



Planning Commission
1018 Porter Avenue
Ocean Springs, MS 39564

Tuesday, December 13, 2022 @ 6:00 p.m.

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
 - a) October 11, 2022
- 3. Old Business – None.**
- 4. New Business**
 - a) Tranquility Grove / PID# 60127270.000 – Zameen, LLC – Requesting Final Plat approval of a 3-lot, minor subdivision.
- 5. General Public Comment:** The public is invited to address the Commission for up to 3 (three) minutes (regarding issues ***NOT*** listed on this agenda). The Commission will take all comments under advisement for potential action at a later date if warranted.
- 6. Commissioner's Forum**
- 7. Adjourn**

**The Minutes of the City of Ocean Springs
Planning Commission
Tuesday, October 11, 2022**

1. Call meeting to order

A meeting of the City of Ocean Springs Planning Commission was called to order by Chairman Andy Phelan at 6:00 p.m. on Tuesday, June 14, 2022. Members present were Matthew Hinton, Kevin O'Connell, Marshall Johnson, Allen Stanfield, and Joseph McCormick. Michael Davis was absent. Also present were Carolyn Martin, Planning & Grants Administrator; Wade Morgan, City Planner; Will Norman, City Attorney; and Amanda Moser, Planning/Grants Coordinator.

2. Approval of Minutes

a) September 13, 2022

A motion was made by K. O'Connell seconded by M. Johnson to accept the minutes as submitted. The motion was carried unanimously.

3. Old Business – None.

4. New Business

a) Bechtel Oaks Subdivision / PID# 60129070.000 – Nathan Prescott –
Requesting Final Plat approval for a 3-lot subdivision with a common area.

W. Morgan introduced the proposal. Sketch/Preliminary Plat approval was given in March/April 2021. All the lots are flag lots with a 13-ft. access easement. Minimal input was received from internal departments.

Ryan Bertucci, 113 Sherwood Circle, addressed the commission. He asked the length of the easement and if it connects through Linda Circle. A. Phelan explained it would only abut the lots created and only connect to Bechtel Boulevard.

A motion was made by K. O'Connell seconded by J. McCormick to recommend approval of the Bechtel Oaks Subdivision Final Plat. The motion was carried unanimously.

b) PUBLIC HEARING: 1515 Government Street / PID# 60119358.000 –
OHOS Development, LLC – Requesting Sketch and Preliminary Plat approval
for a 3-lot subdivision with infrastructure improvements.

A motion was made by M. Hinton seconded by K. O'Connell to accept the input from Lottie Gipson. The motion was carried unanimously.

A motion was made by K. O'Connell seconded by M. Johnson to go into public hearing. The motion was carried unanimously.

W. Morgan introduced the proposal. A huge development is proposed with a parking garage, hotel, etc. The lots comply with the CMX-2 zoning district and the Downtown Overlay district.

Jack Schmidt, engineer for the development, addressed the commission. They request approval of the preliminary plat approval.

Donovan Scruggs, 317 Pine Drive, addressed the commission. He feels this development is a game changer for Ocean Springs. He is concerned with the rights-of-way for General Pershing Avenue and Ward Avenue, traffic, and sidewalks.

David Machado, engineer for the development, addressed the commission. Extensive studies were done on truck movements. They specifically worked with Ocean Springs Lumber.

A motion was made by M. Hinton seconded by K. O'Connell to come out of public hearing. The motion was carried unanimously.

A motion was made by K. O'Connell seconded by J. Conwill to recommend approval of the subdivision of 1515 Government Street as shown on the Sketch Plat filed with the application. The motion was carried unanimously.

c) PUBLIC HEARING: 1210 Harbor Road / PID# 1124990.010 – Luke Riggins – Request for a Conditional Use Permit (CUP) to allow a residence to expand its footprint within the C-M, Commercial Marina District.

A motion was made by M. Hinton seconded by M. Johnson to go into public hearing. The motion was carried unanimously.

W. Morgan introduced the proposal. The property was recently subdivided. The request is to expand the residence for a bedroom and bathroom. The existing use is permitted only a conditional use permit and therefore can't be expanded without a conditional use permit.

A motion was made by M. Johnson seconded by K. O'Connell to come out of public hearing. The motion was carried unanimously.

A motion was made by J. Conwill seconded by M. Hinton to recommend approval of the Conditional Use Permit at 1210 Harbor Road as described in the application and site plan. The motion was carried unanimously.

d) PUBLIC HEARING: 3074 Government Street / PID# 60128041.000 – Brantley Broome – Requesting a Rezoning from the C-H (Regional Commercial District) and the R-2 (Single-Family Residential District) to the CH (Regional Commercial District) and PID# 60128041.010 from the C-H (Regional Commercial District) and the R-2 (Single-Family Residential District) to the CMX-1 (Neighborhood Commercial Mixed-Use District).

A motion was made by M. Hinton seconded by J. Conwill to go into public hearing. The motion was carried unanimously.

W. Morgan introduced the proposal. The convenience store would be rezoned all commercial, no residential. The remainder of the property that was recently split would become CMX-1, Neighborhood Commercial.

A motion was made by M. Hinton seconded by K. O'Connell to accept two (2) letters of input into the minutes. The motion was carried unanimously.

Donovan Scruggs, 317 Pine Drive, addressed the commission. The property is dual zoned which can cause confusion. He discussed buffers, landscaping, mixed-uses, etc.

Bill White, 113 Pevey Street, addressed the commission in opposition to the request. He doesn't want their small neighborhood to change further. He is concerned with property values.

Barbie Beatty, 200 Beverly Place, addressed the commission in opposition to the request. She understands the rezoning of the gas station but is opposed to the CMX-1 being adjacent to her residence.

Donovan Scruggs addressed the audience's concerns. He feels the transition from CH to CMX-1 to residential is appropriate.

Conditional Rezonings were discussed.

K. O'Connell asked for clarification if the applicant agreed to not building apartments or multi-family in general. D. Scruggs confirmed apartments would not be built.

A motion was made by M. Hinton seconded by J. Conwill to come out of public hearing. The motion was carried unanimously.

A motion was made by K. O'Connell seconded by M. Johnson to recommend approval of the rezoning of parcel id 60128041.000, a 1.23 acre parcel located at 3074 Government Street from the R-2, Single-Family Residential and the C-H, Regional Commercial Districts to the C-H, Regional Commercial District due to a change in character in the surrounding area. The motion was carried unanimously.

A motion was made by M. Johnson seconded by J. McCormick to recommend approval of the rezoning PID# 60128041.010, a 2.51 acre parcel located at 3074 Government Street from R-2, Single-Family Residential and C-H, Regional Commercial Districts to the CMX-1, Neighborhood Commercial Mixed Use District due to a change in character of the neighborhood and a note by the applicant that no apartments will be included on that parcel.

There was discussion of a deed restriction. M. Johnson added that the applicant will not only not approve apartments there but will submit a deed restriction. The motion was carried unanimously.

e) PUBLIC HEARING: 3539 Courtenay Circle / PID# 60199734.000 –
Alessandra R. Nunes Santos – Requesting a Residential Short-term Rental permit.

A motion was made by M. Hinton seconded by J. Conwill to go into public hearing. The motion was carried unanimously.

A motion was made by J. Conwill seconded by M. Hinton to accept two (2) letters of input into the minutes. The motion was carried unanimously.

C. Martin introduced the proposal. The property manager meets the residency requirement. Input was received both for and against the request. The inspection was conducted on August 17th and passed with a maximum occupancy of six (6) and maximum vehicles of six (6). No code violations or police activity were reported over the last 12 months.

Ana Araujo, 3230 Cumberland Road, property manager, addressed the commission. They want to short-term lease to keep the property in the family and long-term renters are damaging the home.

Ernest Ranson, 3531 Courtenay Circle, addressed the commission in opposition to the request. He has known the family for a long time, however, he is in disagreement with short-term rentals. He feels they negatively affect home values and investors become interested in the neighborhood rather than homeowners.

Gayla Fornea, 3536 Courtenay Circle, addressed the commission in opposition to the request. She feels the property owners are good neighbors. She is concerned with strangers coming and going.

A motion was made by M. Johnson seconded by K. O'Connell to come out of public hearing. The motion was carried unanimously.

A motion was made by M. Johnson seconded by K. O'Connell to recommend approval of the application for 3539 Courtenay Circle, PID# 60199734.000 for a short-term rental permit subject to annual renewal. The motion was carried unanimously.

f) PUBLIC HEARING: 1 Evelyn Drive / PID# 61180006.000 – Kathryn Petersen – Requesting a Residential Short-term Rental permit.

A motion was made by M. Hinton seconded by M. Johnson to go into public hearing. The motion was carried unanimously.

C. Martin introduced the proposal. The property owner will serve as the property manager and satisfies the residency requirement. No input was received prior to the packet. The inspection was conducted on August 18th with a maximum occupancy requested at eight (8) but reduced by the fire marshal to six (6) and maximum vehicles requested and approved at three (3). No code violations or police activity was reported within the last 12 months.

A motion was made by K. O'Connell seconded by M. Johnson to come out of public hearing. The motion was carried unanimously.

A motion was made by K. O'Connell seconded by J. McCormick to recommend approval of the residential short-term permit for 1 Evelyn Drive, PID# 61180006.000, subject to annual renewal. The motion was carried unanimously.

g) PUBLIC HEARING: 112 Stennis Drive / PID# 61037150.000 – Malcolm DeWees – Requesting a Residential Short-term Rental permit.

A motion was made by K. O'Connell seconded by M. Johnson to go into public hearing. The motion was carried unanimously.

C. Martin introduced the proposal. The local property manager meets the residency requirement. The inspection was held on August 22nd with a maximum occupancy requested and approved at eight and the vehicles being requested at three (3) but reduced to two (2). No code violations or police activity reported in the last 12 months.

Ann Staelhing, 102 Colmer Circle, addressed the commission in opposition to the request. It is a business in a residential area. She feels crime will increase and devalue the neighborhood.

Debra Dale, 121 Colmer Circle, addressed the commission in opposition to the request. Her back yard adjoins 112 Stennis. Rental properties had not been taken care of in the area.

Randy Staehling, 102 Colmer Circle, addressed the commission in opposition to the request. He feels Airbnbs should be downtown, not in residential neighborhoods.

Malcolm DeWees, applicant, addressed the audiences' concerns. He respects all the comments. His intention is to move into the home from Texas, but would like to lease the home until their move can be permanent.

A motion was made by K. O'Connell seconded by M. Johnson to come out of public hearing. The motion was carried unanimously.

A motion was made by K. O'Connell seconded by M. Johnson to recommend approval of a short-term rental permit for 112 Stennis Avenue, PID 61037150.000, subject to annual renewal. The motion was carried unanimously.

h) PUBLIC HEARING: 413 Forest Hill Drive / PID# 61095080.000 – Chris & Amanda Deans – Requesting a Residential Short-term Rental permit.

A motion was made by M. Hinton seconded by J. Conwill to go into public hearing. The motion was carried unanimously.

C. Martin introduced the proposal. The property owner will be the property manager and satisfies the residency requirement. The inspection was conducted on August 25th with a maximum occupancy of six (6) and maximum vehicles of four (4) were approved. No complaints or violations were reported within the last 12 months.

A motion was made by K. O'Connell seconded by M. Johnson to come out of public hearing. The motion was carried unanimously.

A motion was made by J. Conwill seconded by M. Hinton to recommend approval of the application of a residential short-term rental permit for 413 Forest Hill Drive, PID 61095080.000, subject to annual approval. The motion was carried unanimously.

i) PUBLIC HEARING: 141 Reynolds Circle / PID# 61133146.000 – Tony Kreger – Requesting a Residential Short-term Rental permit.

A motion was made by M. Johnson seconded by J. Conwill to go into public hearing. The motion was carried unanimously.

C. Martin introduced the proposal. The property manager meets the residency requirement. There was no input received prior to the packet. The inspection was conducted on August 29th with a maximum occupancy of eight (8) and maximum vehicles of four (4) being approved. No complaints or code violations within the last 12 months.

A motion was made by M. Johnson seconded by K. O'Connell to come out of public hearing. The motion was carried unanimously.

A motion was made by K. O'Connell seconded by M. Johnson to recommend approval or a residential short-term rental permit for 141 Reynolds Circle, PID# 61133146.000, subject to annual renewal. The motion was carried unanimously.

j) PUBLIC HEARING: 608 Russell Avenue / PID# 60137146.000 – Robert Stroble – Requesting a Residential Short-term Rental permit.

A motion was made by M. Hinton seconded by J. Conwill to go into public hearing. The motion was carried unanimously.

C. Martin introduced the proposal. The local property manager satisfies the residency requirement. No input was received prior to the meeting. The inspection took place on September 15th with a maximum occupancy of ten (10) and maximum vehicles for four (4) being approved. No code violations or complaints were received in the last 12 months.

Vanessa Sauls Johnson, 610 Russell Avenue, addressed the commission in opposition to the request. She is in opposition for a plethora of reasons all of which have mentioned within the last seven (7) years while this ordinance has been in place.

A motion was made by K. O'Connell seconded by M. Johnson to come out of public hearing. The motion was carried unanimously.

A motion was made by M. Hinton seconded by K. O'Connell to recommend approval for 608 Russell Avenue, PIN 60137146.000, for a short-term rental application subject to annual renewal. The motion was carried unanimously.

k) PUBLIC HEARING: An amendment to the Unified Development Code (UDC) for the City of Ocean Springs, Mississippi amending the following chapters and sections: Chapter2 (Process), Section 2.29.7.D (Demolition of Structures) relating to primary structures in excess of 50 years old.

A motion was made by M. Hinton seconded by J. McCormick to go into public hearing. The motion was carried unanimously.

W. Morgan introduced the proposal. This amendment would remove the requirement that any building permit for demolition of a structure over 50 years old be approved by the Board of Aldermen. It has been in the code since March 2005. The Historic Preservation Commission provided input that Ishee homes, Katrina Cottages, etc. still be reviewed on a case-by-case basis.

A motion was made by M. Hinton seconded by K. O'Connell to come out of public hearing. The motion was carried unanimously.

M. Hinton expressed concern with a blanket removal. He would prefer a date, such as 1955, be put into the amendment.

K. O'Connell prefers the 50 years, not a date.

A motion was made by M. Hinton seconded by J. Conwill to recommend approval of the amendment to the UDC for the City of Ocean Springs in the following sections in Chapter 2.29.7.D, demolition of structures related to primary structures of excess of 50 years and the application to add any houses pre-1955 be added to the recommendation. The motion was carried unanimously.

5. General Public Comment

6. Election of Officers

- a) Chairman
- b) Vice-Chairman
- c) Secretary

Chairman will be Andy Phelan. Vice-Chairman will be Matthew Hinton. Secretary will be Kevin O'Connell.

7. Commissioner's Forum

J. Conwill asked if there was any discussion pertaining to increasing the short-term rental cap. C. Martin explained that staff has been directed to evaluate the short-term rental program.

8. Adjourn

A motion was made by M. Johnson seconded by J. Conwill to adjourn the meeting. The motion was carried unanimously.

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

PLANNING COMMISSION REPORT

MEETING DATE: December 13, 2022

APPLICANT: Obaid A. Siddiqui

REQUESTED ACTION: Tranquility Grove Subdivision - Final Plat Approval

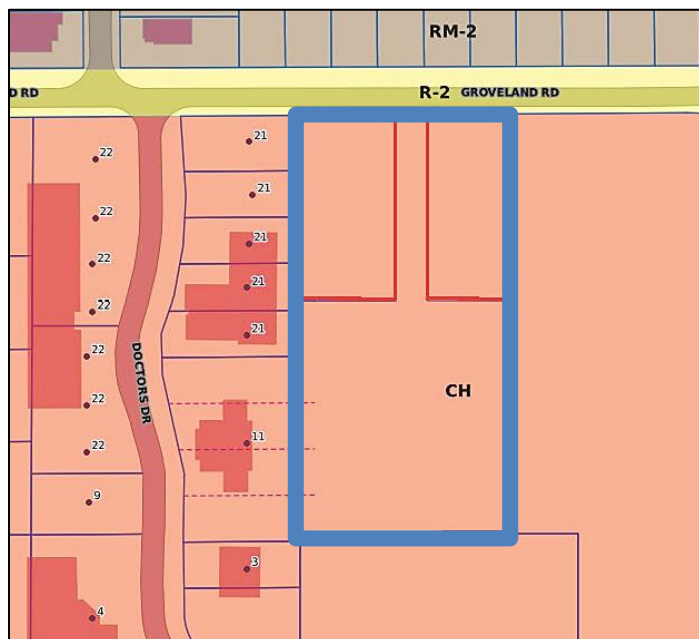
DATE OF APPLICATION: November 7, 2022

LOCATION: 3650 Groveland Rd., Parcel Identification No.: 60127270.000

ADJACENT ZONING/LAND USE:

Subject Property: C-H, Regional Commercial District; pediatric clinic building.
East and South: C-H district; undeveloped land.
North: Across Groveland Rd., RM-2 Multi-family Dwelling district; single family dwellings in the Waterford Village subdivision.
West: C-H district; medical office buildings.

VICINITY



DESCRIPTION OF THE REQUEST:

1. Approval is requested of the final plat of a 3-lot commercial subdivision for an existing medical clinic on Parcel 3, a proposed building for a yoga studio, tearoom and café on Parcel 1, and one undeveloped lot.

FINDINGS:

- The Ocean Springs Planning Commission approved a sketch plat for a subdivision on May 10, 2011, and the Board of Aldermen followed up with their approval of the sketch plat on **May 12, 2011**. However, there is no record that a final plat was ever submitted, approved, or recorded to create the lots. **On Nov. 1, 2022, the Board of Aldermen voted to allow the subdivision process to pick up where it left off.**
- The Parcel 1 building is being reviewed through the administrative Design Review process.

CITY DEPARTMENT COMMENTS:

PUBLIC WORKS, WATER DEPT.

1. Water tap must be requested at the Public Works office at 228-875-3955. All costs associated with water tap are the responsibility of the homeowner/owner/developer.
2. Any new lots needing water taps will be the developer's responsibility.

PUBLIC WORKS, SEWER DEPT.

1. Sewer tap must be requested at the Public Works office at 228-875-3955. All costs associated with sewer tap are the responsibility of the homeowner/owner/developer.

PUBLIC WORKS, DRAINAGE/STREETS DEPT.

1. Must maintain erosion control and keep the roadway clear of debris.

PUBLIC INPUT:

- None received.

STAFF RECOMMENDATION: Approval

PROPOSED MOTION: To recommend approval of the Tranquility Grove subdivision final plat.



OCEAN SPRINGS PLANNING COMMISSION
PO Box 1800 / Ocean Springs, MS 39564
228-875-4415 (Phone) / 228-872-5427 (fax)

APPLICATION: SUBDIVISION DEVELOPMENT

—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

Effective June 11, 2006, the following application fees apply:

	Minor S/D	Major S/D
Sketch Plat	\$ 250	\$ 300
Preliminary Plat	\$ 250 + \$ 50/lot	\$ 250 + \$ 50/lot
Final Plat	\$ 250 + \$ 50/lot	\$ 250 + \$ 50/lot

Application Fee Required*: \$400

** Does not include mail fee, to be determined by City.*

Standard mail fee required for notification of property owners within 500' of applicant property. Exact fee to be determined by City, based on current postage rates.

Application Date: 11/07/2022 (Applications are due by the 7th of each month.)

Applicant Information

Name of Subdivision: TRANQUILITY GROVE
Address of Original Parcel(s): 3650 GROVELAND ROAD
Parcel ID(s): 60127270.000

- | | | | |
|---------------------|--|-------|----------------------------------|
| 1. Applicant: | <u>OBAID A.SIDDIQUI</u> | Phone | <u>(228) 547-2230</u> |
| Address | <u>15400 Joan D Arc St Biloxi, MS</u> | Email | |
| 2. Local Agent: | <u>STRUCTURAL DESIGN SOLUTIONS</u> | Phone | <u>(228) 396-0038</u> |
| Address | <u>8195 C WOOLMARKET RD BILOXI, MS 39532</u> | Email | <u>STEVE@PDMBILOXI.COM</u> |
| 3. Owner of Record: | <u>ZAMEEN LLC</u> | Phone | <u>(228) 282-2107</u> |
| Address | <u>15400 Joan D Arc St Biloxi, MS</u> | Email | <u>FARIHA_BHATTY@HOTMAIL.COM</u> |
| 4. Engineer: | <u>Allen Young - Young Engineering Service</u> | Phone | <u>(228) 396-0038</u> |
| Address | <u>8195 C WOOLMARKET RD BILOXI, MS 39532</u> | Email | <u>youngeng4840@gmail.com</u> |
| 5. Land Surveyor: | <u>Machado Patano</u> | Phone | <u>(228) 388-1950</u> |
| Address | <u>918 Howard Ave Biloxi, MS</u> | Email | |
| 6. Attorney: | | Phone | |
| Address | | Email | |

☐ **Attach Appropriate Checklist for Requested Phase of Review**

Property Information

1. Tax Map Designation: Section 27 Township: 7 Range: 8 WEST
2. Proposed Subdivision Location: On the SOUTH side of GROVELAND ROAD (street)
300 (distance in feet) EAST (relative direction) of Doctors Dr (street)
3. List all contiguous holdings in the same ownership:
Section _____ Lot(s) _____
4. Zoning of Parcel(s): CH 5. Total Acreage: 2.2
6. Smallest Lot Size: .4 7. Proposed # of Lots: 3
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. NO
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. There is a 15' drainage/ utility/ sidewalk easement along Groveland road
14. Are there any existing structures on the property? If so, will they be kept or demolished? Yes. Kept

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: Childrens Clinic, Yoga Studio, Cafe, Tea Room
17. Are any variances being requested for the proposed subdivision? If so, please explain.
No
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: There will be a common area for the covered dumpster
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: _____
For Final Plat: Date PRELIMINARY PLAT was approved by Board of Aldermen: _____
- 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) OBAD SIONIKU, 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: ZAMEEN LLC Parcel ID(s): 60122210.000
Date Property Acquired Date: 02/07/2011 Book and Page of Each Conveyance:
DB 1633 P379
Owner's Signature: [Signature] Date: 11/03/22

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 Jackson

I Michelle Preston, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address 3650 Groveland Road
Ocean Springs MS 39564

Subscribed and sworn before me this 3 day of November, 2022

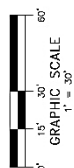
My Commission expires: Dec. 13, 2024



N SPRINGS, JACKSON COUNTY, MS
PAGE ONE OF TWO

● R/F	DENOTES IRON ROD FOUND
● P/P	DENOTES IRON PIPE FOUND
○ R/S	DENOTES CAPPED 1/2" IRON ROD SET (CDA \$245)
□ CMF	DENOTES CONCRETE MONUMENT FOUND
(MEAS)	DENOTES MEASURED THIS SURVEY
(DEED)	DENOTES PER RECORDED DEED
W	DENOTES WATER VALVE
W	DENOTES WATER METER
W	DENOTES SANITARY SINKER CLEANOUT
W	DENOTES SANITARY SINKER MANHOLE
W	DENOTES UTILITY POLE
W	DENOTES UTILITY POLE GUY WIRE
W	DENOTES STREET OPTIC JUNCTION BOX
W	DENOTES GAS VALVE
W	DENOTES OVERHEAD POWER LINE
W	DENOTES STREET OPTIC LINE

NOW OR FORMERLY
GWH HOLDINGS, LLC
21 DOCTORS DRIVE
OCEAN SPRINGS, MS 39564



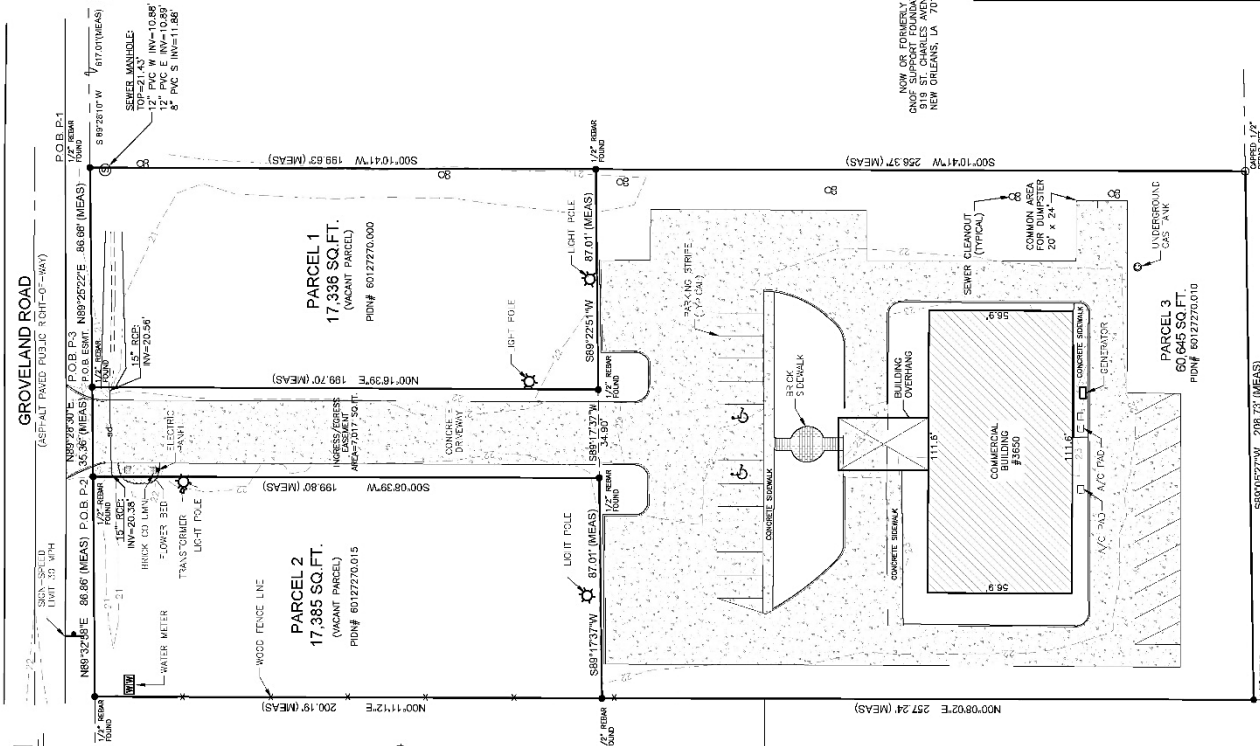
BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE
GEODETIC BEARINGS BASED UPON GPS OBSERVATION USING
EARL DUDLEY VRS RTK INET GPS NETWORK.

JACKSON COUNTY GIS WEBSITE
DEED BOOK 1633 AT PAGE 378
DEED BOOK 1636 AT PAGE 718

THIS PROPERTY IS LOCATED IN ZONE "X" AS PUBLISHED BY THE
FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP.
COMMUNITY PANEL NUMBER 28058C0292C. REVISED 03/16/2009.

1. NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO THE FIRM FOR THE SUBJECT PROPERTY. THE OPINION OF THE LOCATION AND EXTENT OF THE INTEREST REPRESENTED BY THIS SURVEY DEPENDS ENTIRELY ON THE CURRENT STATE OF THE LAND AS REPRESENTED BY THIS SURVEY AND THE CURRENT STATE OF THE RECORDS OF THE COUNTY OF LOS ANGELES. THE SURVEYOR HAS NO CURRENT INFORMATION AS TO ANY INSTRUMENTS THAT WOULD BE DISCOVERED IN THIS INVESTIGATION, NOT WITHSTANDING THE FACT THAT SUCH COULD EFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PROPERTY.
2. BOUNDARY LINES WERE TAKEN FROM DEEDS, TAX RECORDS, ETC. AS SHOWN IN THE REFERENCE LISTED BELOW AND MEASUREMENTS AND/OR IRON RODS FOUND.
3. THE SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, INCLUDING BUT NOT LIMITED TO, FEDERAL, STATE AND LOCAL ZONING ORDINANCES, SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY OF RECORD.

THIS IS A CLASS "B" SURVEY AS OUTLINED IN CLASSIFICATION OF SURVEYS.



NOW OR FORMERLY
NOF SUPPORT FOUNDATION
919 ST. CHARLES AVENUE
NEW ORLEANS, LA 70130

P.O.C.
1/2" REBAR
FOUND NE COR.
SEC. 27-7-B,
JACKSON CO. MS
S 00°28'44" E 31.66'(MEAS)
1/2" REBAR
FOUND

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE NE $\frac{1}{4}$ OF A SECTION 27, TOWNSHIP 3 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A 1/2" REBAR FOUND AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE S 02°28'44" E, 31.58 FEET TO A 1/2" REBAR FOUND ON THE SOUTH MARGIN OF COVEYDALE LAKE, THENCE S 89°28'07" W, 87.101 FEET ALONG SAID MARGIN OF COVEYDALE LAKE, THENCE S 89°28'07" W, 139.63 FEET TO THE POINT OF BEGINNING, THENCE S 87°01'41" W, 196.63 FEET TO A 1/2" REBAR FOUND, THENCE S 87°21'51" W, 87.0141 FEET TO A 1/2" REBAR FOUND, THENCE N 07°16'30" E, 198.70 FEET TO A 1/2" REBAR FOUND ON THE SOUTH MARGIN OF SAID COVEYDALE LAKE, THENCE S 87°01'41" W, 196.63 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 7.3241 SQUARE FEET, MORE OR LESS.

[illegible][illegible][illegible]

PREPARED BY:



MACHADO | DATANO
O: 225.365.1950 | F: 228.389.977

RESUBDIVISION SURVEY

A PARCEL OF LAND SITUATED IN THE
NE 1/4 OF NE 1/4 OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 8 WEST,
CITY OF OCEAN SPRINGS,
JACKSON COUNTY, MISSISSIPPI

PLAT 132

CITY OF OCEAN SPRINGS, JACKSON COUNTY, MS
PAGE TWO OF TWO

THIS IS TO CERTIFY THAT QBAD A. SIDDQUI IS THE OWNER OF THE PROPERTY DESCRIBED AND
 THAT THE PLAT CORRECTLY SHOWS SAID SUBDIVISION.
 WITNESS MY SIGNATURE ON THIS THE _____ DAY OF _____, 2022.

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE STATE OF MISSISSIPPI, COUNTY OF JACKSON, PERSONALLY APPEARED BEFORE ME THAT HE/SHE EXECUTED THE ABOVE AND FOREGOING OWNER'S CERTIFICATION, AS THE ACT AND DEED OF THE OWNER AFTER HAVING BEEN DULY AUTHORIZED TO SO DO.

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI, AND WAS RECORDED IN PLAT BOOK _____ ON PAGES _____ ON THIS THE _____ DAY OF _____, 2022.

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THIS ORIGINAL PLAT WITH THE DUPLICATE PLAT OF TRANQUILITY GROVE SUBDIVISION, AND FIND THE SAME TO BE AN EXACT DUPLICATE THEREOF.

JAMES C. BOOTH, JR.
MS PLS NO. 02666

MY COMMISSION EXPIRES: _____

PREPARED BY:		MACHADO PATANO 01-776-468-1940 F: 776-468-1941 www.machado-patano.com	CIVIL ■ ELECTRICAL ■ MECHANICAL ■ SURVEYING 318 N. Pacific Ave., Suite 200 Jacksonville, FL 32202	NAME:	STATE:
				COUNTY:	DATE:
			DRAWN BY:	CHECKED BY:	LOCATION: