDN: 601238108.000 – Meritage Homes of Mississippi, Inc. – Request to Replat Lot 43, Madison Place Subdivision, Phase 2A
- 5. General Public Comment**
- 6. Commissioner's Forum**
- 7. Adjourn**

The Minutes of the City of Ocean Springs
Planning Commission
Tuesday, July 14, 2026

1. Call Meeting to Order

The meeting of the City of Ocean Springs Planning Commission was called to order by Chairman Andy Phelan at 6:00 p.m. on Tuesday, July 14, 2026. The members present were Clay McArdle, Michael Smith, Marshall Johnson, Jennifer Dalgo, and Nicolaus Geiser. Absent was Kevin O'Connell. Also present were Amanda Crose - Planning Director, Rae Williams - Planning Technician, Kayla Stringer- Planning Office Administrator, and David Harris - City Attorney.

Commissioner McArdle gave the Invocation and Commissioner Dalgo led the Pledge of Allegiance.

2. Approval of Minutes:

- a) June 9, 2026

A motion was made by Marshall Johnson, seconded by Michael Smith, to approve the June 9, 2026, Planning Commission meeting minutes as presented. The motion carried unanimously.

3. Old Business:

- a) **WITHDRAWN BY APPLICANT: 711 Mosley Ave - PIDN: 60137646.000 - Conditional Use Permit Requested by Cynthia Butz to Operate a Bed & Breakfast**

Chairman Phelan announced that the applicant had fully withdrawn the request. He stated the item would not be discussed.

4. New Business:

- a) **Public Hearing: 115 Watersedge Lane - PIDN: 61490006.000 - Kelly A. Williams - Requesting Approval of a Short-Term Rental Permit**

A motion was made by Jennifer Dalgo, seconded by Marshall Johnson, to open the public hearing. The motion carried unanimously.

Chairman Phelan stated that four additional letters generally opposing the request had been provided to the Commission.

A motion was made by Marshall Johnson, seconded by Nicolaus Geiser, to enter the four letters into the record. The motion carried unanimously. (Ex. 1- 4)

Planning Director Amanda Crose presented the request. She stated the property is located in Ward 4 and zoned R-1 with a single-family dwelling. Ms. Crose stated the property is within the city-wide district, if approved, would constitute permit 57 of 60 permits. The owner would serve as the local property manager.

Ms. Crose stated the property was inspected on May 27, 2026, and approved for a maximum occupancy of six and a maximum of four vehicles. She noted that the submitted

guest rules listed ten occupants and the parking plan listed six vehicles; therefore, both documents would be required to be revised to reflect the approved limits before being issued a permit. One opposition letter was included in the meeting packet, in addition to the four letters entered into the record at the meeting.

- Ben Kahlmus, Ward 4, spoke in opposition. Mr. Kahlmus stated the neighborhood is a quiet, stable residential community occupied by families and long-term residents. He expressed concerns that a Short-Term Rental would introduce frequently changing guests and could affect neighborhood character, noise, traffic, parking, safety, and the sense of community. He also noted that children regularly play in the neighborhood and requested that the Commission reconsider the request.
- Will Earthman, Ward 4, asked how the revised occupancy and parking limits would be documented and enforced. Chairman Phelan explained that the Planning Commission could recommend approval subject to six occupants and four vehicles and that the Board of Aldermen would make the final decision. Ms. Crose stated the permit would reflect the limits approved by the Building Official and Fire Marshal and that exceeding those limits would constitute a violation.
- Josh Walzuk, Ward 4, spoke in opposition. Mr. Walzuk described problems he experienced with an existing nearby Short-Term Rental, including late-night disturbances and a threatening incident. He expressed concern about having another Short-Term Rental in proximity and stated the neighborhood has a strong family atmosphere.

Chairman Phelan advised that complaints may be directed to law enforcement and the Planning Department and that Short-Term Rentals are required to have a local property manager available at all times.

Kelly Williams, applicant, addressed the Commission. Ms. Williams stated she inherited the home from her parents and hopes to preserve it until she can move there in the future. She explained that operating the property as a Short-Term Rental would help cover taxes and maintenance costs while allowing her family to continue using the home for holidays. Ms. Williams stated she lives nearby, would serve as the local property manager, and would respond promptly to any complaints. She also acknowledged the approved occupancy limit of six guests, explaining that the higher occupancy and parking numbers listed on the application were submitted in error.

Commissioner Geiser asked how the property is currently used. Ms. Williams stated it is vacant and that she is maintaining it herself. She reiterated that the rental would provide a means to retain the property.

A motion was made by Marshall Johnson, seconded by Michael Smith, to close the public hearing. The motion carried unanimously.

Following closure of the public hearing, Commissioner Johnson stated that the City's Short-Term Rental regulations provide a means to address problems that would not otherwise be available for long-term rentals. Commissioners discussed the complaint and enforcement process. Ms. Crose explained that the Planning Department generally provides written notice of a complaint and an opportunity to respond, but repeated or serious violations may

result in a Stop Work Order or revocation of the permit, subject to appeal to the Board of Aldermen. She stated the Building Department posts Stop Work Orders and the rental must cease operation and remove active listings while the order is in effect.

A motion was made by Marshall Johnson, seconded by Nicolaus Geiser, to recommend approval of the Short-Term Rental Permit at 115 Watersedge Lane, subject to annual renewal, compliance with the City of Ocean Springs Short-Term Rental regulations, a maximum occupancy of six persons, and a maximum of four vehicles. The motion carried unanimously.

b) Public Hearing: 111 Industrial Park Cir - PIDN: 60126170.075 - Laura E. Bolton on Behalf of R. F. Ederer Company, Inc. - Requesting a Map Amendment from M-1 to C-H

A motion was made by Nicolaus Geiser, seconded by Marshall Johnson, to open the public hearing. The motion carried unanimously.

Planning Director Amanda Crose presented the request. She stated the approximately one-acre property is located in Ward 5 and is zoned M-1 Manufacturing, Warehousing & Service District. Ms. Crose explained that M-1 is intended for light industrial activities and may include impacts such as noise, traffic, outdoor storage, and dust, while C-H is the City's most intensive commercial mixed-use district and allows retail, office, food service, and other commercial uses. She stated the property has historically housed retail, office, health and wellness, and utility-related businesses, and the applicant has a prospective coffee shop tenant; food service is not permitted in the M-1 district.

Ms. Crose reviewed the map-amendment criteria in Section 2.15.5 of the Unified Development Code, including consistency with the Comprehensive Plan, a change in neighborhood character or error in the original zoning, effects on neighboring property, suitability of the present zoning, and public health, safety, and welfare were. She stated the 2010 Comprehensive Plan identifies the area as a commercial center.

Commissioners discussed the surrounding zoning and uses, whether the property could be rezoned again through a future application, and the range of uses permitted in C-H. Staff confirmed that any future rezoning would require the full application process.

Laura Bolton, applicant and representative of the property owner, stated she and her brother have owned the property for nearly ten years and have completed extensive renovations. She stated the character of the area has changed substantially since the property was originally zoned for industrial use approximately 60 years ago, with surrounding development transitioning from woods and industry to light industrial and retail uses. She stated an established coffee shop is interested in leasing the property and would be a positive addition to the area.

No letters of opposition or concern were received, and no members of the public spoke either in favor of or in opposition to the request.

A motion was made by Marshall Johnson, seconded by Jennifer Dalgo, to close the public hearing. The motion carried unanimously.

Commissioners discussed the change in character of the area and the surrounding commercial development.

A motion was made by Jennifer Dalgo, seconded by Clay McArdle, to recommend approval of the map amendment to rezone 111 Industrial Park Circle from M-1 Manufacturing, Warehousing & Service District to C-H Regional Commercial District based upon consistency with the Comprehensive Plan and a change in the character of the neighborhood. The motion carried unanimously.

c) Public Hearing: Groveland Rd - PIDN: 60123040.000 - Crosspoint Capital, LLC - Requesting Preliminary Plat Approval for Willow Springs Subdivision, a 29-Lot Single-Family Residential Subdivision

A motion was made by Jennifer Dalgo, seconded by Marshall Johnson, to open the public hearing. The motion carried unanimously.

Planning Director Amanda Crose presented the request. She stated that the approximately 9.78-acre vacant property is located at the corner of Groveland Road and Deana Road in Ward 5 and is zoned R-3 Medium Density Residential. Ms. Crose reviewed the R-3 dimensional standards, including minimum lot area, width, and required setbacks. She stated all proposed lots and setbacks satisfy the minimum requirements of the Unified Development Code (UDC).

Ms. Crose explained that the Sketch Plat, consisting of 33 lots, was approved by the Board of Aldermen on October 7, 2025, and that the subsequent Preliminary Plat reduced the proposed development to 29 lots. The plan includes a 50-foot public right-of-way, public infrastructure, five-foot sidewalks, and 56 street trees to be installed during home construction.

Further stating, the UDC requires 20% open space and since the property is approximately 9.78 acres, a total of 85,203 square feet is required for open space. The submitted calculation of open space includes pedestrian areas and approximately 24,765 square feet proposed for dedication along Deana and Groveland Roads for future roadway expansion and pedestrian paths. A pedestrian trail is proposed behind Lots 8 through 13 within the Mississippi Power easement, using concrete sidewalk and a gravel walking path.

Ms. Crose stated the applicant submitted approvals or determinations from the Mississippi State Department of Health, Mississippi Department of Environmental Quality, and U.S. Fish and Wildlife Service. The plans were circulated to City departments, Fire, Public Works, and an independent reviewing engineer, and all review comments were addressed before the meeting. Public notice was provided. No written public comments were received before the meeting.

Commissioners questioned whether the future right-of-way dedication should be included in the open-space calculation, noting that the land could later be used for roadway widening. Staff explained that the applicant requested consideration of the dedicated area as part of the calculation because the property remains under the applicant's ownership at the Preliminary Plat stage and would support pedestrian circulation and future City improvements. Commissioners also asked about the Deana Road widening project, the reduction from 33 to 29 lots, drainage, utility capacity, and the location of the proposed street trees.

Nick Gant of Brown, Mitchell & Alexander, authorized agent for Crosspoint Capital, LLC, addressed the Commission. Mr. Gant explained that the proposed subdivision was redesigned from 33 to 29 lots to satisfy open-space requirements, accommodate utility and fire-access constraints. He stated the drainage system was designed to improve the existing ditch and manage stormwater runoff without increasing flood elevations.

- Gloria Thompson, Ward 5, expressed concern that the development and additional runoff could affect nearby properties and potentially increase flooding. She also stated the ditch and adjacent field behind homes on Timberlake Drive are not regularly maintained and accumulate debris.
- Richard Carson, Ward 5, spoke in opposition. Mr. Carson stated he has lived in the area since 1990 and has observed Groveland Road and Deana Road flooding during heavy rain. He expressed concern that filling and elevating the development site would displace water toward lower surrounding neighborhoods, including Baywood, and stated he opposed the project if the site would be raised above adjacent property.

Mr. Gant responded addressed the opposition's concerns.

A motion was made by Marshall Johnson, seconded by Jennifer Dalgo, to close the public hearing. The motion carried unanimously.

Following closure of the public hearing, a motion was made by Marshall Johnson, seconded by Jennifer Dalgo, to recommend approval of the Preliminary Plat for Willow Springs Subdivision, consisting of 29-single-family residential lots, noting that the area proposed for dedication to the City is included in the open-space calculation. The motion carried unanimously.

5. General Public Comment

Stephen Parker, Ward 6, addressed the commission and submitted a two-page handout concerning the estimated economic value of remaining pine flat woods within the city.

A motion was made by Nicolus Geiser, seconded by Michael Smith to enter the handout into the record. The motion carried unanimously.(Ex. 5)

6. Commissioners Forum

Commissioner McArdle discussed whether future planning efforts would assign numerical or economic value to the benefits provided by pine flatwoods when determining conservation goals and Commissioner Dalgo questioned whether pine flatwoods and pine savannas are the same habitat type.

7. Adjourn

A motion to adjourn was made by Jennifer Dalgo, seconded by Marshall Johnson. The motion carried unanimously.

The meeting adjourned at approximately 7:22 p.m.

**CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

PLANNING COMMISSION REPORT

PUBLIC HEARING DATE: August 11, 2026

APPLICANT: Lewis Investments LLC

OWNERS: Lewis Investments LLC

LOCATION: 125 Sherwood Cir– Ward 3
Lot 6 Pecan Grove Subdivision, Part 1

PARCEL NUMBER: 61375006.000

REQUESTED ACTION: Residential Short-Term Rental Permit

DATE OF APPLICATION: June 17, 2026



Figure 1. Planning Commission Signage

I. **DESCRIPTION OF REQUEST**

Requesting a permit to operate a short-term rental that allows rental usage for less than (30) thirty consecutive days.

II. **ZONING/LAND USE**

Subject Property: R-D Two Family Residential



Figure 2. Subject Property and Adjacent Zoning District

III. **SHORT-TERM RENTAL DISTRICT**

City-Wide Zone: This property would be 58 out of 60 available permits.

IV. **FINDINGS**

- **Local Property Manager:** The property will be managed by Christopher Dearman, who has an address of 805 Magnolia Bayou Blvd.
- **Application:** Submittal is complete and was received prior to the deadline. A copy of the rental agreement is attached for consideration.
- **Homeowner's Association:** The property is not located in a covenant-restricted subdivision.
- **Liability Insurance:** The signed application states that the liability insurance for the property does not exclude short-term rentals from coverage, as well as conformance with building code and zoning requirements. There are no deed restrictions and taxes are current.
- **Fee:** The inspection fee of \$25 was provided with the application. The remaining \$476 is due after if approved by the Board of Aldermen.

- **Notice via Standard Mail:** The notice of Public Hearing was mailed to property owners within 500 feet of the subject property, on July 24, 2026. The distribution included the name of the applicant, notice of the hearing date, time and location, and a summary of Frequently Asked Questions regarding short-term rentals. All advertising requirements have been met.
- **Publication:** Notice of the public hearing was advertised at least 15 days prior to the date of the hearing per ordinance on July 26, 2026. Additionally, the required yard sign was placed in the yard on July 24, 2026.
- **Inspection:** The property was inspected for all required elements on July 20, 2026, and was approved. The inspection form is attached for review.
 - **Maximum Occupancy:** Maximum occupancy of 6 was approved by the Fire Marshall during the inspection.
 - **Maximum Number of Vehicles:** Maximum number of 3 vehicles were approved by the Building Official during the inspection.
- **Guest Rules:** The guest rules were posted and visible during the property inspection.
- **Code Violations:** No code violations received.

V. PUBLIC FEEDBACK

- None as of August 7, 2026

VI. POTENTIAL MOTION

To recommend **approval** of the short-term rental permit located at 125 Sherwood Cir with annual renewal and compliance with the City of Ocean Springs STR Ordinance.

– OR –

To recommend **denial** of the short-term rental permit located at 125 Sherwood Cir.



City of Ocean Springs
Planning Department
PO Box 1800
Ocean Springs, MS 39564
(228) 875-4415

RESIDENTIALLY ZONED SHORT TERM RENTAL ANNUAL PERMIT APPLICATION

Application Date: 6-17-26 A \$25.00 reinspection will be charged if the inspection is missed.

REQUIRED ATTACHMENTS:

FEES: \$501 (NON-REFUNDABLE) ~ \$25 must be paid at the time application is submitted, Remaining \$475 is due when permit is approved ~ Administrative Fee: \$1.00 (per Ordinance 2022-17 following the requirements of Section 25-60-5 MS code Annotated)

- ☐ Completed Application
- ☐ Signed Letter of Acknowledgment from Property Manager
- ☐ Warranty Deed
- ☐ Copy of Proposed Rental Agreement
- ☐ Proposed Parking Plan – Sketch
- ☐ Copy of rules, including trash management and reference of the city's noise ordinance (available upon request), to be posted inside unit
- ☐ Affirmation of Code Compliance – Ord.2015-11 (Section 401.3(10)) – Attached.
- ☐ ~~Standard mailout fee will be calculated during the review process and must be paid prior to scheduling of the public hearing~~
- ✓ Properties will be reviewed and inspected prior to scheduling the public hearing date and sending the required notices.
- ✓ Permits are renewed annually and are not transferable to new ownership.
- ✓ Renovations must be completed prior to applying

REQUIRED: RENTAL PROPERTY INFORMATION:

- Address of Rental Property: 125 Sherwood Cir.
- Parcel Identification Number: 61375006000 Number of bedrooms: 3
- Proposed maximum # guests: 6 Number of existing off-street parking spaces: 3
- Is this property located in a covenant-restricted subdivision? ☐ Yes ☒ No
~If yes, a copy of the covenants must be included.

PROPERTY OWNER – Name: Lewis Investments LLC (Brent + Valenrie Lewis)
Mailing Address: 202 North St. OS, MS 39564
Phone No. 228-217-2634 Email: valclewis@yahoo.com
OWNER SIGNATURE: [Signature]

LOCAL PROPERTY MANAGER – [Must RESIDE within two (2) miles of the OS City Limits]

Name: Christopher Dearman
Physical Address: 805 Magnolia Bayou Blvd. OS, MS 39564
Phone No. 228-338-6259 Email: christopherrdearman@gmail.com

Is the Property Manager OR the Owner the best contact for scheduling Inspections? Owner

Owner – initial to indicate receipt:

Copy of Current Short-Term Rental Ordinance Received: VCU (initials)

Physical Inspection of Property:

- All applicable fire and health codes as would apply to a commercially zoned structure must be compliant.
- As part of the review process, an inspection will be scheduled to determine that all physical requirements are met per the ordinance
- Inspection will also include but are not limited to: adequate parking, proposed occupancy, number of vehicles allowed, location of garbage storage, posting of rules, etc. (per *most current* Inspection Checklist dated: 2/08/18)

Affirmation of Codes/Regulations

I, (print name) Valerie Lewis, hereby certify that:

1. I am the owner of the property that is the subject of this application and that I have read and understand the requirements as outlined in the application.
2. There are no outstanding City of Ocean Springs property taxes or special assessments on the parcel(s).
3. Per Section 2.C.5 of Ordinance No. 2015-11, I will obtain a Mississippi State Sales Tax License through the MS Dept. of Revenue to pay all city, county, and state taxes required by law.
4. The property included in this application is in compliance with all applicable building codes, zoning requirements, and deed restrictions and/or covenants.
5. The Homeowner's liability insurance does not exclude short term rentals from coverage.
6. Any existing mortgage or deed does NOT prohibit use of property as a short term rental.
7. Proper documentation of covenants that may restrict use of the property as a short rental and/or a letter of support from the HOA has been provided.

I further acknowledge that the information provided herein is true and correct to the best of my knowledge.

Owner(s) Name: Valerie Lewis

Parcel ID(s): 613750010.000

Date Property Acquired: 4/27/2016

Owner's Signature Valerie Lewis Date 6-17-26

Office Use Only

Date of Inspection: _____ Result of Occupancy Inspection: _____

Maximum Occupancy Determination: _____ (attached)

Maximum Parking Spaces: _____ Permit Renewal Date: _____

PC Public Hearing Date: _____ BOA Approval Date: _____



ENHANCED LIFE SAFETY FOR OCCUPANCY EGRESS

(RESIDENTIAL & COMMERCIAL ZONED SHORT-TERM RENTALS & BED & BREAKFASTS)

The following items must be complete and inspection passed prior to approval of any Short-Term related enterprise. ***Additional Code requirements may apply from other Departments.***

Before an occupancy inspection is scheduled, please make sure the following items have been completed. *Someone must be present at the time of inspection.*

All Occupancy Inspections are scheduled Monday – Thursday at 10am

- Type 2A 10BC fire extinguishers – placed in a location visible to occupants and *mounted to the wall.*
NOTE: maximum travel distance to a fire extinguisher is 75 feet – additional fire extinguishers may be required on each floor.
- Emergency lighting – *hardwired with battery backup* (not “exit” lighting) in locations that will allow adequate illumination in case of emergency or power outage.
- Address clearly displayed on the outside of the building. This must be visible from the street. In locations not visible from the street, a pilaster or signage must be placed at the street – not to exceed 1 square foot.
- All Main and Distribution panel boxes must have all circuits labeled properly.
- Smoke detectors must be installed in all sleeping areas and corridors leading to sleeping areas. SMOKE DETECTORS MUST BE INTERLOCKED EITHER BY HARD-WIRED OR WI-FI SYSTEM. *IF a residence has gas service, all locations must also include Carbon Monoxide Detectors* (outside bedrooms). If there is an attached garage, a carbon monoxide detector must be installed in that location separately.
- Adequate garbage receptacles and storage locations.
- Stove must have a no-tip device installed.
- Adequate emergency egress from all rooms within the residence. Sleeping areas must have two (2) means of egress. *If there it is a two-story structure, or has windows over 78”, it is required to have an emergency escape ladder.)*
- No exposed wiring.
- All outlets within 6 feet of any water source must be on a GFCI circuit or have that type of outlet installed.
- Adequate off-street parking for guests. No designated parking will be allowed on grassy surfaces or on streets.
- Extension cords shall not be substituted for permanent wiring in any case. Multi-plug electrical adaptors are prohibited unless they are overcurrent protected (surge protected).

OWNER SIGNATURE: _____

DATE: _____

June 17, 2026

City of Ocean Springs Planning Department
PO Box 1800
Ocean Springs, MS 39564

RE: Property Management Acknowledgment Letter for: 125 Sherwood Cr.

To Whom It May Concern:

This letter confirms that Chris Dearman has been authorized by the property owner **125 Sherwood Cr.** to manage the property on the owner's behalf.

I serve as the designated local property manager and primary point of contact for this property. I am authorized by the owner to handle property-related matters, communicate with the City as needed, and coordinate responses to issues that may arise concerning the property during the owner's absence.

Should you require any additional information, please feel free to contact me directly.

Sincerely,

Chris Dearman

Chris Dearman
Property Manager
805 Magnolia Bayou Blvd.
Ocean Springs, MS 39564
(847) 307-1491

ADDRESS: 125 Sherwood Cir iWorQ Permit#: 12196



PLANNING DEPARTMENT
P.O. Box 1800 / Ocean Springs, MS. 39566
Phone 228-875-4415 Fax 228-872-5427

RESIDENTIALLY-ZONED SHORT TERM RENTAL – OCCUPANCY INSPECTION FORM

Before requesting an occupancy inspection from the Building Official and the Fire Marshall, please make sure the following items have been completed. Someone must be present at the time of inspection.

All Occupancy Inspections are done at 10am

The following items must be complete prior to inspection:

- | | |
|---|---|
| ▪ Type 2A 10BC Fire Extinguishers
(Maximum travel distance 75 ft.) | ▪ Adequate garbage receptacles |
| ▪ Emergency Lighting hardwired battery backup | ▪ Smoke detectors in all bedrooms
and hallways. |
| ▪ Address on Building | ▪ Carbon monoxide detectors if there
is gas service. |
| ▪ Breaker Box needs to be labeled | ▪ Identified # of Bedrooms: <u>3</u> |
| ▪ Outlet and switch plate covers need to be
installed. (GFCI Circuits within 6 ft. of water
source) | ▪ Proposed # of Guests: <u>6</u> |
| ▪ No exposed wiring | Approved # of Guests per OSFD: <u>6</u> |
| ▪ Adequate emergency egress | ▪ Proposed # of vehicles: <u>3</u> |
| ▪ Operable windows in sleeping areas | Approved # of vehicles per OSFD: <u>3</u> |
| ▪ Guest rules (noise, garbage, etc.) must be
visibly posted. | |

Property Owner: Valerie Lewis Phone #: 2282172634
Contact Name: Chris Dearman Phone #: 2283386259

.....
Date of Inspection: 20-July-2026

COMMENTS: _____

☒ **PASSED**

Building Official: [Signature]

Property Owner: [Signature]

Fire Marshall: [Signature]

Fire Marshall Not Present ☐

Sherwood Cottage Lodging Policies & Rental Agreement

Sherwood Cottage is an exclusive property where every guest reservation is both important and special to us. If your travel plans change and you must cancel your reservation, please contact us at least two weeks prior to your arrival date to receive a full refund. A 50% refund will be given if cancellation is made at least one week prior. If cancelled less than week, we will try to re-book the dates for you, and if so, will offer you a credit for whatever amount we get for a future stay.

Check-in begins at 4PM. Check-out 10AM. Unfortunately, due to the need to get the home ready for the next guest visit, we usually cannot offer early check-ins or late check-outs.

All use of Sherwood Cottage amenities is at the guests' own risk. Please be responsible and act safely. All disposable items in the home are for guest use, but please clean any dishes & appliances if used. Please make sure the dishwasher is emptied, and that the microwave, refrigerator, and oven are left clean and empty for next guest use as well.

Occupancy: There is to be a maximum of six (6) guests allowed to stay overnight on the property.

Trash: Please use the garbage bins outside on the side of the house for your trash upon leaving. The property manager or housekeeping will bring them to the curb on Mondays, for Tuesday morning pickups.

Smoking: Absolutely no smoking is allowed inside the home, but feel free to smoke on the back porch or anywhere outdoors. Please dispose of your butts safely and in an environmentally sensitive manner

Parking: Up to three cars can park on the driveway in front of the home. There is no on-street parking in Ocean Springs unless explicitly stated.

Quiet Hours: We ask that our guests observe quiet hours beginning at 10pm and continuing through 9am. No loud noises or music is permitted during quiet hours. Please be considerate to our neighbors at all times. Ocean Springs has a noise ordinance (2012-4) between the hours of 11pm-8am Sunday night through Thursday night, and 11:59pm-8am Friday night through Sunday morning. Please call the city at 228-875-4415 for any further information.

Check-Out: Please leave any used towels in the tub, the linens on the bed, and lock the door upon leaving. Have safe travels, and please leave us a favorable review if you enjoyed your stay.

Thank you for staying at Sherwood Cottage! We would love to have you return for years to come, so please contact me directly for any future visits. If things have gone smoothly for both parties during your initial stay, we most likely can offer you a discounted rate for you, friends & family for future visits.

Sincerely,

**Chris Dearman
Property Manager**

Booking Confirmation

Thank you for choosing Sherwood Cottage for your vacation! We hope that you have a pleasant stay.

Our home is located at:

**125 Sherwood Cr
Ocean Springs, MS 39564**

Rental Rules

CHECK-IN TIME is AFTER 4 P.M. CST AND **CHECKOUT** is 10:00 A.M. CST.

This is a **NO SMOKING** unit.

PETS - Dogs are permitted in rental units only with prior approval. \$150 non-refundable pet fee applies covering two dogs. All pets must be leashed at all times. Pet owners are responsible for cleaning up any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm prevention is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The cabin owners assume no responsibility for illness or injury that humans or pets may incur while on the premises.

CANCELLATIONS – please contact us at least two weeks prior to your arrival date to receive a full refund. A 50% refund will be given if the cancellation is made at least one week prior. If canceling less than week, we will try to re-book the dates for you, and if so, will offer you a credit for whatever amount we get for a future stay.

MAXIMUM OCCUPANCY – The maximum number of guests is limited to six (6) persons.

MINIMUM STAY – Minimum stays may be required during weekends, holidays, or festival weekends.

INCLUSIVE FEES – Rates include a one-time linen & towel setup. Amenity fees are included in the rental rate.

NO DAILY HOUSEKEEPING SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. However, it is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

RATE CHANGES – Rates subject to change without notice.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

WRITTEN EXCEPTIONS – Any exceptions to the above-mentioned policies must be approved in writing in advance.

PARKING – Parking is limited to three (3) vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

TRASH – Please use the garbage bins outside on the side of the house for your trash upon leaving. The property manager or housekeeping will bring them to the curb on Mondays, for Tuesday morning pickups.

HURRICANE OR STORM POLICY – No refunds will be given unless: The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest. The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:

Any unused portion of rent from a guest currently registered; Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

The owners are not responsible for any accidents, injuries or illnesses that occur while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.

Quiet Hours: – We ask that our guests observe quiet hours beginning at 10pm and continuing through 9am. No loud noises or music is permitted during quiet hours. Please be considerate to our neighbors at all times. Ocean Springs has a noise ordinance (2012-4) between the hours of 11pm-8am Sunday night through Thursday night, and 11:59pm-8am Friday night through Sunday morning. Please call the city at 228-875-4415 for any further information.

125
Shenwood
house

car 3

car 2

car 1

Drive ways

3

OFFICIAL RECORDS JACKSON COUNTY
Josh Eldridge
CHANCERY CLERK
RECORDING FEE: \$12.00
#201606654 BK: 1815 PG: 229-231
05/04/2016 01:45:30 PM 3 PGS
RVANHORN, DC Ropt#8052



201606654 3 PGS

Prepared by:
Dean Morris, LLC
855 S Pear Orchard Rd Ste 404 Bldg 400
Ridgeland, MS 39157
Telephone: 318-330-9020
Emily Kaye Courteau Bar# 100570

Return To:
Dean Morris, LLC
2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020

**Substitute Trustee's Deed
Indexing Instructions**

Lot 6, Pecan Grove Heights Subdivision, Part 1, Plat Bk. 3, Pg. 43, Jackson Co., MS

STATE OF MISSISSIPPI
COUNTY OF Jackson

GRANTOR:

Emily Kaye Courteau
855 S Pear Orchard Rd Ste 404 Bldg 400
Ridgeland, MS 39157
318-330-9020

GRANTEE:

Lewis Investments LLC
202 North Street
Ocean Springs, MS 39564
228-217-8524

PROPERTY OWNERS:

Kimberly R Britt, an unmarried woman
125 Sherwood Cir
Ocean Springs, MS 39564
318-330-9020

WHEREAS, on the 17th day of May, 2007, Kimberly R Britt, an unmarried woman, executed and delivered a certain Deed of Trust unto First American Title, Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Coldwell Banker Mortgage, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of Jackson County, Mississippi in Book 2583 at Page 459 Instrument# 200717502; and

WHEREAS, on the 16th day of February, 2016, Mortgage Electronic Registration Systems, Inc. as nominee for Coldwell Banker Mortgage, assigned said Deed of Trust unto Ditech Financial LLC, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3337 at Page 349 in Instrument# 201602518; and

WHEREAS, on the 3rd day of March, 2016 the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3340 at Page 725 Instrument# 201603459; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated 28th day of March, 2016 by posting same at the bulletin board on the east side of the main lobby at the Jackson County Courthouse located at 3104 Magnolia in Jackson County and by publishing said Notice in The Mississippi Press for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 27th day of April, 2016, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the west front door of the Jackson County Courthouse, 3104 Magnolia at Pascagoula, Mississippi; and

F15-1281

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 27th day of April, 2016, within legal hours, offer for sale and did sell, to the highest bidder for cash at the west front door of the Jackson County Courthouse, 3104 Magnolia at Pascagoula, Mississippi the following described real property, to-wit:

Lot 6, Pecan Grove Heights Subdivision, Part 1, as per map or plat thereof on file in the office of the Chancery Clerk of Jackson County, Mississippi in Plat Book 3 at page 43.

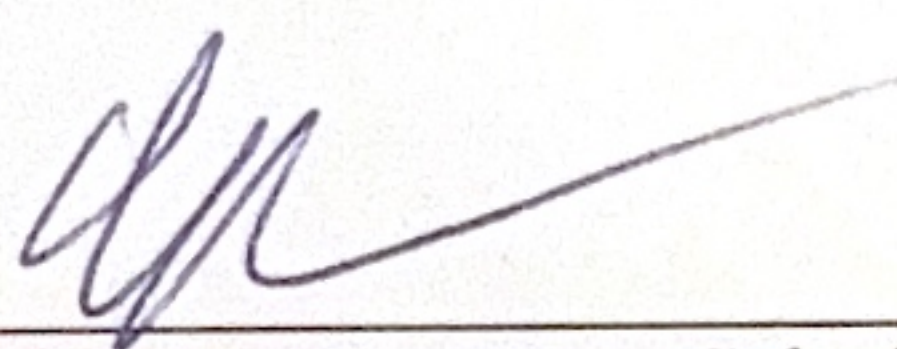
WHEREAS, at said sale Lewis Investments LLC was the highest bidder and best bidder, therefore, for the sum of \$48,300.00 and the same was then and there struck off to Lewis Investments LLC and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$48,300.00 do hereby convey the above-described property to Lewis Investments LLC.

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

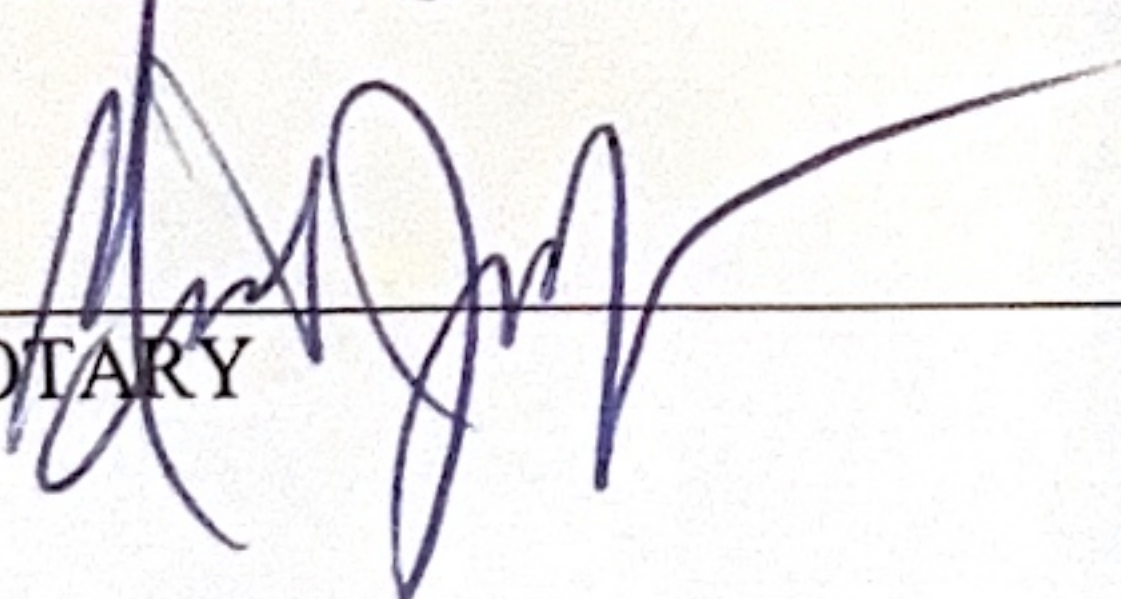
WITNESS MY SIGNATURE, this the 28 day of April, 2016.



Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 28 day of April, 2016, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.



NOTARY

AT DEATH
MY COMMISSION EXPIRES



Mississippi Press

LEGAL AFFIDAVIT

INV#: 0007616546

Remit Payment to:

Alabama Media Group

Dept 77571

P.O. Box 77000

Detroit, MI 48277-0571

MORRIS AND ASSOCIATES

2309 OLIVER RD

MONROE, LA 71201

Name: MORRIS AND ASSOCIATES

Sales Rep: Cristy Boyington

Customer Service: 1-877-317-5175

invoicesupport@acsmi.com

Account Number: 2031096

INV#: 0007616546

Date	Position	Description	P.O. Number	Ad Size	Total Cost
04/20/2016	Legals AL	Substitute Trustee's Notice of Sale STATE OF MISSISSIPPI COUNTY OF Jackson WHEREAS,		1 x 53 L	112.32

Stephanie Hardin being sworn, says that she is bookkeeper of Mississippi Press which publishes a newspaper in the City of Pascagoula and County of Jackson, State of Mississippi; and attached notice appeared in the issue of

Mississippi Press 04/06, 04/13, 04/20/2016

Sworn to and subscribed before me this 20th day of April 2016

NOTARY PUBLIC

FOR QUESTIONS CONCERNING THIS AFFIDAVIT, PLEASE CALL STEPHANIE HARDIN AT (251) 219-5598. YOU CAN PLACE A LEGAL NOTICE BY EMAIL OR FAX: LEGALS@PRESS-REGISTER.COM OR FAX# (251) 219-5598



Substitute Trustee's Notice of Sale
STATE OF MISSISSIPPI
COUNTY OF Jackson
WHEREAS, on the 17th day of May, 2007, Kimberly R Britt, an unmarried woman, executed and delivered a certain Deed of Trust unto First American Title, Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Coldwell Banker Mortgage, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of Jackson County, Mississippi in Book 2583 at Page 459 Instrument# 200717502; and WHEREAS, on the 16th day of February, 2016, Mortgage Electronic Registration Systems, Inc. as nominee for Coldwell Banker Mortgage, assigned said Deed of Trust unto Ditech Financial LLC, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3337 at Page 349 Instrument# 201602518; and WHEREAS, on the 3rd day of March, 2016, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3340 at Page 725 Instrument# 201603459; and WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 27th day of April, 2016, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the west front door of the Jackson County Courthouse, 3104 Magnolia at Pascagoula, Mississippi for cash to the highest bidder the

following described land and property situated in Jackson County, Mississippi, to-wit: Lot 6, Pecan Grove Heights Subdivision, Part 1, as per map or plat thereof on file in the office of the Chancery Clerk of Jackson County, Mississippi in Plat Book 3 at page 43. I will only convey such title as is vested in me as Substitute Trustee.
WITNESS MY SIGNATURE, this 28th day of March, 2016.
Emily Kaye Courteau
Substitute Trustee
855 S Pear Orchard Rd., Ste. 404, Bldg. 400
Ridgeland, MS 39157
(318) 330-9020
/F15-1281
MISSISSIPPI PRESS
April 6, 13, 20, 2016

**CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

PLANNING COMMISSION REPORT

PUBLIC HEARING DATE: August 11, 2026

APPLICANT: Meritage Homes of Mississippi, Inc.

AGENT: Heinrich & Associates, LLC

OWNER: Meritage Homes of Mississippi, Inc.

DATE OF APPLICATION: July 7, 2026

REQUESTED ACTION: Request to replat Lot 43, of Madison Place Subdivision, Phase 2A

LOCATION: 5050 Gibson Road – Ward 6
Madison Place Subdivision Phase 2A

PARCEL NUMBER: 601238108.000



Figure 1. Planning Commission Signage

REQUEST SUMMARY:

The applicant, Meritage Homes of Mississippi, Inc., is requesting approval to replat Lot 43, of Madison Place Subdivision, Phase 2A to reduce the recorded setback line of fifteen (15)-feet to twelve (12)-feet.

I. PROPERTY & ZONING INFORMATION:

The subject property is zoned R-D Two-Family Residential, which is intended to accommodate medium-density single-family and two-family dwellings, allowing smaller lot sizes while maintaining neighborhood compatibility and adequate public infrastructure.

➤ R-D Development Standards:

- Minimum Lot Area: 7,500 square feet
- Minimum Lot Width: 70 feet
- Minimum Setbacks:
 - Front Yard: 20 feet
 - Side Yard: 10 feet
 - Rear Yard: 15 feet

The Sketch and Preliminary Plats were approved utilizing the Conservation Subdivision provisions found under UDC – Section 3.9.6, allowing 62’ width lots instead of the required 70’.

II. SURROUNDING ZONING CLASSIFICATIONS:

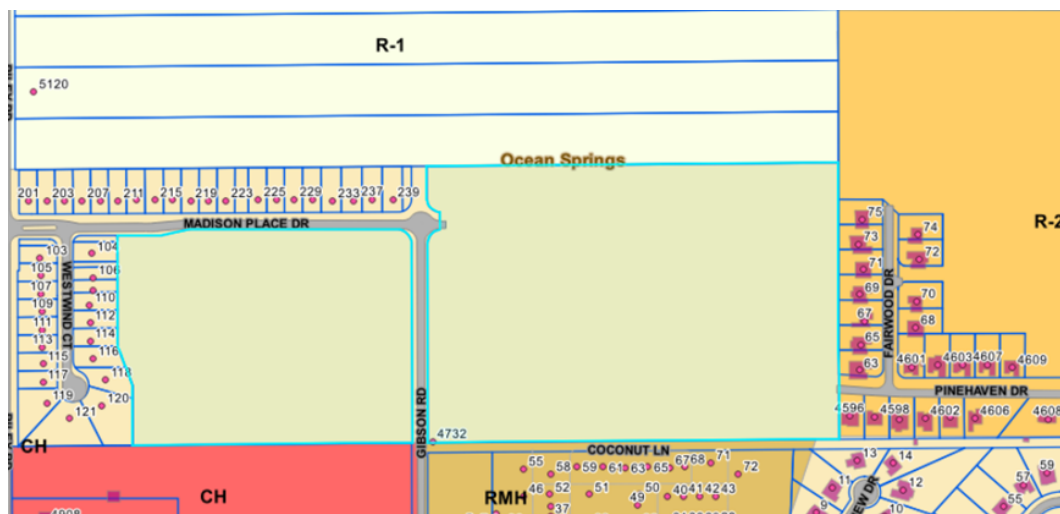


Figure 2. Subject Property and Adjacent Zoning Districts.

Zoning classifications adjacent to the subject property are as follows:

- **North:** R-D Residential district, Single-Family dwellings in Madison Place Phase I and R-1 Single Family Residential district; undeveloped land.

- **East:** R-2 Single Family district; single family detached dwellings in the Lakeview Subdivision.
- **South:** RMH Mobile Home district
- **West:** R-D Residential district; single family dwellings in Madison Place Phase 1 subdivision

III. BACKGROUND:

Madison Place Subdivision Phase 2A received Final Plat approval by the Board of Aldermen on April 21, 2026, consisting of Lots 36 through 43 and was recorded on May 12, 2026.

Although the minimum side yard setback in the R-D zoning district is 10 feet, the Final Plat was recorded with a 15-foot side yard setback to accommodate a 10-foot Singing River utility easement and a 5-foot drainage and utility easement. Following installation of the underground utilities, it was determined that Singing River requires only a 7-foot easement rather than the 10-foot easement originally recorded. Therefore, the applicant is requesting to reduce the recorded side yard setback accordingly.

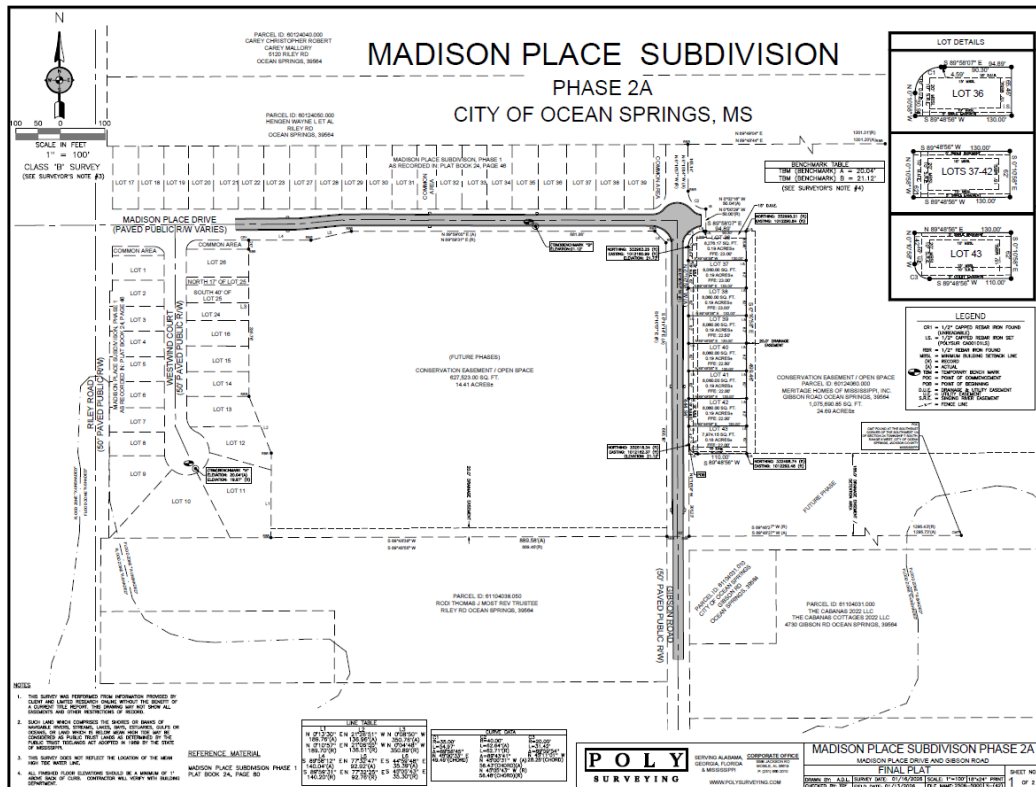
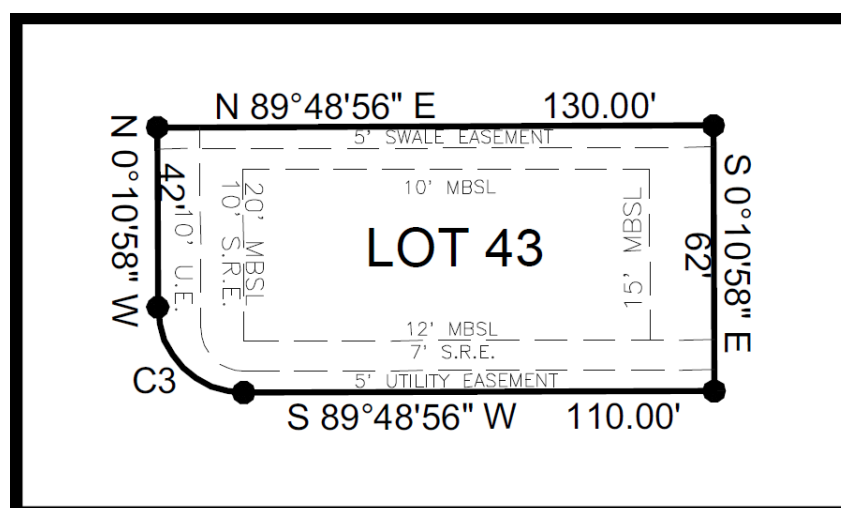
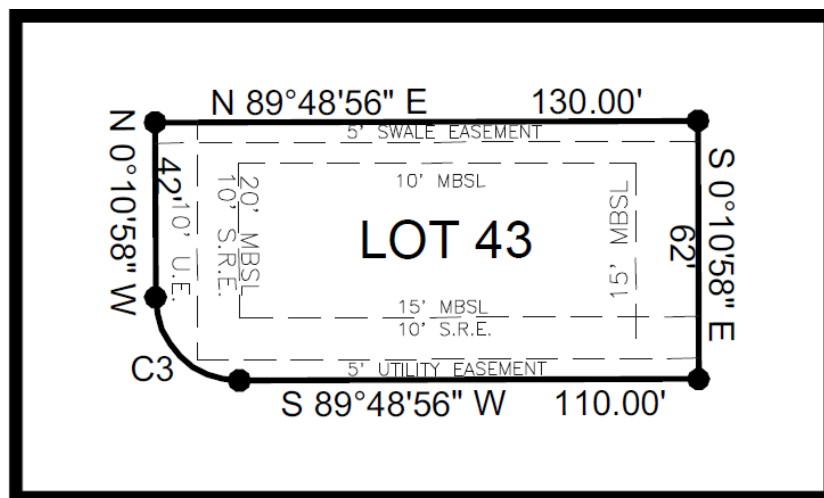


Figure 3. Approved Final Plat of Madison Place Phase 2A (Reduced)



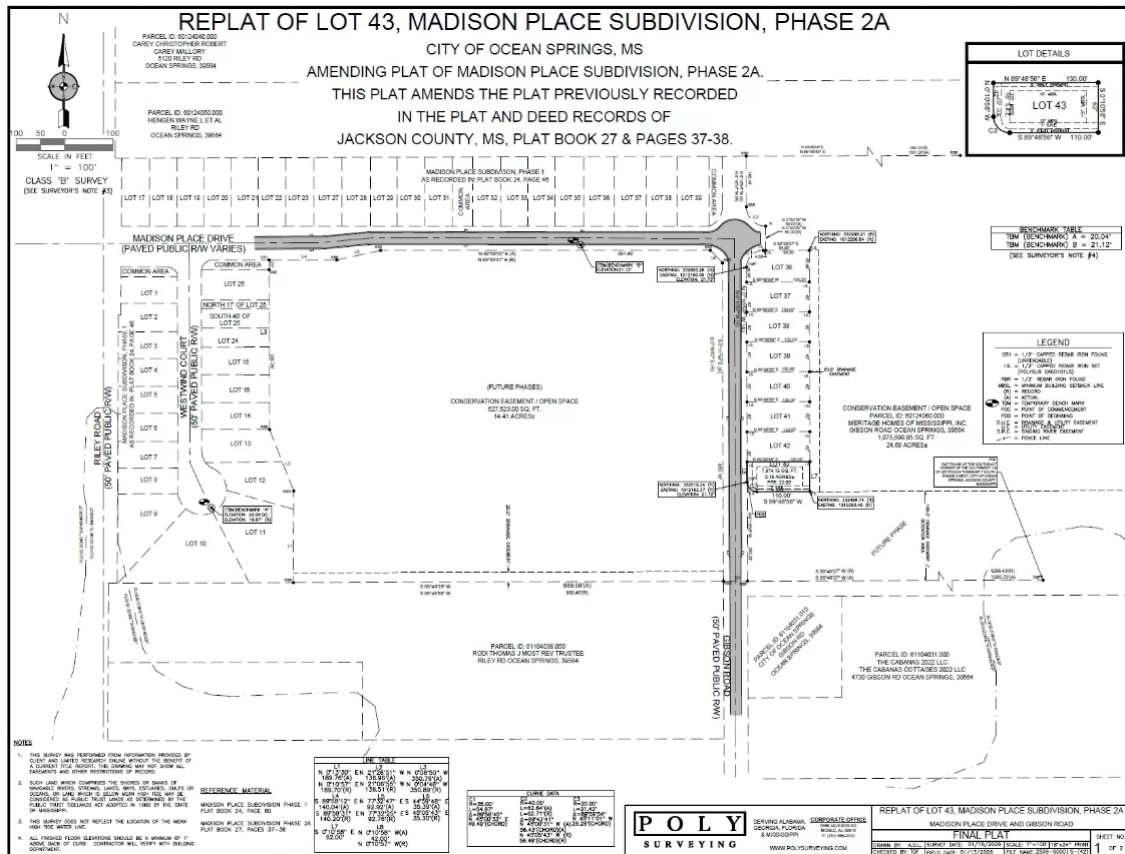


Figure 5. Replat of Lot 43, Madison Place Subdivision, Phase 2A

V. PUBLIC NOTICE:

- Legal Advertisement posted in the Sun Herald on July 26, 2026.
- Planning Commission yard sign was posted on the property July 24, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on July 24, 2026.

VI. PUBLIC COMMENTS:

- None as of August 7, 2026

VII. POTENTIAL MOTIONS:

To recommend **approval** of the replat of Lot 43, Madison Place Subdivision, Phase 2A reducing the recorded south side yard setback line from 15-foot to 12-foot.

— OR —

To recommend **denial** of the replat of Lot 43, Madison Place Subdivision, Phase 2A



City of Ocean Springs
Planning Department
PO Box 1800
Ocean Springs, MS 39564
(228) 875-4415

SUBDIVISION DEVELOPMENT APPLICATION

—Specific Requirements Outlined in Chapter 2 of the Unified Development Code—

SUBDIVISION TYPE: ☐ Minor (4 lots or less) ☒ Major (more than 4 lots)

Phase of Development: ☐ Sketch Plat ☐ Preliminary Plat ☒ Final Plat or Plat Amendment

Per the adopted fee schedule, the following application fees apply: (All fees are non-refundable)

	Minor S/D	Major S/D
Sketch Plat	\$251	\$301
Preliminary Plat	\$251 + \$50/lot	\$251 + \$50/lot
Final Plat / Plat Amendment	\$251 + \$50/lot	\$251 + \$50/lot

*Ordinance 2022-17 following the requirements of Section 25-60-5 MS Code Annotated, \$1.00 fee included

Standard mail fee required for notification of all property owners within 500' of applicant property. Applicant is responsible for all public mailer fees and must be paid prior to Planning Commission Meeting. Exact fee to be determined by the City, based on current postage rates.

Application Date: 7/7/2026 (Applications are due by the 7th of each month.)

Name of Subdivision: Madison Place Subdivision, Phase 2A

Address of Original Parcel(s): Madison Place Drive, Ocean Springs, MS

Parcel ID(s): 60124060.000

- | | | | |
|---------------------|---|-------|---------------------------------------|
| 1. Applicant: | <u>Meritage Homes of Mississippi</u> | Phone | <u>228-207-7169</u> |
| Address | <u>1635 Popps Ferry Rd. Biloxi, MS, 39532</u> | Email | <u></u> |
| 2. Local Agent: | <u>Heinrich & Associates, LLC</u> | Phone | <u>228-896-6768</u> |
| Address | <u>1806 23rd Ave. Ste B, Gulfport, MS, 39501</u> | Email | <u>bobby.h@heinrichassociates.net</u> |
| 3. Owner of Record: | <u>Meritage Homes of Mississippi, INC</u> | Phone | <u></u> |
| Address | <u>18655 N.Claret Dr. Ste 400, Scottsdale, AZ</u> | Email | <u></u> |
| 4. Engineer: | <u>Terry Moran, P.E.</u> | Phone | <u>228-896-6768</u> |
| Address | <u>1806 23rd Ave. Ste B, Gulfport, MS, 39501</u> | Email | <u></u> |
| 5. Land Surveyor: | <u>Poly Surveying</u> | Phone | <u>251-666-2010</u> |
| Address | <u>5588 Jackson Road, Mobile, AL, 36619</u> | Email | <u>molly@polysurveying.com</u> |
| 6. Attorney: | <u>NA</u> | Phone | <u></u> |
| Address | <u></u> | Email | <u></u> |

☐ Attach Appropriate Checklist for Requested Phase of Review

Property Information

1. Tax Map Designation: Section 24 Township: 7 South Range: 8 West
2. Proposed Subdivision Location: On the south side of Madison Place Drive *(street)*
400 ft +/- *(distance in feet)* east *(relative direction)* of Riley Road *(street)*
3. List all contiguous holdings in the same ownership:
Section N/A Lot(s) N/A
4. Zoning of Parcel(s): R-D 5. Total Acreage: 1.10 AC +/-
6. Smallest Lot Size: 7,974 SF 7. Proposed # of Lots: 8
9. Is the property located within a special district? (historic district, waterview preservation, or other designated overlay district, etc.) No
11. Does the property include any wetlands? If so, include professional wetland delineation. Yes
12. Has any lot included in this request been previously split or reconfigured, to your knowledge? No
13. Are there any easements or other legal restrictions on the property? If so, please explain. See plans.
14. Are there any existing structures on the property? If so, will they be kept or demolished? No

Proposed Subdivision Information

15. Is the subdivision infrastructure proposed to be: ☒ PUBLIC or ☐ PRIVATE?
16. Are any commercial or multi-use activities proposed? ☐ Yes ☒ No
If so, please describe: _____
17. Are any variances being requested for the proposed subdivision? If so, please explain.
N/A
18. Have there been any variances, exceptions, appeals or special uses granted for any properties in this request?
☐ Yes ☒ No If yes, please explain and state the date(s) of approval: _____
19. Is any open space or common area included in this subdivision? (Include any bus stops.) ☐ Yes ☒ No
If yes, please describe: _____
20. Is the subdivision ingress/egress onto a "major" road, as classified by the City? ☒ Yes ☐ No
21. **Complete where applicable:**
For Preliminary Plat: Date SKETCH PLAT was approved by Board of Aldermen: July 6, 2021
For Final Plat: Date PRELIMINARY PLAT was approved by Board of Aldermen: March 4, 2025
 - Were any changes made subsequent to preliminary plat approval? ☐ Yes ☒ No
If yes, please describe: _____
 - Does this final plat request include the entire area approved in the preliminary plat? ☐ Yes ☒ No

Notes and Next Steps for each phase are provided on the REQUIRED checklists.

Affidavit of Ownership

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into the present owner as recorded in the County Records of Deeds (Chancery Clerk) office. This affidavit shall indicate the legal ownership of the property, the contract owner of the property, and the date the contract of sale was executed.

I, (print name) Matt Van Horn, hereby certify that:

1. I am the owner of the property that is the subject of this application and that I have read and understand the requirements as outlined in the application.
2. There are no outstanding City of Ocean Springs property taxes or special assessments on the original parcel(s).

I further acknowledge that the information provided herein is true and correct to the best of my knowledge.

Owner(s) Name: Matt Van Horn Parcel ID(s): 60124060.000

Date Property Acquired Date: _____ Book and Page of Each Conveyance: _____

Owner's Signature [Signature] Date: 6/30/26

NOTE: If corporate ownership, attach a list of all directors, officers, stockholders of each corporation owning more than 5% of any class of stock.

STATE OF Mississippi

COUNTY OF Harrison

I Matt Van Horn, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

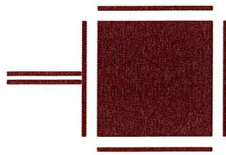
Mailing Address 1635 Popps Ferry Rd. Ste. A Biloxi, MS 39532

Subscribed and sworn before me this 30 day of June, 2026

My Commission expires: May 14, 2029

Notary Signature: [Signature]





HEINRICH & ASSOCIATES

RESIDENTIAL & COMMERCIAL DESIGN

July 6, 2026

City of Ocean Springs Planning Commission
Mrs. Amanda Crose
1014 Porter Avenue
Ocean Springs, MS 39564

RECEIVED
JUL 07 2026
BY: *SW*

RE: **Madison Place Subdivision, Phase 2A
Request for Re-Plat
Ocean Springs, Mississippi**

Dear Mrs. Crose,

Please accept this letter as our formal request for approval of a replat affecting **Lot 43** within Phase 2A and Phase 2B of the subdivision.

During the original platting process, Singing River Electric requested an additional 10-foot utility easement on the lots within Phases 2A and 2B. While this request was incorporated into the recorded plat, the additional easement on the south side of Lot 43 significantly reduced the buildable area, preventing construction of the home that was originally planned for the lot.

After further coordination with Singing River Electric, it was determined that a reduction of 3 feet from the additional 10-foot easement on the south side of Lot 43 would be acceptable, provided the existing underground conduit remained within the revised 7-foot easement. Field measurements confirmed that the conduit is located approximately 21.5 feet from the back of curb, placing it approximately 3.5 feet within the remaining 7-foot easement. Based on this information, Singing River Electric approved reducing the easement on Lot 43 and indicated that no conduit relocation would be necessary.

The attached email correspondence documents this coordination and Singing River Electric's concurrence with the proposed easement revision. We have included this correspondence as part of the City's record for this replat request.

Accordingly, we respectfully request the City's approval of the enclosed replat reflecting the revised utility easement on the south side of Lot 43. This modification preserves the required utility easement while restoring sufficient buildable area to accommodate the residence originally intended for the lot. Please let us know if any additional information or documentation is needed to facilitate your review. We appreciate your consideration of this request and look forward to your approval.

Sincerely,

HEINRICH & ASSOCIATES

Robert B. Heinrich

25-140 (Phase 2A, Lot 43)

Re: Question - Madison Place Phase 2A - Lot 43 easement

From Audra Sawyer <audra.s@heinrichassociates.net>

Date Tue 6/23/2026 1:26 PM

To Jarred Seymour <jseymour@singingriver.com>

Cc Melanie Lamb <melanie.l@heinrichassociates.net>; Bobby Heinrich <bobby.h@heinrichassociates.net>

Good afternoon,

Based on the field measurements that were provided to us, the conduit is buried 21.5' off the back of the curb. This would put the conduit approximately 3.5' into Singing River's 10' easement on the south side of Lot 43.

We will have to replat this with the City and will provide the revised easement to Singing river as soon as it is completed.

Please let me know if Singing River will require any additional information or documentation.

Thank you,

Audra Mueller
Heinrich & Associates
Residential and Commercial Design
1806 23rd Ave, Suite B
Gulfport, MS 39501
Phone: 228-896-6768
audra.s@heinrichassociates.net

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From: Jarred Seymour <jseymour@singingriver.com>

Sent: Tuesday, May 26, 2026 10:55 AM

To: Audra Sawyer <audra.s@heinrichassociates.net>

Cc: Melanie Lamb <melanie.l@heinrichassociates.net>; Bobby Heinrich <bobby.h@heinrichassociates.net>

Subject: RE: Question - Madison Place Phase 2A - Lot 43 easement

Good Morning,

Im not sure if the conduit was buried within the 7' the easement would be reduced to or if it is outside of that. If it is within the 7' I am ok with reducing the easement on that one lot. We can work with it in that short of a distance in the future. If it was buried outside of the 7' obviously we wont be able to reduce the easement unless we look into possibly relocating the conduit.

Thanks,

Jarred Seymour
Field Rep/Underground Supervisor
500 Hwy 90
Gautier, MS 39533
228-497-1313 Ext 2346
jseymour@singingriver.com



From: Audra Sawyer <audra.s@heinrichassociates.net>
Sent: Thursday, May 21, 2026 8:51 AM
To: Jarred Seymour <jseymour@singingriver.com>
Cc: Melanie Lamb <melanie.l@heinrichassociates.net>; Bobby Heinrich <bobby.h@heinrichassociates.net>
Subject: Question - Madison Place Phase 2A - Lot 43 easement
Importance: High

Good morning,

I hope you are doing well. I am reaching out regarding the 10' utility easement on the south side of lot 43 in Madison Place Subdivision Phase 2A (attached as-builts with highlighted easement).

Under further review after Final Plat, the developer discovered that the current 10' easement on the south side of lot 43 is preventing the proposed house from fitting by approximately 3 feet. As it stands, the developer would be required to pursue a variance request, which would require two public hearings and has a possibility of being denied.

I wanted to ask if there may be any possibility of reducing the easement width on the south side of Lot 43 from 10' to 7'. This adjustment would allow the home to fit within the lot while helping the developer avoid the variance process.

I understand if the easement needs to remain as originally requested but wanted to explore whether any flexibility may be available before moving forward with other options.

Please let me know your thoughts and thank you for your time looking into this matter.

Thank you,

Audra Mueller
Heinrich & Associates
Residential and Commercial Design
1806 23rd Ave, Suite B
Gulfport, MS 39501
Phone: 228-896-6768
audra.s@heinrichassociates.net

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Re: Madison place ph 2A lot 43

From keith tucker <keith@ktcon.ms>

Date Tue 5/26/2026 12:04 PM

To Audra Sawyer <audra.s@heinrichassociates.net>; Ellis, Brandon <Brandon.Ellis@meritagehomes.com>

Cc Bobby Heinrich <bobby.h@heinrichassociates.net>; Melanie Lamb <melanie.l@heinrichassociates.net>

21.5 ft off of curb.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: keith tucker <keith@ktcon.ms>

Sent: Tuesday, May 26, 2026 11:26:16 AM

To: Audra Sawyer <audra.s@heinrichassociates.net>; Ellis, Brandon <Brandon.Ellis@meritagehomes.com>

Cc: Bobby Heinrich <bobby.h@heinrichassociates.net>; Melanie Lamb <melanie.l@heinrichassociates.net>

Subject: Re: Madison place ph 2A lot 43

I have a guy headed over now to measure from back of curb to there trench.



Keith Tucker
K TUCKER CONSTRUCTION LLC
601-383-2925
178 Main St Biloxi MS 39530

From: Audra Sawyer <audra.s@heinrichassociates.net>

Sent: Tuesday, May 26, 2026 11:23 AM

To: keith tucker <keith@ktcon.ms>; Ellis, Brandon <Brandon.Ellis@meritagehomes.com>

Cc: Bobby Heinrich <bobby.h@heinrichassociates.net>; Melanie Lamb
<melanie.l@heinrichassociates.net>

Subject: Re: Madison place ph 2A lot 43

Great, thank you for measuring. Also, please see the attached document, I meant to attach it to the original email and have highlighted the easement in question.

Thank you,

Audra Mueller
Heinrich & Associates
Residential and Commercial Design
1806 23rd Ave, Suite B
Gulfport, MS 39501
Phone: 228-896-6768
audra.s@heinrichassociates.net

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From: keith tucker <keith@ktcon.ms>
Sent: Tuesday, May 26, 2026 11:20 AM
To: Audra Sawyer <audra.s@heinrichassociates.net>; Ellis, Brandon <Brandon.Ellis@meritagehomes.com>
Cc: Bobby Heinrich <bobby.h@heinrichassociates.net>; Melanie Lamb <melanie.l@heinrichassociates.net>
Subject: Re: Madison place ph 2A lot 43

I will measure and get back with you. They are 2ft behind the sewer service of 42 and 43 I believe.



Keith Tucker
K TUCKER CONSTRUCTION LLC
601-383-2925
178 Main St Biloxi MS 39530

From: Audra Sawyer <audra.s@heinrichassociates.net>
Sent: Tuesday, May 26, 2026 11:17 AM
To: Ellis, Brandon <Brandon.Ellis@meritagehomes.com>; keith tucker <keith@ktcon.ms>
Cc: Bobby Heinrich <bobby.h@heinrichassociates.net>; Melanie Lamb <melanie.l@heinrichassociates.net>
Subject: Re: Madison place ph 2A lot 43

Good morning,

I hope you had a good weekend. I have since spoken with the City of Ocean Springs and Singing River. I asked Singing River if the easement on the south side of Lot 43 could be reduced from 10' to 7'. They need to confirm where within the 10' easement the conduit was buried.

Can you please let me know if it was buried within reduced 7' easement or if it is outside of that?

Thank you,

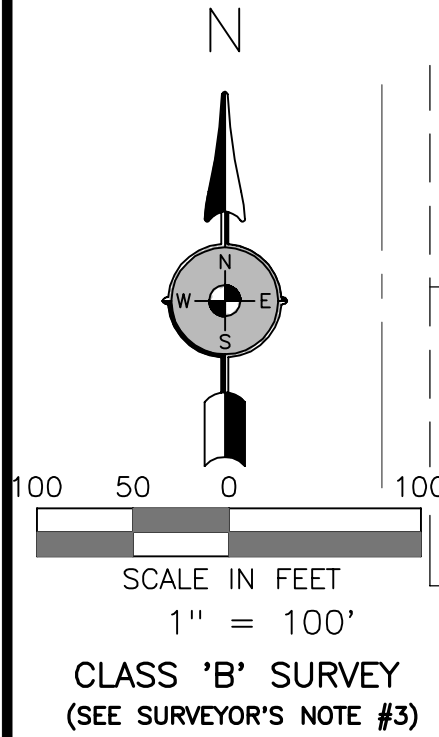
Audra Mueller
Heinrich & Associates
Residential and Commercial Design
1806 23rd Ave, Suite B
Gulfport, MS 39501
Phone: 228-896-6768
audra.s@heinrichassociates.net

***CONFIDENTIALITY NOTE:** The above message and/or attachment(s) is intended for the recipient(s) listed herein and confidential. Use of the information contained herein is privileged. If anyone has received this message by accident and/or is not the intended recipient, please return it to the above sender and destroy the message*

From: Ellis, Brandon <Brandon.Ellis@meritagehomes.com>
Sent: Tuesday, May 26, 2026 9:04 AM
To: Audra Sawyer <audra.s@heinrichassociates.net>; Bobby Heinrich <bobby.h@heinrichassociates.net>; Melanie Lamb <melanie.l@heinrichassociates.net>
Subject: Madison place ph 2A lot 43

Any update on the lot 43 variance? Last we spoke we was going to request a drainage easement variance taking 1.5' from both lots

Brandon Ellis | Land Construction Manager
228-363-8523
Meritage Homes



PARCEL ID: 60124040.000
CAREY CHRISTOPHER ROBERT
CAREY MALLORY
5120 RILEY RD
OCEAN SPRINGS, 39564

PARCEL ID: 60124050.000
HENGEN WAYNE L ET AL
RILEY RD
OCEAN SPRINGS, 39564

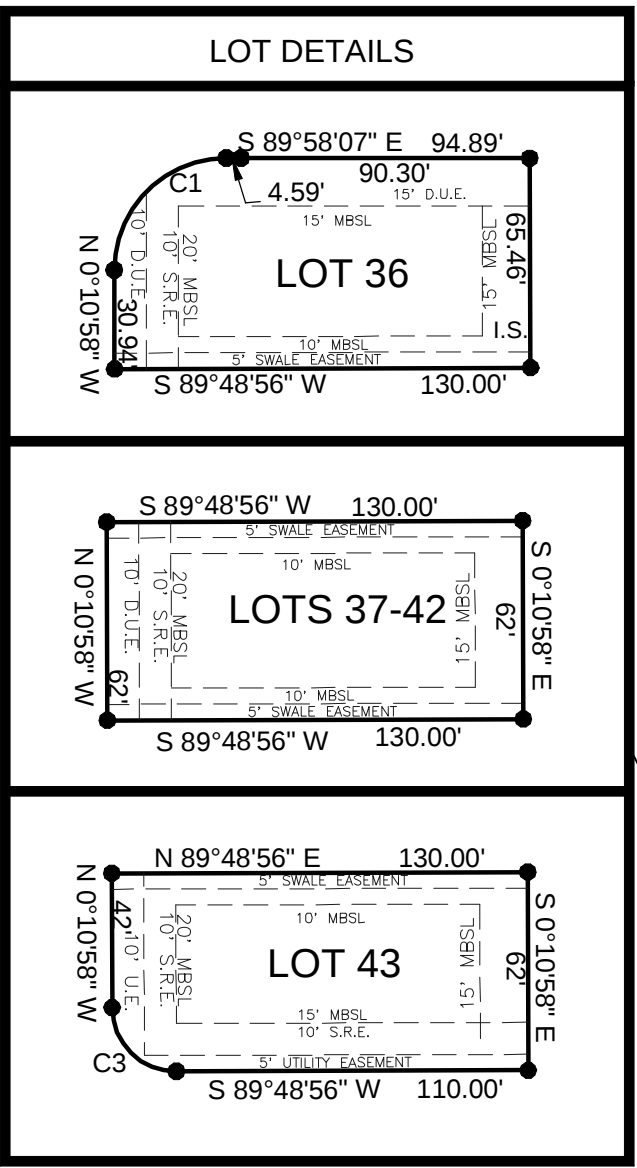
MADISON PLACE SUBDIVISION

PHASE 2A

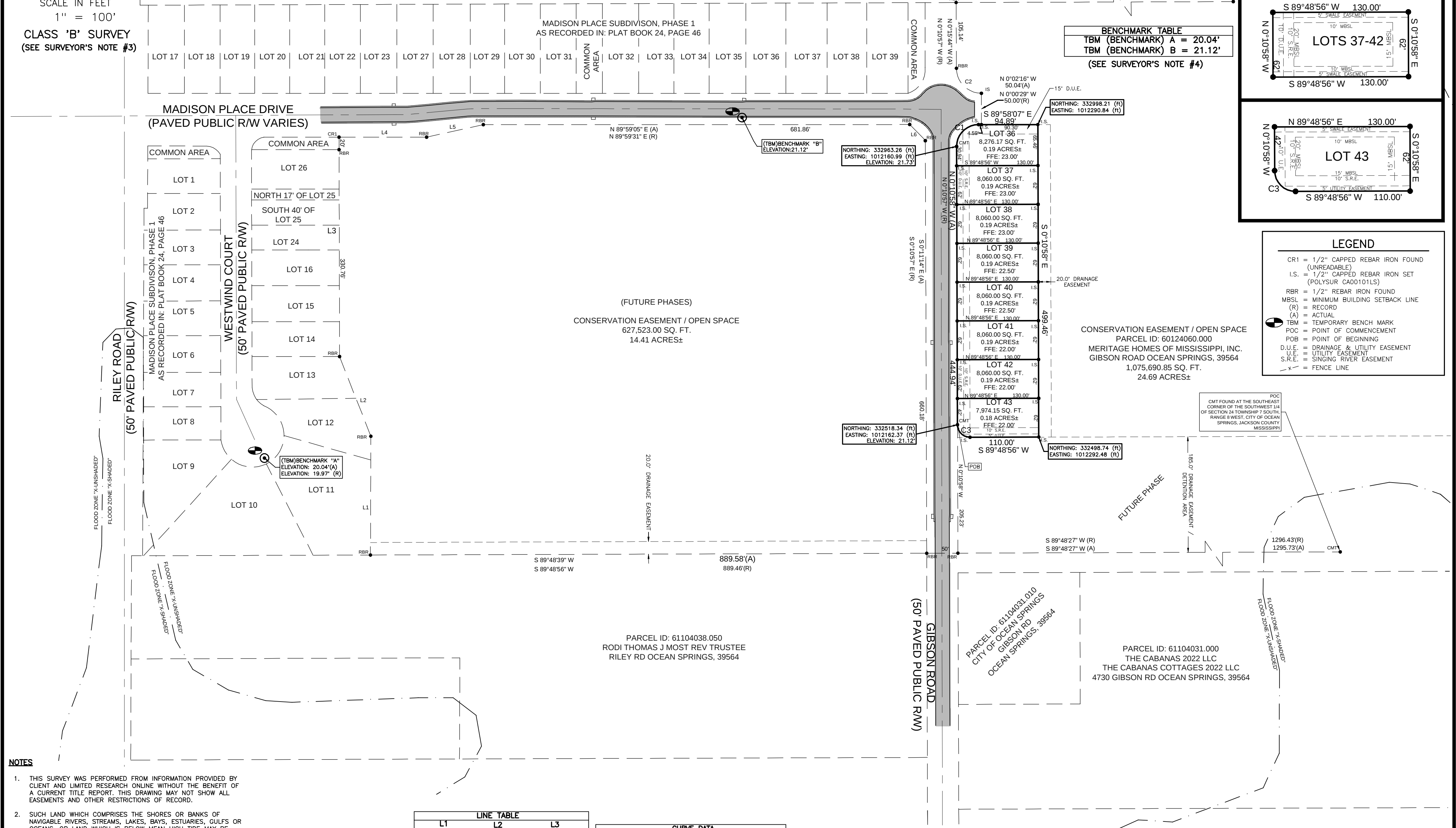
CITY OF OCEAN SPRINGS, MS

MADISON PLACE SUBDIVISION, PHASE 1
AS RECORDED IN: PLAT BOOK 24, PAGE 46

BENCHMARK TABLE	
TBM (BENCHMARK) A = 20.04'	
TBM (BENCHMARK) B = 21.12'	
(SEE SURVEYOR'S NOTE #4)	



LEGEND	
CR1 = 1/2" CAPPED REBAR IRON FOUND (UNREADABLE)	
I.S. = 1/2" CAPPED REBAR IRON SET (POLYSUR CA00101LS)	
RBR = 1/2" REBAR IRON FOUND	
MBSL = MINIMUM BUILDING SETBACK LINE	
(R) = RECORD	
(A) = ACTUAL	
TBM = TEMPORARY BENCH MARK	
POC = POINT OF COMMENCEMENT	
POB = POINT OF BEGINNING	
D.U.E. = DRAINAGE & UTILITY EASEMENT	
S.R.E. = UTILITY EASEMENT	
-x- = FENCE LINE	



NOTES

- THIS SURVEY WAS PERFORMED FROM INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH ONLINE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS DRAWING MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD.
- SUCH LAND WHICH COMPRISES THE SHORES OR BANKS OF NAVIGABLE RIVERS, STREAMS, LAKES, BAYS, ESTUARIES, GULFS OR OCEANS, OR LAND WHICH IS BELOW MEAN HIGH TIDE MAY BE CONSIDERED AS PUBLIC TRUST LANDS AS DETERMINED BY THE PUBLIC TRUST TIDELANDS ACT ADOPTED IN 1989 BY THE STATE OF MISSISSIPPI.
- THIS SURVEY DOES NOT REFLECT THE LOCATION OF THE MEAN HIGH TIDE WATER LINE.
- ALL FINISHED FLOOR ELEVATIONS SHOULD BE A MINIMUM OF 1' ABOVE BACK OF CURB. CONTRACTOR WILL VERIFY WITH BUILDING DEPARTMENT.

REFERENCE MATERIAL

MADISON PLACE SUBDIVISION PHASE 1
PLAT BOOK 24, PAGE 80

LINE TABLE					
L1	L2	L3	L4	L5	L6
N 0°13'30" E	N 21°28'51" W	N 0°08'50" W	S 89°58'12" E	N 77°32'47" E	S 44°59'48" E
189.76'(A)	136.96'(A)	350.76'(A)	140.04'(A)	92.92'(A)	35.39'(A)
N 0°10'57" E	N 21°08'55" W	N 0°04'48" W	S 89°59'31" E	N 77°32'25" E	S 45°05'43" E
189.70'(R)	136.51'(R)	350.89'(R)	140.20'(R)	92.76'(R)	35.30'(R)

CURVE DATA		
C1	C2	C3
R=35.00'	R=40.00'	R=20.00'
L=54.97'	L=62.84'(A)	L=31.42'
Δ=89°58'45"	L=62.71'(R)	Δ=89°59'54"
N 45°00'33" E	Δ=89°43'41"	N 45°11'01" W
49.49'(CHORD)	N 45°00'31" W (A)	28.28'(CHORD)
	56.43'(CHORD)(A)	
	N 45°05'43" W (R)	
	56.48'(CHORD)(R)	



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5588 JACKSON RD
MOBILE, AL 36619
P: (251) 666-2010
WWW.POLYSURVEYING.COM

MADISON PLACE SUBDIVISION PHASE 2A
MADISON PLACE DRIVE AND GIBSON ROAD
FINAL PLAT
DRAWN BY: A.D.L. | SURVEY DATE: 01/16/2026 | SCALE: 1"=100' | 18"x24" PRINT
CHECKED BY: TDF | FIELD DATE: 01/13/2026 | FILE NAME: 2506-5000 | S-(42)

SHEET NO. 1 OF 2

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY MISSISSIPPI; THENCE RUN ALONG THE ESTABLISHED SECTION LINE COMMON TO SECTIONS 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 8 WEST, S 89°48'27"W, A DISTANCE OF 1295.73 FEET TO AN IRON REBAR ON THE EASTERLY RIGHT OF WAY LINE OF GIBSON ROAD; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE N 0°10'58" W, A DISTANCE OF 205.23 FEET TO A CONCRETE MONUMENT (MISSISSIPPI EAST STATE PLANE COORDINATES BEING 332,518.34 (FT) NORTHING AND 1,012,162.37 (FT) EASTING), BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N 0°10'58" W, A DISTANCE 444.94 FEET TO A CONCRETE MONUMENT (MISSISSIPPI EAST STATE PLANE COORDINATES BEING 332,963.26 (FT) NORTHING AND 1,012,160.99 (FT) EASTING), BEING THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET AND A DELTA ANGLE OF 89°58'45"; THENCE RUN NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 54.97 FEET, HAVING A CHORD BEARING OF N 45°00'33"E, AND A DISTANCE OF 49.49 FEET TO A CAPPED IRON REBAR; THENCE RUN S 89°58'07" E, A DISTANCE 94.89 FEET TO A CAPPED IRON REBAR; THENCE RUN S 0°10'58" E, A DISTANCE OF 499.46 FEET TO A CAPPED IRON REBAR; THENCE RUN S 89°48'56" W, A DISTANCE OF 110.00 FEET TO A CAPPED IRON REBAR, BEING THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20 FEET AND A DELTA ANGLE OF 89°59'54"; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE AN ARC LENGTH 31.42 FEET, HAVING A CHORD BEARING OF N 45°11'01" W, AND A DISTANCE OF 28.28 FEET TO A CONCRETE MONUMENT, BEING THE POINT OF BEGINNING. CONTAINING 1.48 ACRES MORE OR LESS.

ALL BEARINGS BASED ON THE GRID NORTH AS DETERMINED BY RTK GPS USING THE TRANSVERSE MERCATOR PROJECTION AND REFERENCED TO NAD83, MISSISSIPPI EAST STATE PLANE COORDINATES WITH A CONVERGANCE ANGLE OF 00° 02' 41.38", COMBINED FACTOR OF 0.99985074.

SURVEYORS CERTIFICATE:

I, J. BRETT ORRELL, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE AND SEAL THIS ____ DAY OF _____, 2026

J. BRETT ORRELL, PLS MS. REG. NO. PS-29503

OWNERS CERTIFICATE AND DEDICATION:

THIS IS TO CERTIFY THAT MERITAGE HOMES OF MISSISSIPPI, INC, IS THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT, DECLARES THIS IS TO BE A CORRECT PLAT OF MADISON PLACE SUBDIVISION, PHASE 2A, AND THAT SAID OWNER HEREBY DEDICATES THE RIGHT-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT UNTO THE CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI, FOR THE PUBLIC USE FOREVER.

WITNESS MY SIGNATURE ON THIS ____ DAY OF _____, 2026

BY: JONATHAN WHITE, AS AREA PRESIDENT

ACKNOWLEDGEMENT:

STATE OF _____

COUNTY OR PARISH OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE COUNTY/PARISH OF _____

_____. STATE OF _____, PERSONALLY APPEARED THE

AFORENAMED, JONATHAN WHITE, AREA PRESIDENT OF MERITAGE HOMES OF MISSISSIPPI, INC, ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE ABOVE AND FOREGOING DEDICATION OF PLAT AS THE ACT OF DEED OF SAID OWNER, AFTER BEEN DULY AUTHORIZED TO DO SO.

GIVEN UNDER MY HAND AND SEAL OF THIS THE ____ DAY OF _____, 2026

_____. MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

MADISON PLACE SUBDIVISION
PHASE 2A
CITY OF OCEAN SPRINGS, MS

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THE DUPLICATE PLAT WITH THE ORIGINAL PLAT OF MADISON PLACE SUBDIVISION PHASE 2A, AND FIND THE SAME TO BE AN EXACT DUPLICATE THEREOF.
CHANCERY CLERK

WITNESS OUR SIGNATURES THIS ____ DAY OF _____, 2026

BY: DEPUTY CLERK BY: J. BRETT ORRELL P.L.S.

CERTIFICATE OF RECORD

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED IN THE OFFICE OF THE CHANCERY CLERK, JACKSON COUNTY, MISSISSIPPI AND WAS RECORDED IN PLAT BOOK _____

_____, ON PAGE _____, ON THE ____ DAY OF _____, 2026

BY: CHANCERY CLERK

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE CITY OF OCEAN SPRINGS UNIFIED DEVELOPMENT CODE RELATIVE TO THE PREPARATION AND SUBMISSION OF A SUBDIVISION PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF THE SAID UNIFIED DEVELOPMENT CODE.

WITNESS MY SIGNATURE THIS ____ DAY OF _____, 2026.

BY: CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF APPROVAL BOARD OF ALDERMEN, CITY OF OCEAN SPRINGS

NOTE: THE CITY OF OCEAN SPRINGS MAKES NO REPRESENTATION AS TO THE SUITABILITY OF ANY LOT IN THIS SUBDIVISION.

THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OCEAN SPRINGS, MISSISSIPPI HEREBY APPROVE THIS PLAT AND ACCEPT THE DEDICATION OF EASEMENTS, AS

GRANTED AT THEIR MEETING THE ____ DAY OF _____, 2026

WITNESS MY SIGNATURE AND THE OFFICIAL SEAL OF THE CITY OF OCEAN SPRINGS,

MISSISSIPPI, THIS THE ____ DAY OF _____, 2026.

ROBERT "BOBBY" COX, MAYOR CITY CLERK

CERTIFICATE OF DEVELOPER'S ENGINEER

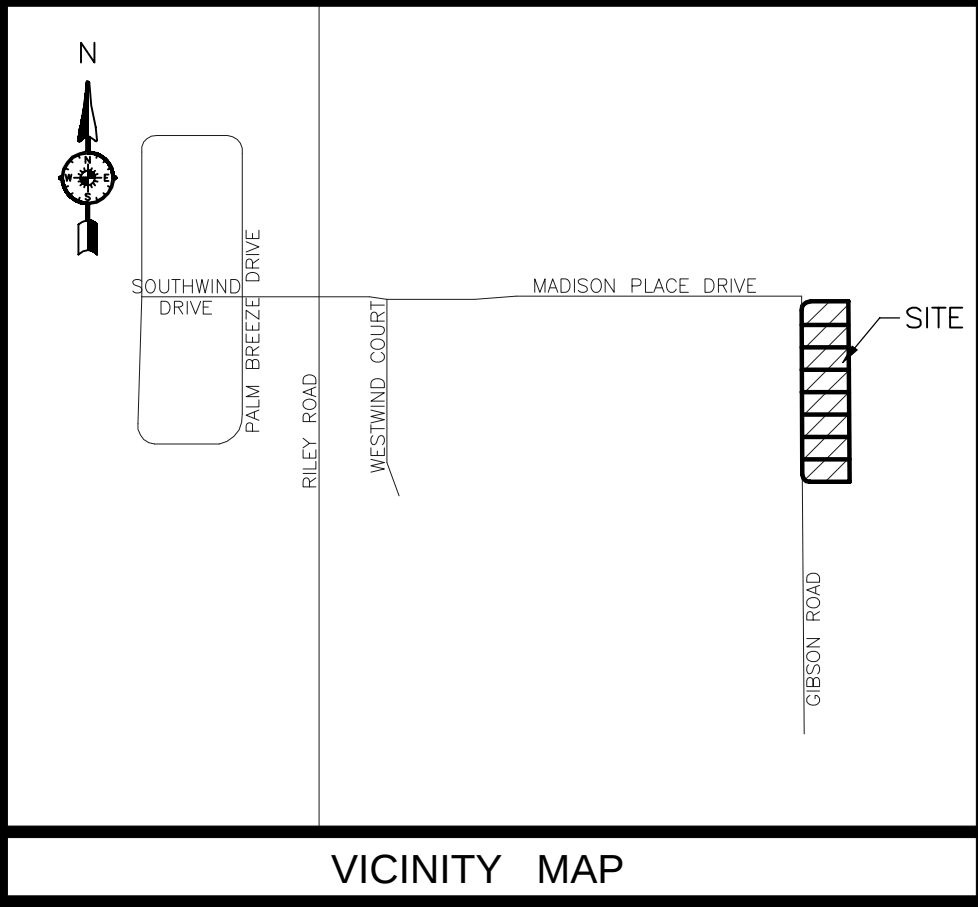
THE PLANS OF SAID SUBDIVISION AND THE CONSTRUCTION OF ALL IMPROVEMENTS THEREIN, WHICH ARE OR MAY BECOME THE PROPERTY OF THE CITY OF OCEAN SPRINGS, HAVE BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATION SOF THE CITY OF OCEAN SPRINGS AND ALL OTHER LAWS, RULES, ORDINANCES, REGULATIONS AND THEY MEET OR EXCEED ALL ACCEPTED ENGINEERING STANDARDS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2026.

BY: _____

INDEXING INSTRUCTIONS:

SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI



SURVEYOR'S NOTES

1. TYPE OF SURVEY: SUBDIVISION OF LAND
2. BUILDING SETBACKS
FRONT YARD = 20 FEET (UNLESS OTHERWISE NOTED)
SIDE YARD = 10 FEET
REAR YARD = 15 FEET
3. ALL BEARINGS BASED ON THE GRID NORTH AS DETERMINED BY RTK GPS USING THE TRANSVERSE MERCATOR PROJECTION AND REFERENCED TO NAD83, MISSISSIPPI EAST STATE PLANE COORDINATES WITH A CONVERGANCE ANGLE OF 00° 02' 41.38", COMBINED FACTOR OF 0.99985074.
4. ELEVATIONS BASED NAVD88 DATUM, TIED TO THE LOCAL MONUMENT NOTED AS BENCHMARK 'B', BEING A BRASS DISK IN THE BACK OF CONCRETE CURBING ALONG THE SOUTH SIDE OF MADISON PLACE DRIVE AND SHOWN ON THE RECORD PLAT OF MADISON PLACE SUBDIVISION, PHASE 1, RECORDED IN MAP BOOK 24, PAGES 80-82.
5. FIELD WORK FOR THIS SURVEY WAS PERFORMED JANUARY 13, 2026
6. INFORMATION SHOWN ON THIS DRAWING REGARDING THE LOCATION OF FLOOD ZONE LINES IS BASED ON GRAPHIC PLOTTING OF DIGITAL INFORMATION TAKEN FROM THE FEMA MAP SERVICE CENTER. THE FILES ARE PLOTTED AT THE SAME SCALE AND OVERLAID WITH THE PROPERTY BOUNDARY SURVEY INFORMATION TO COMPILE THE REPRESENTATION OF FLOOD ZONE LINES LOCATION. REQUIRED BUILDING FLOOR ELEVATIONS MUST BE VERIFIED THROUGH THE LOCAL GOVERNING BUILDING OFFICIAL. THE ZONE ELEVATION LINES, IF SHOWN ON THIS DRAWING, WERE TAKEN FROM FEMA FLOOD MAPS AND DO NOT NECESSARILY MATCH REQUIRED FLOOR ELEVATIONS OF LOCAL GOVERNING ENTITIES. THIS PROPERTY IS LOCATED IN ZONES "X-UNSHADED" AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OFFICIAL FLOOD INSURANCE RATE MAP, MAP NUMBER 28059C 0311G, EFFECTIVE MARCH 16th, 2009.
7. ALL RIGHT-OF-WAYS AND DRAINAGE EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT; BUT THIS PLAT DOES NOT REFLECT OTHER DOCUMENTS ((I.E., UTILITY EASEMENTS, ETC.) THAT WOULD NORMALLY APPEAR AS AN EXCEPTION IN A TITLE COMMITMENT OR POLICY.
8. ANY EROSION CONTROL, DETENTION/RETENTION POND, COMMON AREA AND LANDSCAPING AREAS AND NON PUBLIC SIGNAGE DEPICTING THE NAME OF THE SUBDIVISION SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, IF ESTABLISHED, OR IN THE EVENT A HOMEOWNERS ASSOCIATION IS NOT ESTABLISHED, THE OWNERSHIP AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE AGGREGATE LOT OWNERS.
9. THE OWNER OF THIS DEVELOPMENT IS MERITAGE HOMES OF MISSISSIPPI INC.
10. EACH PROPERTY OWNER SHALL MAINTAIN ALL SEDIMENT AND EROSION CONTROL IMPROVEMENTS USING BEST MANAGEMENT PRACTICES, LANDSCAPING OR OTHER SUITABLE METHODS IN PERPETUITY. WHEN PROBLEMS ARISE DUE TO INADEQUATE MAINTENANCE, THE CITY INSPECTOR MAY INSPECT THE IMPROVEMENTS AND COMPEL THE CORRECTION OF THE PROBLEM BY WRITTEN NOTICE. IF IT IS IMPRACTICABLE FOR THE PROPERTY OWNER TO MAKE THE CORRECTION, THE PROPERTY OWNER MAY CONTRACT WITH THE CITY FOR THE CORRECTION OF THE PROBLEM IF SUCH SERVICE IS AVAILABLE, PROVIDED THE CITY IS ADEQUATELY REIMBURSED.
11. BASED ON THE JACKSON COUNTY, MISSISSIPPI TAX PARCEL RECORDS, THE PARCEL ID OF THE SUBJECT PROPERTY IS 60124060.000.
12. IN CASES WHERE THE SETBACK LINE CONFLICTS WITH AN EASEMENT, THE EASEMENT SHOULD TAKE PRECEDENCE OVER THE SETBACK LINE WITH SETBACK LINE CONFORMING TO THE WIDTH OF THE EASEMENT. OWNER SHOULD CONTACT COUNTY AND/OR CITY BUILDING CODE AND PUBLIC WORKS FOR CONFIRMATION.
13. ALL CORNERS, P.C.'S, P.T.'S AND TURNS IN LINES ARE ONE HALF INCH FOUND OR SET CAPPED IRON PINS, UNLESS SHOWN OTHERWISE.
14. ALL FINISHED FLOOR ELEVATIONS SHOULD BE A MINIMUM OF 1' ABOVE TOP OF CURB.
15. TOTAL NUMBER OF LOTS: 8
16. CURRENT ZONING: TWO-FAMILY RESIDENTIAL (R-D)
17. 20' MINIMUM BUILDING SETBACK LINE ON ALL FRONT LOT LINES, UNLESS SHOWN OTHERWISE.
18. 10' MINIMUM BUILDING SETBACK LINE ON ALL SIDES & 15' MINIMUM BUILDING SETBACK LINE ON REAR LOT LINES, UNLESS SHOWN OTHERWISE.
19. CLASS 'B' SURVEY

SITE DATA

TOTAL LAND AREA: 1.48 ACRES
SMALLEST LOT SIZE: 0.18 ACRES
TOTAL NUMBER OF LOTS: 8
LINEAR FEET OF STREETS: 500' ±
OWNER INFORMATION:

PARCEL ID: 60124060.000
MERITAGE HOMES OF MISSISSIPPI, INC
RILEY ROAD OCEAN SPRINGS MS, 39564

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& MISSISSIPPI

CORPORATE OFFICE
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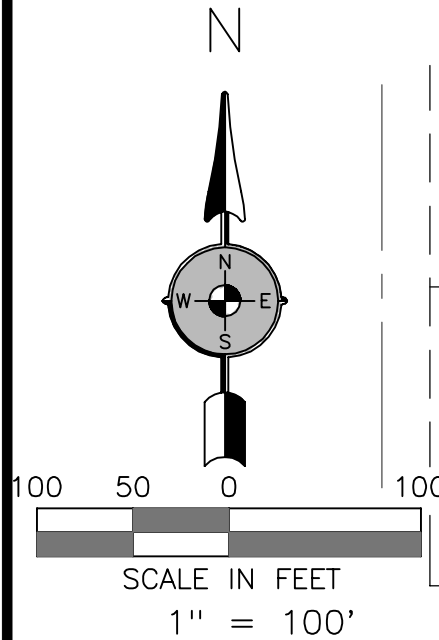
MADISON PLACE SUBDIVISION PHASE 2A

MADISON PLACE DRIVE AND GIBSON ROAD

FINAL PLAT

DRAWN BY: A.D.L. SURVEY DATE: 01/16/2026 SCALE: N/A 18"x24" PRINT
CHECKED BY: TDF FIELD DATE: 01/13/2026 FILE NAME: 2506-5000 S-(42)

SHEET NO.
2 OF 2



REPLAT OF LOT 43, MADISON PLACE SUBDIVISION, PHASE 2A

CITY OF OCEAN SPRINGS, MS

AMENDING PLAT OF MADISON PLACE SUBDIVISION, PHASE 2A.

THIS PLAT AMENDS THE PLAT PREVIOUSLY RECORDED

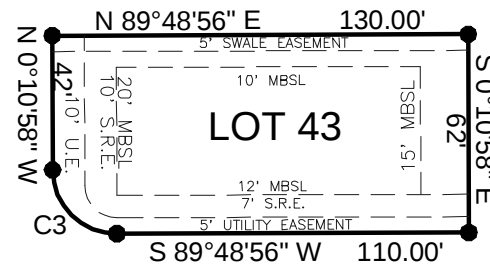
IN THE PLAT AND DEED RECORDS OF

JACKSON COUNTY, MS, PLAT BOOK 27 & PAGES 37-38.

PARCEL ID: 60124040.000
CAREY CHRISTOPHER ROBERT
CAREY MALLORY
5120 RILEY RD
OCEAN SPRINGS, 39564

PARCEL ID: 60124050.000
HENGEN WAYNE L ET AL
RILEY RD
OCEAN SPRINGS, 39564

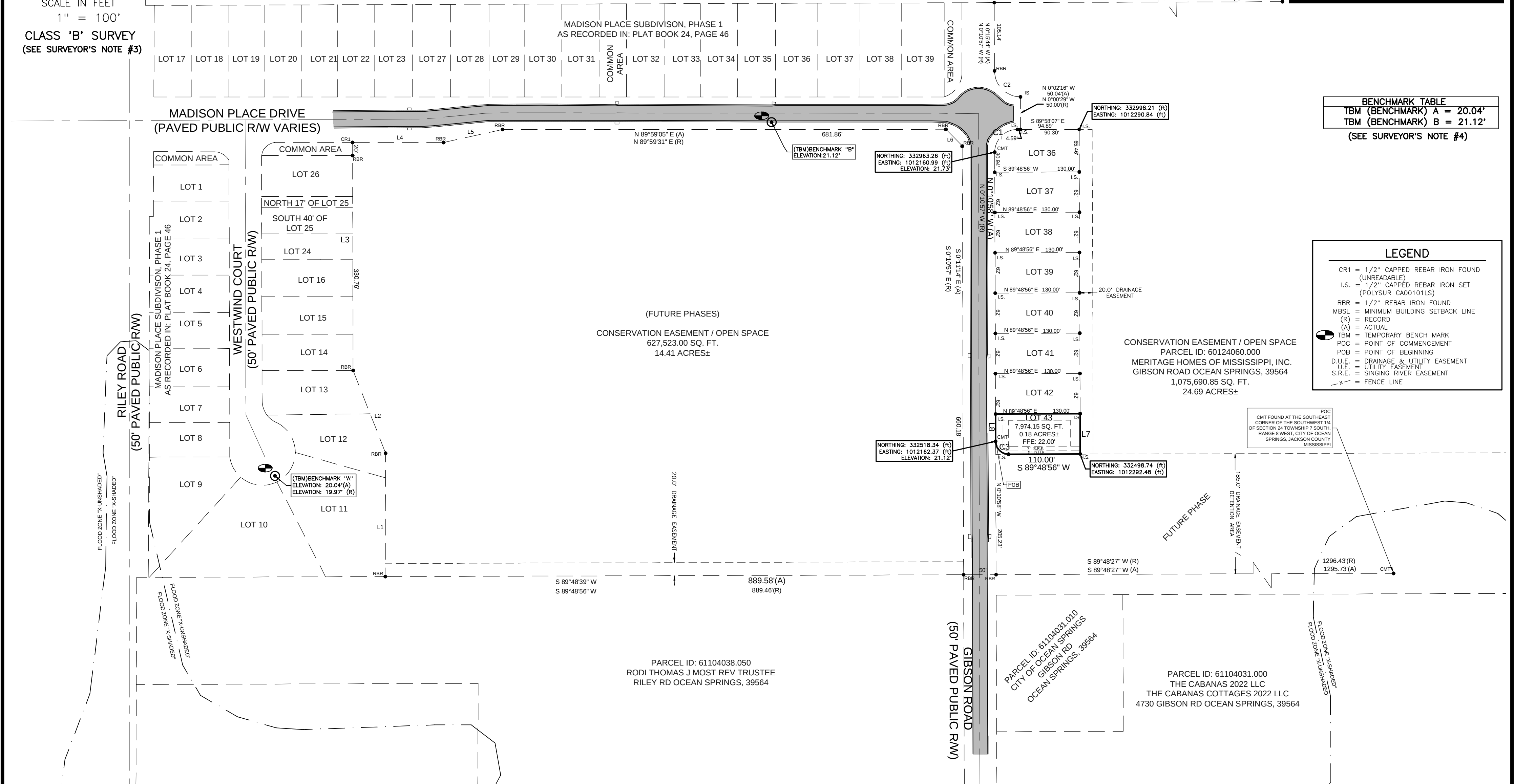
LOT DETAILS



BENCHMARK TABLE	
TBM (BENCHMARK) A	= 20.04'
TBM (BENCHMARK) B	= 21.12'
(SEE SURVEYOR'S NOTE #4)	

LEGEND

- CR1 = 1/2" CAPPED REBAR IRON FOUND (UNREADABLE)
- I.S. = 1/2" CAPPED REBAR IRON SET (POLYSUR CA00101LS)
- RBR = 1/2" REBAR IRON FOUND
- MBSL = MINIMUM BUILDING SETBACK LINE
- (R) = RECORD
- (A) = ACTUAL
- TBM = TEMPORARY BENCH MARK
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- D.U.E. = DRAINAGE & UTILITY EASEMENT
- U.E. = UTILITY EASEMENT
- S.R.E. = SINGING RIVER EASEMENT
- x- = FENCE LINE



NOTES

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- SUCH LAND WHICH COMPRISES THE SHORES OR BANKS OF NAVIGABLE RIVERS, STREAMS, LAKES, BAYS, ESTUARIES, GULFS OR OCEANS, OR LAND WHICH IS BELOW MEAN HIGH TIDE MAY BE CONSIDERED AS PUBLIC TRUST LANDS AS DETERMINED BY THE PUBLIC TRUST TIDELANDS ACT ADOPTED IN 1989 BY THE STATE OF MISSISSIPPI.
- THIS SURVEY DOES NOT REFLECT THE LOCATION OF THE MEAN HIGH TIDE WATER LINE.
- ALL FINISHED FLOOR ELEVATIONS SHOULD BE A MINIMUM OF 1' ABOVE BACK OF CURB. CONTRACTOR WILL VERIFY WITH BUILDING DEPARTMENT.

REFERENCE MATERIAL

MADISON PLACE SUBDIVISION PHASE 1
PLAT BOOK 24, PAGE 80
MADISON PLACE SUBDIVISION PHASE 2A
PLAT BOOK 27, PAGES 37-38

LINE TABLE			
L1	L2	L3	
N 0°13'30" E	21°26'51" W	N 0°08'50" W	
189.76'(A)	136.96'(A)	350.76'(A)	
N 0°10'57" E	21°06'55" W	N 0°04'48" W	
189.70'(R)	136.51'(R)	350.89'(R)	
L4	L5	L6	
S 89°58'12" E	77°32'47" E	S 44°59'48" E	
140.04'(A)	92.92'(A)	35.39'(A)	
S 89°59'31" E	77°32'25" E	S 45°05'43" E	
140.20'(R)	92.76'(R)	35.30'(R)	
L7	L8		
S 0°10'58" E	N 0°10'58" W(A)		
62.00'	42.00'		
	N 0°10'57" W(R)		

CURVE DATA		
C1	C2	C3
R=35.00'	R=40.00'	R=20.00'
L=54.97'	L=62.84'(A)	L=31.42'
A=89°58'45"	L=62.71'(R)	A=89°59'54"
N 45°00'33" E	A=89°43'41"	N 45°11'01" W
49.49'(CHORD)	N 45°00'31" W (A)	28.28'(CHORD)
	56.43'(CHORD)(A)	
	N 45°05'43" W (R)	
	56.48'(CHORD)(R)	

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REPLAT OF LOT 43, MADISON PLACE SUBDIVISION, PHASE 2A			
MADISON PLACE DRIVE AND GIBSON ROAD			
FINAL PLAT			
DRAWN BY: A.D.L.	SURVEY DATE: 01/16/2026	SCALE: 1"=100' 18"x24" PRINT	SHEET NO. 1 OF 2
CHECKED BY: TDF	FIELD DATE: 01/13/2026	FILE NAME: 2506-5000 S-(42)	Page 36 of 38

REPLAT OF LOT 43, MADISON PLACE SUBDIVISION, PHASE 2A

CITY OF OCEAN SPRINGS, MS

AMENDING PLAT OF MADISON PLACE SUBDIVISION, PHASE 2A.

THIS PLAT AMENDS THE PLAT PREVIOUSLY RECORDED

IN THE PLAT AND DEED RECORDS OF

JACKSON COUNTY, MS, PLAT BOOK 27 & PAGES 37-38.

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 43, MADISON PLACE SUBDIVISION, PHASE 2A, AS RECORDED IN PLAT BOOK 27 PAGES 37–38 IN THE CHANCERY CLERK OFFICE, JACKSON COUNTY, MISSISSIPPI.

ALL BEARINGS BASED ON THE GRID NORTH AS DETERMINED BY RTK GPS USING THE TRANSVERSE MERCATOR PROJECTION AND REFERENCED TO NAD83, MISSISSIPPI EAST STATE PLANE COORDINATES WITH A CONVERGANCE ANGLE OF 00° 02’ 41.38", COMBINED FACTOR OF 0.99985074.

SURVEYORS CERTIFICATE:

I, J. BRETT ORRELL, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE AND SEAL THIS ____ DAY OF _____, 2026

J. BRETT ORRELL, PLS MS. REG. NO. PS–29503

OWNERS CERTIFICATE AND DEDICATION:

THIS IS TO CERTIFY THAT MERITAGE HOMES OF MISSISSIPPI, INC, IS THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT, DECLARES THIS IS TO BE A CORRECT PLAT OF REPLAT OF LOT 43, MADISON PLACE SUBDIVISION, PHASE 2A, AND THAT SAID OWNER HEREBY DEDICATES THE RIGHT–OF–WAY AND EASEMENTS SHOWN ON THIS PLAT UNTO THE CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI, FOR THE PUBLIC USE FOREVER.

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____, 2026

BY: JONATHAN WHITE, AS AREA PRESIDENT

ACKNOWLEDGEMENT:

STATE OF _____

COUNTY OR PARISH OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE COUNTY/PARISH OF

_____. STATE OF _____, PERSONALLY APPEARED THE

AFORENAMED, JONATHAN WHITE, AREA PRESIDENT OF MERITAGE HOMES OF MISSISSIPPI, INC, ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE ABOVE AND FOREGOING DEDICATION OF PLAT AS THE ACT OF DEED OF SAID OWNER, AFTER BEEN DULY AUTHORIZED TO DO SO.

GIVEN UNDER MY HAND AND SEAL OF THIS THE ____ DAY OF _____, 2026

MY COMMISSION EXPIRES: NOTARY PUBLIC

SITE DATA	
TOTAL LAND AREA:	0.18 ACRES
SMALLEST LOT SIZE:	0.18 ACRES
TOTAL NUMBER OF LOTS:	1
LINEAR FEET OF STREETS:	42’ ±
OWNER INFORMATION:	
PARCEL ID: 60124060.000 MERITAGE HOMES OF MISSISSIPPI, INC RILEY ROAD OCEAN SPRINGS MS, 39564	

INDEXING INSTRUCTIONS:

SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THE DUPLICATE PLAT WITH THE ORIGINAL PLAT OF REPLAT OF LOT 43, MADISON PLACE SUBDIVISION PHASE 2A, AND FIND THE SAME TO BE AN EXACT DUPLICATE THEREOF. CHANCERY CLERK

WITNESS OUR SIGNATURES THIS _____ DAY OF _____, 2026

BY: DEPUTY CLERK J. BRETT ORRELL P.L.S.

CERTIFICATE OF RECORD

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED IN THE OFFICE OF THE CHANCERY CLERK, JACKSON COUNTY, MISSISSIPPI AND WAS RECORDED IN PLAT BOOK

_____, ON PAGE _____, ON THE _____ DAY OF _____, 2026

BY: CHANCERY CLERK

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE CITY OF OCEAN SPRINGS UNIFIED DEVELOPMENT CODE RELATIVE TO THE PREPARATION AND SUBMISSION OF A SUBDIVISION PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF THE SAID UNIFIED DEVELOPMENT CODE.

WITNESS MY SIGNATURE THIS _____ DAY OF _____, 2026.

BY: CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF APPROVAL BOARD OF ALDERMEN, CITY OF OCEAN SPRINGS

NOTE: THE CITY OF OCEAN SPRINGS MAKES NO REPRESENTATION AS TO THE SUITABILITY OF ANY LOT IN THIS SUBDIVISION.

THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OCEAN SPRINGS, MISSISSIPPI HEREBY APPROVE THIS PLAT AND ACCEPT THE DEDICATION OF EASEMENTS, AS

GRANTED AT THEIR MEETING THE _____ DAY OF _____, 2026

WITNESS MY SIGNATURE AND THE OFFICIAL SEAL OF THE CITY OF OCEAN SPRINGS,

MISSISSIPPI, THIS THE _____ DAY OF _____, 2026.

ROBERT "BOBBY" COX, MAYOR CITY CLERK

CERTIFICATE OF DEVELOPER’S ENGINEER

THE PLANS OF SAID SUBDIVISION AND THE CONSTRUCTION OF ALL IMPROVEMENTS THEREIN, WHICH ARE OR MAY BECOME THE PROPERTY OF THE CITY OF OCEAN SPRINGS, HAVE BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATION SOF THE CITY OF OCEAN SPRINGS AND ALL OTHER LAWS, RULES, ORDINANCES, REGULATIONS AND THEY MEET OR EXCEED ALL ACCEPTED ENGINEERING STANDARDS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2026.

BY: _____



SERVING ALABAMA, GEORGIA, FLORIDA & MISSISSIPPI

CORPORATE OFFICE 5588 JACKSON RD MOBILE, AL 36619 P: (251) 666-2010

WWW.POLYSURVEYING.COM

REPLAT OF LOT 43, MADISON PLACE SUBDIVISION, PHASE 2A

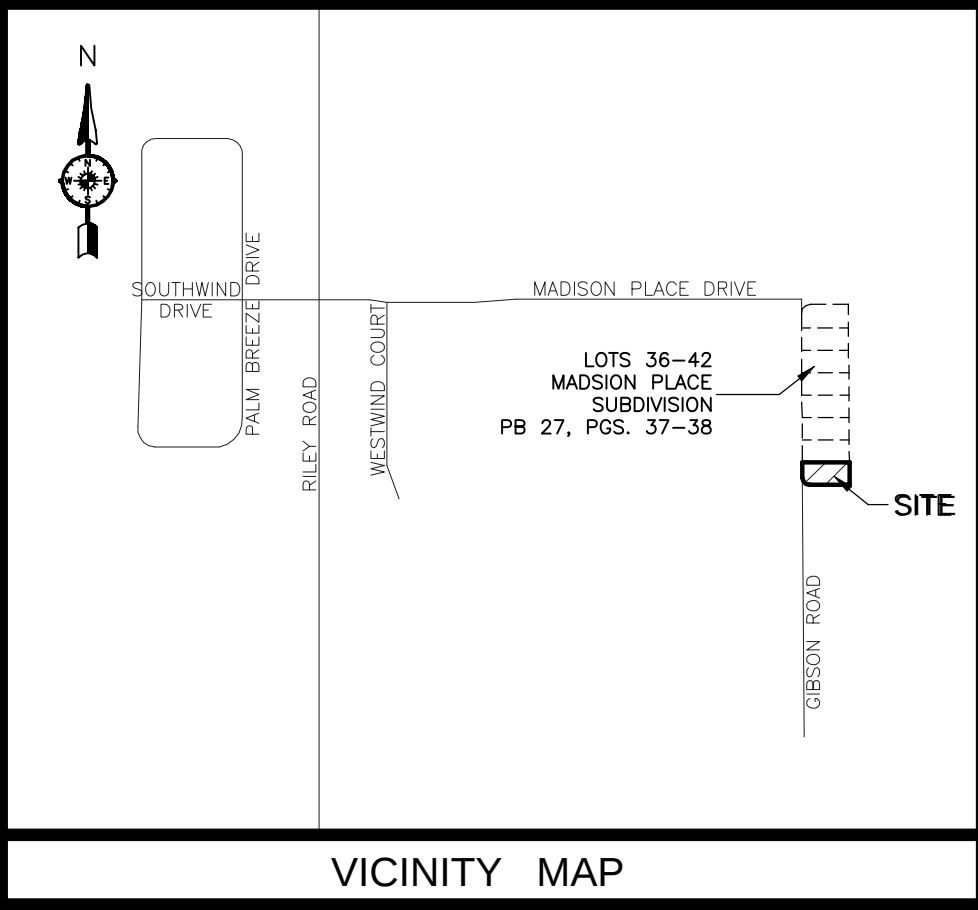
MADISON PLACE DRIVE AND GIBSON ROAD

FINAL PLAT

DRAWN BY: A.D.L. SURVEY DATE: 01/16/2026 SCALE: N/A 18"x24" PRINT CHECKED BY: TDF FIELD DATE: 01/13/2026 FILE NAME: 2506–5000|S–(42)

SHEET NO.

2 OF 2



SURVEYOR’S NOTES

1. TYPE OF SURVEY: SUBDIVISION OF LAND
2. BUILDING SETBACKS
FRONT YARD = 20 FEET (UNLESS OTHERWISE NOTED)
SIDE YARD = 10 FEET
REAR YARD = 15 FEET
3. ALL BEARINGS BASED ON THE GRID NORTH AS DETERMINED BY RTK GPS USING THE TRANSVERSE MERCATOR PROJECTION AND REFERENCED TO NAD83, MISSISSIPPI EAST STATE PLANE COORDINATES WITH A CONVERGANCE ANGLE OF 00° 02’ 41.38", COMBINED FACTOR OF 0.99985074.
4. ELEVATIONS BASED NAVD88 DATUM, TIED TO THE LOCAL MONUMENT NOTED AS BENCHMARK 'B', BEING A BRASS DISK IN THE BACK OF CONCRETE CURBING ALONG THE SOUTH SIDE OF MADISON PLACE DRIVE AND SHOWN ON THE RECORD PLAT OF MADISON PLACE SUBDIVISION, PHASE 1, RECORDED IN MAP BOOK 24, PAGES 80–82.
5. FIELD WORK FOR THIS SURVEY WAS PERFORMED JANUARY 13, 2026
6. INFORMATION SHOWN ON THIS DRAWING REGARDING THE LOCATION OF FLOOD ZONE LINES IS BASED ON GRAPHIC PLOTTING OF DIGITAL INFORMATION TAKEN FROM THE FEMA MAP SERVICE CENTER. THE FILES ARE PLOTTED AT THE SAME SCALE AND OVERLAID WITH THE PROPERTY BOUNDARY SURVEY INFORMATION TO COMPILE THE REPRESENTATION OF FLOOD ZONE LINES LOCATION. REQUIRED BUILDING FLOOR ELEVATIONS MUST BE VERIFIED THROUGH THE LOCAL GOVERNING BUILDING OFFICIAL. THE ZONE ELEVATION LINES, IF SHOWN ON THIS DRAWING, WERE TAKEN FROM FEMA FLOOD MAPS AND DO NOT NECESSARILY MATCH REQUIRED FLOOR ELEVATIONS OF LOCAL GOVERNING ENTITIES. THIS PROPERTY IS LOCATED IN ZONES "X–UNSHADED" AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OFFICIAL FLOOD INSURANCE RATE MAP, MAP NUMBER 28059C 0311G, EFFECTIVE MARCH 16th, 2009.
7. ALL RIGHT–OF–WAYS AND DRAINAGE EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT; BUT THIS PLAT DOES NOT REFLECT OTHER DOCUMENTS ((I.E., UTILITY EASEMENTS, ETC.) THAT WOULD NORMALLY APPEAR AS AN EXCEPTION IN A TITLE COMMITMENT OR POLICY.
8. ANY EROSION CONTROL, DETENTION/RETENTION POND, COMMON AREA AND LANDSCAPING AREAS AND NON PUBLIC SIGNAGE DEPICTING THE NAME OF THE SUBDIVISION SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, IF ESTABLISHED, OR IN THE EVENT A HOMEOWNERS ASSOCIATION IS NOT ESTABLISHED, THE OWNERSHIP AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE AGGREGATE LOT OWNERS.
9. THE OWNER OF THIS DEVELOPMENT IS MERITAGE HOMES OF MISSISSIPPI INC.
10. EACH PROPERTY OWNER SHALL MAINTAIN ALL SEDIMENT AND EROSION CONTROL IMPROVEMENTS USING BEST MANAGEMENT PRACTICES, LANDSCAPING OR OTHER SUITABLE METHODS IN PERPETUITY. WHEN PROBLEMS ARISE DUE TO INADEQUATE MAINTENANCE, THE CITY INSPECTOR MAY INSPECT THE IMPROVEMENTS AND COMPEL THE CORRECTION OF THE PROBLEM BY WRITTEN NOTICE. IF IT IS IMPRACTICABLE FOR THE PROPERTY OWNER TO MAKE THE CORRECTION, THE PROPERTY OWNER MAY CONTRACT WITH THE CITY FOR THE CORRECTION OF THE PROBLEM IF SUCH SERVICE IS AVAILABLE, PROVIDED THE CITY IS ADEQUATELY REIMBURSED.
11. BASED ON THE JACKSON COUNTY, MISSISSIPPI TAX PARCEL RECORDS, THE PARCEL ID OF THE SUBJECT PROPERTY IS 60124060.000.
12. IN CASES WHERE THE SETBACK LINE CONFLICTS WITH AN EASEMENT, THE EASEMENT SHOULD TAKE PRECEDENCE OVER THE SETBACK LINE WITH SETBACK LINE CONFORMING TO THE WIDTH OF THE EASEMENT. OWNER SHOULD CONTACT COUNTY AND/OR CITY BUILDING CODE AND PUBLIC WORKS FOR CONFIRMATION.
13. ALL CORNERS, P.C.’S, P.T.’S AND TURNS IN LINES ARE ONE HALF INCH FOUND OR SET CAPPED IRON PINS, UNLESS SHOWN OTHERWISE.
14. ALL FINISHED FLOOR ELEVATIONS SHOULD BE A MINIMUM OF 1’ ABOVE TOP OF CURB.
15. TOTAL NUMBER OF LOTS: 1
16. CURRENT ZONING: TWO–FAMILY RESIDENTIAL (R–D)
17. 20’ MINIMUM BUILDING SETBACK LINE ON ALL FRONT LOT LINES, UNLESS SHOWN OTHERWISE.
18. 10’ MINIMUM BUILDING SETBACK LINE ON ALL SIDES & 15’ MINIMUM BUILDING SETBACK LINE ON REAR LOT LINES, UNLESS SHOWN OTHERWISE.
19. CLASS 'B' SURVEY

OFFICIAL RECORDS JACKSON COUNTY, MS
Josh Eldridge, Chancery Clerk
Electronically Recorded
RECORDING FEE: \$ 42.00
MINERAL TAX: \$0.00
202510722
BK: 2214 PG: 367 - 374
06/11/2025 04:03:23 PM 8 PG(S)
Receipt # 12943

THIS INSTRUMENT PREPARED BY:

Mark T. Davis, Esq.
JONES WALKER LLP
P. O. Box 427
3100 North State Street, Suite 300 (39216)
Jackson, MS 39205-0427
(601) 949-4900
Mississippi Bar No. 5839

RETURN TO:

Mark T. Davis, Esq.
JONES WALKER LLP
P. O. Box 427
3100 North State Street, Suite 300 (39216)
Jackson, MS 39205-0427
(601) 949-4900

INDEXING INSTRUCTION:

Situated in the SE 1/4 of Sec. 35, T7S, R8W;
Situated in the NE 1/4 of the NE 1/4 of Sec. 2, T8S, R8W;
Lots 3-7, inclusive; Lots 11-16, inclusive; in Block 240, Unit 34, Gulf Park Estates;
Lots 18-25, inclusive; Lots 35-39, inclusive; Lots 42-48, inclusive, in Block 241, Unit 34, Gulf Park Estates
(*Fountainbleau*)
Situated in the SW 1/4 of Sec. 24, T7S, R8W, City of Ocean Springs
(*Madison Place, Phase 2*)
Situated in the SW 1/4 of the SE 1/4 of Sec. 31, T7S, R7W
(*Palmetto Pointe*)

All in Jackson County, MS

SPECIAL WARRANTY DEED

NAME, ADDRESS AND PHONE NUMBER OF GRANTORS:

Elliott Land Developments, LLC and
Elliott Homes, LLC
1402 Pass Road
Gulfport, MS 39501
Phone No.: 228-257-9614

NAME, ADDRESS AND PHONE NUMBER OF GRANTEE:

Meritage Homes of Mississippi, Inc.
18655 North Claret Drive, Suite 400
Scottsdale, AZ 85255
Phone No.: 520-225-6819

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, ELLIOTT LAND DEVELOPMENTS, LLC, a Mississippi limited liability company, and ELLIOTT HOMES, LLC, a Mississippi limited liability company, Grantors, do hereby grant, bargain, sell, convey and warrant specially to MERITAGE HOMES OF MISSISSIPPI, INC., an Arizona corporation, Grantee, all of Grantors' right, title and interest in and to the following described property, situated in Jackson County, Mississippi, to-wit (the "Subject Property"):

**SEE EXHIBIT A, EXHIBIT B, AND EXHIBIT C
ATTACHED HERETO AND MADE A PART HEREOF**

This conveyance is made subject to, and there is excepted from the warranty hereof, the matters set forth on Exhibit A, Exhibit B, and Exhibit C attached hereto and made a part hereof.

IN WITNESS WHEREOF, this instrument has been executed by Grantors on this the 30th day of May, 2025.

GRANTORS:

ELLIOTT LAND DEVELOPMENTS, LLC,
a Mississippi limited liability company
AND
ELLIOTT HOMES, LLC,
a Mississippi limited liability company

By: [Signature]
Brandon Elliott, Sole Member

STATE OF MISSISSIPPI

COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of May, 2025, within my jurisdiction, the within named Brandon Elliott, 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 capacities, and that by his signature on the instrument, and as the act and deed of the persons or entities upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

My Commission Expires:

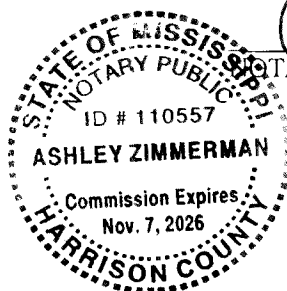


EXHIBIT A
FOUNTAINBLEAU

LEGAL DESCRIPTION PARCEL 1

A PARCEL OF LAND BEING SITUATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND IRON PIPE WITH A DISK AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI; THENCE RUN SOUTH 89 DEGREES 51 MINUTES 51 SECONDS WEST 633.89 FEET TO A SET IRON ROD ON THE NORTHEAST RIGHT-OF-WAY OF FOUNTAINBLEAU ROAD; THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH 38 DEGREES 35 MINUTES 49 SECONDS WEST 967.44 FEET TO A SET IRON ROD ON A CURVE TO THE RIGHT WITH A RADIUS OF 202.87 FEET AND A CHORD BEARING NORTH 16 DEGREES 06 MINUTES 39 SECONDS WEST FOR 136.26 FEET; THENCE RUN ALONG SAID CURVE AND RIGHT-OF-WAY 136.96 FEET TO A SET IRON ROD; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 01 DEGREES 06 MINUTES 06 SECONDS WEST 1082.41 FEET TO A SET IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 151.18 FEET TO A SET IRON ROD; THENCE RUN NORTH 00 DEGREES 12 MINUTES 32 SECONDS WEST 75.00 FEET TO A SET IRON ROD; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 152.36 FEET TO A SET IRON ROD ON THE EAST RIGHT-OF-WAY OF FOUNTAINBLEAU ROAD; THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH 01 DEGREES 06 MINUTES 37 SECONDS WEST 50.00 FEET TO A SET IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1223.56 FEET TO A SET IRON ROD; THENCE RUN NORTH 00 DEGREES 12 MINUTES 39 SECONDS WEST 500.00 FEET TO A SET IRON ROD; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 85.22 FEET TO A SET IRON ROD ON THE EAST LINE OF SAID SECTION 35; THENCE RUN ALONG THE EAST LINE OF SAID SECTION 35 SOUTH 00 DEGREES 11 MINUTES 14 SECONDS WEST 2592.74 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 56.55 ACRES MORE OR LESS.

LEGAL DESCRIPTION PARCEL 2

A PARCEL OF LAND BEING SITUATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 8 WEST AND IN THE SE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND IRON ROD AT THE NORTHEAST CORNER OF WALNUT PARK SUBDIVISION PHASE 2 AS PER PLAT OR MAP THEREOF ON FILE IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI; THENCE RUN NORTH 00 DEGREES 07 MINUTES 07 SECONDS WEST 199.97 FEET TO A FOUND IRON ROD; THENCE RUN NORTH 89 DEGREES 35 MINUTES 01 SECONDS WEST 82.90 FEET TO A SET IRON ROD; THENCE RUN NORTH 00 DEGREES 07 MINUTES 06 SECONDS WEST 860.28 FEET TO A SET IRON ROD ON THE WEST RIGHT-OF-WAY OF FOUNTAINBLEAU ROAD AND A CURVE TO THE LEFT HAVING A RADIUS OF 210.21 FEET AND A CHORD BEARING SOUTH 24 DEGREES 42 MINUTES 09 SECONDS EAST FOR 97.00 FEET; THENCE RUN ALONG SAID CURVE AND RIGHT-OF-WAY 97.88 FEET TO A SET IRON ROD; THENCE RUN ALONG SAID RIGHT-OF-WAY SOUTH 38 DEGREES 40 MINUTES 34 SECONDS EAST 1042.39 FEET TO A SET IRON ROD; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 42 DEGREES 36 MINUTES 57 SECONDS EAST 206.33 FEET TO A SET IRON ROD ON A CURVE TO THE LEFT HAVING A RADIUS OF 823.99 FEET AND A CHORD BEARING SOUTH 54 DEGREES 58 MINUTES 00 SECONDS EAST FOR 420.97 FEET; THENCE CONTINUE ALONG SAID CURVE AND RIGHT-OF-WAY 425.69 FEET TO A SET IRON ROD; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 67 DEGREES 17 MINUTES 14 SECONDS EAST 121.47 FEET TO A SET IRON ROD AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF FOUNTAINBLEAU ROAD AND THE WEST RIGHT-OF-WAY OF NORTH 19TH STREET; THENCE RUN ALONG THE SAID RIGHT-OF-WAY OF NORTH 19TH STREET SOUTH 00 DEGREES 27 MINUTES 51 SECONDS WEST 877.48 FEET TO A SET IRON ROD AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF NORTH 19TH STREET AND THE NORTH RIGHT-OF-WAY OF SPRING AVENUE; THENCE RUN ALONG THE SAID NORTH RIGHT-OF-WAY OF SPRING AVENUE NORTH 89 DEGREES 43 MINUTES 00 SECONDS WEST 1193.15 FEET TO A SET IRON ROD ON THE EAST LINE OF WALNUT PARK SUBDIVISION PHASE 2; THENCE LEAVING SAID RIGHT-OF-WAY OF SPRING AVENUE RUN ALONG SAID EAST LINE OF WALNUT PARK SUBDIVISION NORTH 00 DEGREES 07 MINUTES 07 SECONDS WEST 1152.28 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 39.32 ACRES MORE OR LESS.

AND ALSO

LOTS 3 THROUGH 7, INCLUSIVE; LOTS 11 THROUGH 16, INCLUSIVE, BLOCK 240; LOTS 18 THROUGH 25, INCLUSIVE; LOTS 35 THROUGH 39, INCLUSIVE; LOTS 42 THROUGH 48, INCLUSIVE, BLOCK 241, ALL BEING IN UNIT 34, GULF PARK ESTATES, BEING A SUBDIVISION LOCATED IN THE COUNTY OF JACKSON, STATE OF MISSISSIPPI, AS PER MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE PLAT RECORDS IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI AND THAT PART OF GULF PARK ESTATES, UNIT NUMBER 34 VACATED BY CHANCERY CAUSE #26, 400 STYLED COMMUNITY DEVELOPERS, INC., A MISSISSIPPI CORPORATION VS THE BOARD OF SUPERVISORS OF JACKSON COUNTY, MISSISSIPPI, ET AL, DESCRIBED AS;

LESS AND EXCEPT ANY PROPERTY CONVEYED IN THE BELOW RECORDED DEEDS:

BOOK 1838 PAGE 758

BOOK 1892 PAGE 812

BOOK 1889 PAGE 65

SUBJECT TO THE FOLLOWING:

1. The lien of real property taxes not yet due and payable for 2025 and all subsequent years.

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto.
3. Terms, Conditions and Restrictions contained in Subdivision Plat for Gulf Park Estates.

EXHIBIT B

MADISON PLACE, PHASE 2

PARCEL A

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI; THENCE ALONG THE ESTABLISHED SECTION LINE COMMON TO SECTIONS 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 8 WEST, S89°48'56"W 1296.43 FEET TO A CAPPED 1/2" IRON ROD SET, LYING ON THE EAST MARGIN OF GIBSON ROAD, SAID IRON ROD ALSO LYING ON THE BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE ONE; THENCE FURTHER ALONG SAID SECTION LINE, S89°48'56"W 50.00 FEET TO A CAPPED 1/2" IRON ROD SET, LYING ON THE WEST MARGIN OF SAID GIBSON ROAD, SAID IRON ROD ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST MARGIN OF GIBSON ROAD AND ALONG SAID BOUNDARY OF REPLAT OF MADISON PLACE SUBDIVISION, PHASE ONE, N00°10'57"W 660.28 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE CONTINUE ALONG SAID BOUNDARY OF REPLAT OF MADISON PLACE SUBDIVISION, PHASE ONE, N45°05'43"W 35.30 FEET TO A CAPPED 1/2" IRON ROD SET, LYING ON THE SOUTH MARGIN OF MADISON PLACE DRIVE; THENCE ALONG SAID SOUTH MARGIN AND CONTINUE ALONG SAID SUBDIVISION BOUNDARY, S89°59'31"W 681.85 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE FURTHER ALONG SAID SOUTH MARGIN AND SUBDIVISION BOUNDARY, S77°32'25"W 92.76 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE FURTHER ALONG SAID SOUTH MARGIN AND SUBDIVISION BOUNDARY, S89°59'31"W 140.20 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE FURTHER ALONG SAID BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE ONE, S00°04'48"E 350.89 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE FURTHER ALONG SAID SUBDIVISION BOUNDARY, S21°06'55"E 136.51 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE FURTHER ALONG SAID SUBDIVISION BOUNDARY, S00°10'57"E 189.70 FEET TO A CAPPED 1/2" IRON ROD SET, LYING ON THE SAID ESTABLISHED SECTION LINE COMMON TO SECTIONS 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 8 WEST; THENCE ALONG SAID SECTION LINE, N89°48'56"E 889.46 FEET TO THE POINT OF BEGINNING. CONTAINING 14.41 ACRES. REFERENCE MERIDIAN FOR BEARINGS BASED ON GRID NORTH BY GPS OBSERVATION. (CONVERGENCE ANGLE: 0°02'34.9717" - SCALE FACTOR: 0.999950823). ALL CAPPED 1/2" IRON ROD SETS (STAMPED: MARTINO PLS 2838)

PARCEL B

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI; THENCE ALONG THE ESTABLISHED SECTION LINE COMMON TO SECTIONS 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 8 WEST, S89°48'56"W 1296.43 FEET TO A CAPPED 1/2" IRON ROD SET, LYING ON THE EAST MARGIN OF GIBSON ROAD, SAID IRON ROD ALSO BEING THE EASTERN BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE ONE; THENCE ALONG SAID EAST MARGIN OF GIBSON ROAD AND THE SAID EASTERN BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE ONE, N00°10'57"W 659.97 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE ALONG SAID EAST MARGIN AND EASTERN BOUNDARY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.35 FEET AND A CHORD BEARING AND DISTANCE OF N44°54'17"E 35.41 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE FURTHER ALONG SAID MARGIN AND BOUNDARY LINE, N89°59'31"E 14.65 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE FURTHER ALONG SAID MARGIN AND BOUNDARY LINE, N00°00'29"W 50.00 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE FURTHER ALONG SAID MARGIN AND BOUNDARY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 62.71 FEET AND A CHORD BEARING AND DISTANCE OF N45°05'43"W 56.48 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE FURTHER ALONG SAID MARGIN AND BOUNDARY LINE, N00°10'57"W 105.14 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE N89°49'04"E 1301.31 FEET TO A 1/2" IRON ROD FOUND, LYING ON THE WESTERN BOUNDARY OF LAKEVIEW SUBDIVISION, PHASE 4, RECORDED IN PLAT BOOK 22 AT PAGE 9; THENCE ALONG SAID WESTERN BOUNDARY, S00°08'06"W 880.03 FEET TO THE POINT OF BEGINNING. CONTAINING 26.18 ACRES. REFERENCE MERIDIAN FOR BEARINGS BASED ON GRID NORTH BY GPS OBSERVATION. (CONVERGENCE ANGLE: 0°02'34.9717" - SCALE FACTOR: 0.999950823) ALL CAPPED 1/2" IRON ROD SETS (STAMPED: MARTINO PLS 2838)

SUBJECT TO THE FOLLOWING:

1. The lien of real property taxes not yet due and payable for 2025 and all subsequent years.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto.
3. Restrictive Covenants recorded in Deed Book 1511 at Page 482 and the Restrictive Covenants being dated October 11, 2024, in favor of the US Army Corp of Engineers.
4. Such state of facts as shown on subdivision plat recorded in Plat Book 24 at Page 80.
5. Drainage Easement/Detention area as described in Plat Book 24 at Page 80. And also on survey prepared by Patrick Martino, dated November 6, 2023, Job #P24185.
6. Pump Station Easement shown on survey prepared by Patrick Martino, dated November 6, 2023, Job #P24185.
7. Restrictive Covenants recorded in Book 2194 at Page 86.

EXHIBIT C
PALMETTO POINTE

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 7 WEST, JACKSON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE NORTHEAST CORNER OF LOT 10, JAMES WAY SUBDIVISION, JACKSON COUNTY, MISSISSIPPI, SAID POINT LYING ON THE WEST MARGIN OF HIGHWAY 57 EXTENSION; THENCE ALONG THE NORTH LINE OF SAID JAMES WAY SUBDIVISION AND EXTENSION THEREOF, N89°47'32"W 1061.48' TO AN IRON ROD LYING ON THE EAST MARGIN OF HAMILL FARM ROAD; THENCE ALONG SAID EAST MARGIN OF HAMILL FARM ROAD, N00°08'46"E 672.18' TO AN IRON ROD AT THE SOUTHWEST CORNER OF PROPERTY NOW OR FORMERLY OF COAST COMMUNITY BANK; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY, N89°53'49"E 692.12' TO AN IRON ROD LYING ON THE WEST MARGIN OF HIGHWAY 57 EXTENSION; THENCE ALONG A CURVE OF SAID WEST MARGIN TO THE LEFT, HAVING A RADIUS OF 830.00', AN ARC LENGTH OF 103.57' AND A CHORD BEARING AND DISTANCE OF S25°01'43"E 103.50' TO AN IRON ROD; THENCE FURTHER ALONG SAID WEST MARGIN, S29°01'54"E 654.38' TO THE POINT OF BEGINNING, CONTAINING 13.518 ACRES.

SUBJECT TO THE FOLLOWING:

1. The lien of real property taxes not yet due and payable for 2025 and all subsequent years.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto.
3. Terms, Conditions and Restrictions contained in easement recorded in Book 1265 at Page 11.
4. Terms, Conditions and Restrictions contained in Right of Way recorded in Book 1132 at Page 257.

You are receiving this notice as the owner of property located within the required notification area for the project described below.

CITY OF OCEAN SPRINGS

Planning Department
P.O. Box 1800
Ocean Springs, MS 39566-1800
228-875-4415

PUBLIC NOTICE

Public notice is hereby given that the City of Ocean Springs Planning Commission will hold a public meeting in the regular meeting place of the Board of Aldermen located in City Hall at:

1018 Porter Avenue
Ocean Springs, MS, 39564

on

Tuesday, August 11, 2026 @ 6:00 p.m.

Regarding the following:

**5050 Gibson Road – PIDN: 601238108.000 – Meritage Homes of Mississippi, Inc. –
Request to Replat Lot 43, Madison Place Subdivision, Phase 2A**

Written comments regarding the above request may be submitted by mail to the City of Ocean Springs Planning Department, P.O. Box 1800, Ocean Springs, MS 39566-1800 or by email to Amanda Crose, Planning Director at acrose@oceansprings-ms.gov or Rae Williams, Planning Technician at rwilliams@oceansprings-ms.gov.

All interested parties shall have an opportunity to be heard at the public meeting.

