



Planning Commission

Tuesday, March 11, 2025 @ 6:00 PM

**1. Call Meeting to Order**

**2. Approval of Minutes**

- a. February 11, 2025

**3. Old Business**

**4. New Business** - The public is invited to address the Planning Commission for up to 3 minutes for each item, for each speaker, for a maximum period of 30 minutes. The Planning Commission will take all comments under advisement. Please identify yourself before speaking.

- a. **Public Hearing:** Approve a request for Harper Grove Townhomes Subdivision Groveland Road – PIDN: 60127330.100 – 24 Hour Storage - Requesting a Plat Amendment. The property is zoned CH
- b. **Public Hearing:** Approve a request for a Short-Term Rental permit at 1112 Lafontaine Unit A – PIDN: 61080005.010-Adrienne Radakovic - The property is zoned R-1.
- c. **DEFERRED TBD: Public Hearing:** Approve a Commercial Subdivision Final Plat for 3419 Bienville Blvd – PIDN: 60127491.050 – KD Ocean Springs, LLC – Property is zoned CH.
- d. Approve a request for a lot split at 0 Rayburn Ave – PIDN: 60137006.000 & 60137008.100, East side of Rayburn Ave., south of Desoto St. and north of Porter Ave. – Mike Fritz - The property is zoned RM2.

**5. General Public Comment** - The public is invited to address the Planning Commission for up to 3 minutes for each speaker, for a maximum period of 30 minutes. The Planning Commission will take all comments under advisement. Please identify yourself before speaking.

**6. Commissioner's Forum**

**7. Adjourn**

**The Minutes of the City of Ocean Springs**  
**Planning Commission**  
**Tuesday February 11, 2025**

**1. Call Meeting to Order**

A meeting of the City of Ocean Springs Planning Commission was called to order by Vice Chairman Matthew Hinton at 6:00 p.m. on Tuesday February 11, 2025. The members present were Matthew Hinton, Joseph McCormick, Kevin O'Connell, Marshall Johnson, Joey Conwill and Nicholaus Geiser. Absent was Andy Phelan. Also present was Wade Morgan Planning Director, Planner Elizabeth Dill, Planning Administrator Hannah Sullivan, and City Attorney Will Norman.

**2. Approval of Minutes:**

- a) January 14, 2025

A motion was made by Kevin O'Connell, seconded by Marshall Johnson to accept the minutes from January 14, 2025, as submitted. The motion carried unanimously.

**3. Old Business:**

- a) None.

**4. New Business:**

- a. **Public Hearing: Approve a request for Madison Place Phase II / PIDN: 60124060.000 – Elliott Land Development – Requesting Preliminary Plat approval of a 51-lot subdivision**

A motion was made by Kevin O'Connell, seconded by Marshall Johnson to accept email into public records. The motion carried unanimously. A motion was made by Joseph McCormick and seconded by Kevin O'Connell to open public hearing. The motion carried unanimously. Amanda Crose with Elliot Homes presented her application. Four residents (Easy Rider, Samantha Mcnell, William Edmonson, Steven Parker) spoke in opposition of the connector road from Madison Place subdivision to Lakeview subdivision. A motion was made by Kevin O'Connell and seconded by Marshall Johnson to close public hearing.

A motion was made by Kevin O'Connell and seconded by Marshall Johnson to recommend approval of the preliminary plat for Madison Place Phase 2 contingent upon the developer providing a transition in the sidewalk on Madison place drive at its west end where it terminates at the alley to Westwind Court, the developer providing an easement by lot 22 for access to clean the concrete ditch, a pedestrian circulation system with a minimum of 5 feet width to connect to other sidewalks/trails and conservation areas, and that the developer provide approvals from outside agencies of Mississippi Department of Environmental Quality, Mississippi Department of Health, Army Core of Engineers and all other required agencies. Also, the motion to recommend approval is contingent upon the removal of the truncation or alteration of the connector road between Gibson and

Pinehaven, which will be reviewed and resolved if necessary at the time of the final plat. The motion passed unanimously.

**b. 5717 Peacock Street/PIDN: 61057134.940 – Gulf Coast Digs, LLC – Requesting a lot split. The property is zoned R-4**

A motion was made by Kevin O'Connell and seconded by Joey Conwill to recommend approval of the lot split. The motion carried unanimously. One resident (Stacey Jessman) spoke in opposition to the lot split.

**5. General Public Comment**

- a) Mark Garriga addressed the commission concerning property setbacks.

**6. Commissioners Forum**

- A) Discussion concerning the comprehensive plan

**7. Adjourn**

A motion was made by Marshall Johnson, seconded by Kevin O'Connell to adjourn the meeting. The motion carried unanimously.

Comment on Public Hearing: Approve a request for Madison Place Phase II / PIDN: 60124060.000 – Elliott Land Development – Requesting Preliminary Plat approval of a 51-lot subdivision.

Stephen Parker, a resident of Madison Place I, who resides at 106 Westwind Court, Ocean Springs, MS, adjacent to Madison Place II and is a current member of the 39 member Madison Place I HOA and will be a member of the 91 member Madison Place I + II HOA, request that the preliminary plat approval be conditioned to:

1-Require that the **current and ultimate Covenantor of the Declaration of Restrictive Covenants on the Conservation Easement**<sup>1</sup>, be required to mitigate and manage the current fire hazard that exists directly adjacent to the lots/future homes abutting the conservation easement by implementation of on-going forestry management practices on the conservation easement (see Figure 1).

2-Construction shall not commence until USACE Permit # SAM-2004-03387-RCV has been amended at the discretion of the USACE and the resource agencies to allow for forestry management as specified in request #1<sup>2</sup>.

3-Construction shall not commence until an agreement has been established on how the Covenantorship would be transferred and how on-going forestry management will be paid for to ensure the long-term elimination of fire hazard exposure to residences of Madison Place .

**Additional information:**

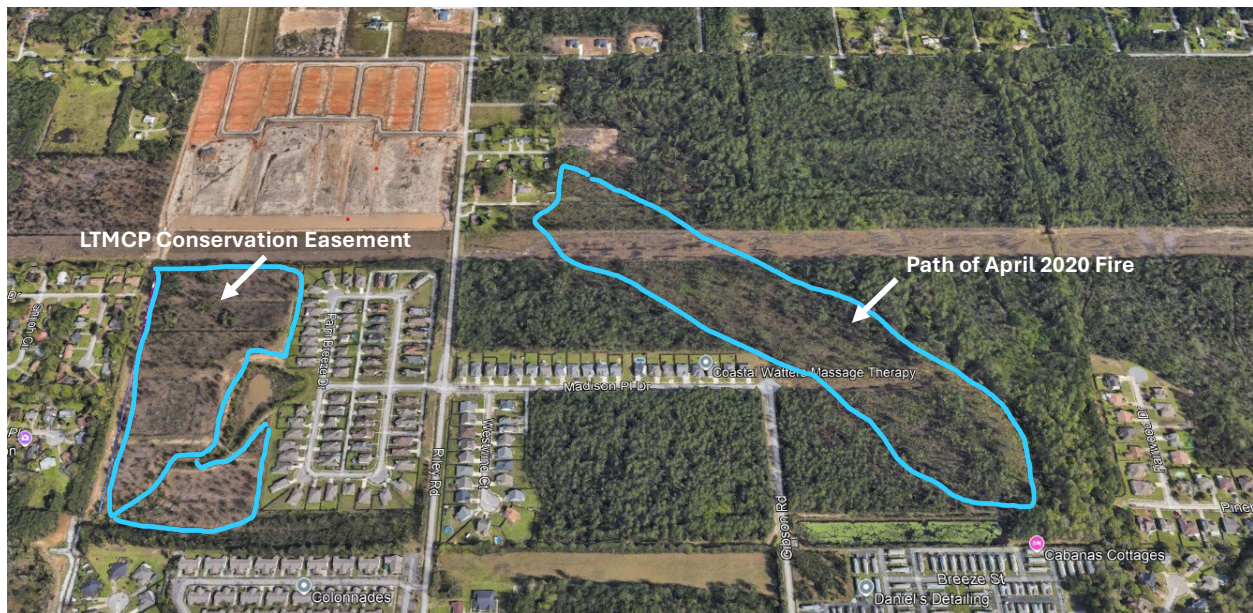
- Elliott Homes is the current Covenantor of the Declaration of Restrictive Covenants with the intention to convey the Covenantor title to the HOA;
- The Covenantorship allows for modification of terms in coordination with the USACE and resource agency and allows for management of fire hazards/forestry management practices. Any changes to the Restrictive Covenants with regard to forestry management activities would require a modification that would need to be agreed to by the USACE (See Attachment A correspondence with USACE dated January 16, 2025)
- Without the modification of the Restrictive Covenants, mitigation of the current fire hazard is prohibited (See Attachment B-Restrictive Covenants).
- Forestry management practices would need to be on-going in order to establish and keep manageable fuel loads in the vicinity of proposed homes.
- Costs for the on-going forestry management activities could substantially increase HOA fees.

---

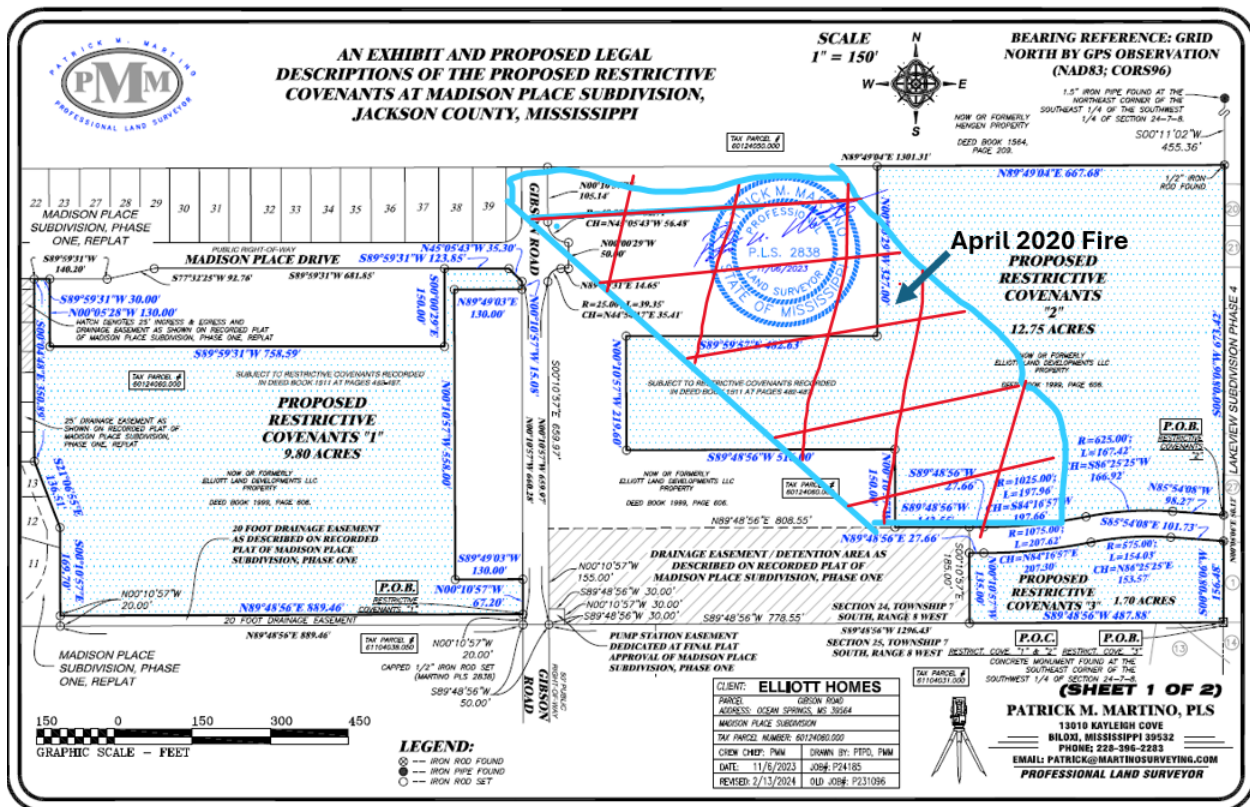
<sup>1</sup> Declaration of Restrictive Covenants was made on the 11 day of October 2024, by Elliott Land Developmetns, LLC (Covenantor); #202424117 BK: 2194 PG: 86-93; 12/30/2024 12:19:17 PM; 8 Pgs.

<sup>2</sup> Madison Place II Restrictive Covenants Conditions 1 c.; 2; 4 b.

Comment on Public Hearing: Approve a request for Madison Place Phase II / PIDN: 60124060.000 – Elliott Land Development – Requesting Preliminary Plat approval of a 51-lot subdivision.



**Figure 1:** Path of April 2020 Fire through the Conservation Easement; A local example of a conservation easement managed by the Land Trust for the Mississippi Coastal Plain



Comment on Public Hearing: Approve a request for Madison Place Phase II / PIDN: 60124060.000 – Elliott Land Development – Requesting Preliminary Plat approval of a 51-lot subdivision.

**Figure 2:** Approximate swath of April 202 Fire through the current conservation easement



**Figure 3:** Various stages of Pine savanna growth, fire exposure, and forestry management.

## Attachment A: USACE Correspondence

Neumann, Kaaren M CIV USARMY CESAM (USA) <Kaaren.M.Neumann@usace.army.mil>

To: Stephen Parker

Cc: Hendrix, Dylan C CIV USARMY CESAM (USA) <Dylan.C.Hendrix@usace.army.mil>

Thu 1/16/2025 6:54 AM

Good Morning Mr. Parker,

A change in permittee's would require a modification. (There is a place on the bottom of the permit for a Transferee Signature.)

Any changes to the Restrictive Covenant would also require a modification and would need to be agreed upon by our office and our attorney prior to finalization.

An additional public notice wouldn't typically be required for those types of actions.

The phone number listed below is correct.

Please let us know if we can be of any further assistance.

Thanks,

Kaaren

Kaaren M. Neumann  
Biologist  
South Mississippi Branch  
Regulatory Division  
USACE-Mobile District

Government Cell Phone Number: 228-386-8293

**From:** Stephen Parker <sparker@symbiotic-enterprises.com>

**Sent:** Wednesday, January 15, 2025 4:03 PM

**To:** Neumann, Kaaren M CIV USARMY CESAM (USA) <Kaaren.M.Neumann@usace.army.mil>

**Cc:** Hendrix, Dylan C CIV USARMY CESAM (USA) <Dylan.C.Hendrix@usace.army.mil>

**Subject:** [Non-DoD Source] Re: FOIA Requests to Mobile District

Kaaren,

Thank you for the follow up. Would permit modifications as a result of ownership change OR changes in management practices require a public notice? Also, could I follow up with you by phone? Is your listed cell phone the best number to call OR is there a better number where I can reach out to you for a conversaiton? Appreciate any information that you can provide. Thank you, steve

Comment on Public Hearing: Approve a request for Madison Place Phase II / PIDN: 60124060.000 – Elliott Land Development – Requesting Preliminary Plat approval of a 51-lot subdivision.

**Stephen W. Parker**

Principal Scientist

**Symbiotic Enterprises, LLC**

***Maximizing your effectiveness***

[sparker@symbiotic-enterprises.com](mailto:sparker@symbiotic-enterprises.com)

(228) 224-9057; schedule a 30 minute call

[www.symbiotic-enterprises.com](http://www.symbiotic-enterprises.com)

---

**From:** Neumann, Kaaren M CIV USARMY CESAM (USA) <[Kaaren.M.Neumann@usace.army.mil](mailto:Kaaren.M.Neumann@usace.army.mil)>

**Sent:** Wednesday, January 8, 2025 2:18 PM

**To:** Stephen Parker <[sparker@symbiotic-enterprises.com](mailto:sparker@symbiotic-enterprises.com)>

**Cc:** Hendrix, Dylan C CIV USARMY CESAM (USA) <[Dylan.C.Hendrix@usace.army.mil](mailto:Dylan.C.Hendrix@usace.army.mil)>

**Subject:** RE: FOIA Requests to Mobile District

Good Afternoon Mr. Parker,

If the Permittee wants to sell the property to another entity the Restrictive Covenant would still be binding on the site. If for example the Permittee was to sell the property to another entity and the new entity wants to place the site into a conservation easement instead of the existing restrictive covenant then that would require a permit modification.

The bottom line is if the permittee decides to sell the property to another group for management purposes then it would be best for them to come in and meet with our upper management and our attorney to determine the best way forward.

Thanks,

Kaaren

Kaaren M. Neumann

Biologist

South Mississippi Branch

Regulatory Division

USACE-Mobile District

Government Cell Phone Number: 228-386-8293

**From:** Stephen Parker <[sparker@symbiotic-enterprises.com](mailto:sparker@symbiotic-enterprises.com)>

**Sent:** Wednesday, January 8, 2025 11:08 AM

**To:** Neumann, Kaaren M CIV USARMY CESAM (USA) <[Kaaren.M.Neumann@usace.army.mil](mailto:Kaaren.M.Neumann@usace.army.mil)>

**Subject:** [Non-DoD Source] Fw: FOIA Requests to Mobile District

Kaaren,

Comment on Public Hearing: Approve a request for Madison Place Phase II / PIDN: 60124060.000 – Elliott Land Development – Requesting Preliminary Plat approval of a 51-lot subdivision.

Thank you for the conversation this morning. I am interested in what amendments to the attached Restrictive Covenants would be required to have the Land Trust for the Mississippi Gulf Coastal Plain or a similar entity assume management responsibilities for this site. Appreciate whatever insight you can provide. I have been in conversation with Brandon Elliott and am working to see if we can implement some nuisance species control in the area to reduce the risk of fire adjacent to newly constructed homes. Thank you again.  
steve

**Stephen W. Parker**

Principal Scientist

**Symbiotic Enterprises, LLC**

***Maximizing your effectiveness***

[sparker@symbiotic-enterprises.com](mailto:sparker@symbiotic-enterprises.com)

(228) 224-9057; schedule a 30 minute call

[www.symbiotic-enterprises.com](http://www.symbiotic-enterprises.com)

---

**From:** Neumann, Kaaren M CIV USARMY CESAM (USA) <[Kaaren.M.Neumann@usace.army.mil](mailto:Kaaren.M.Neumann@usace.army.mil)>

**Sent:** Friday, November 22, 2024 10:52 AM

**To:** Stephen Parker <[sparker@symbiotic-enterprises.com](mailto:sparker@symbiotic-enterprises.com)>

**Subject:** FOIA Requests to Mobile District

Good Morning Mr. Parker,

The below link will take you to the area to complete a FOIA request from Mobile District.

<https://www.sam.usace.army.mil/Business-With-Us/FOIA/>

Please let us know if we can be of any further assistance.

Thanks,

Kaaren

Kaaren M. Neumann

Biologist

South Mississippi Branch

Regulatory Division

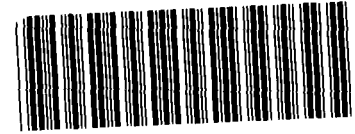
USACE-Mobile District

Government Cell Phone Number: 228-386-8293

Comment on Public Hearing: Approve a request for Madison Place Phase II / PIDN: 60124060.000 – Elliott Land Development – Requesting Preliminary Plat approval of a 51-lot subdivision.

**Attachment B: Madison Place 2 Restrictive Covenants**

8  
OFFICIAL RECORDS JACKSON CO. TY  
Josh Eldridge  
CHANCERY CLERK  
RECORDING FEE: \$39.00  
#202424117 BK: 2194 PG: 86-93  
12/30/2024 12:19:17 PM 8 PGS  
AC0BB.DC Rcpt#27942



202424117 8 PGS

STATE OF MISSISSIPPI

COUNTY OF JACKSON

**DECLARATION OF  
RESTRICTIVE COVENANTS**

**THIS DECLARATION OF RESTRICTIVE COVENANTS** is made this 11<sup>th</sup> day of October, 2024 by ELLIOTT LAND DEVELOPMENTS, LLC, a Mississippi limited liability company ("Covenantor").

**RECITALS**

WHEREAS, Covenantor is the owner of one parcel of real property located in Jackson County, State of Mississippi, more particularly described as Parcel Number 60124060.000 as:

**Legal Description and Survey attached hereto as Exhibit "A"; and**

**WHEREAS**, the said Property possesses significant ecological values of aesthetic and environmental benefit to the people of the State of Mississippi and the United States; and

**WHEREAS**, in consideration of the issuance of Permit Number SAM-2004-03387-RCV ("Permit") by the U.S. Army Corps of Engineers, Mobile District ("Corps" or "Mobile District," to include any successor agency) pursuant to Section 404 of the Clean Water Act and /or Section 10 of the Rivers and Harbors Act authorizing certain activities in waters of the United States, and in recognition of the continuing benefit to the property, and for the protection of waters of the United States and scenic, resource, environmental, and general property values, Covenantor has agreed to perform certain mitigation and to place certain restrictive covenants on the Property, in order that the Property shall remain substantially in its natural condition forever;

**NOW THEREFORE**, Covenantor hereby declares that the Property shall be held, transferred, conveyed, leased, occupied or otherwise disposed of and used subject to the following restrictive covenants, which shall run with the land and be binding on all heirs, successors, assigns (they are included in the term, "Covenantor," below), lessees, or other occupiers and users.

1. **Prohibitions & Restrictions.**

- a. **General.** There shall be no filling, flooding, excavating, mining or drilling; no removal of natural materials; no dumping of materials; and no alteration of the topography in any manner except as specifically provided for in the Mitigation Plan of the Permit.
- b. **Waters and Wetlands.** There shall be no draining, dredging, damming, or impounding; no changing the grade or elevation, impairing the flow or circulation of waters, reducing the reach of waters; and no other discharge or activity requiring a permit under applicable clean water or water pollution control laws and regulations except as specifically provided for in the Mitigation Plan of the Permit.
- c. **Trees/Vegetation.** There shall be no clearing, burning, cutting or destroying of trees or vegetation, except as expressly authorized in the Reserved Rights; there shall be no planting or introduction of non-native or exotic species of trees or vegetation.
- d. **Uses.** No agricultural, industrial, or commercial activity shall be undertaken or allowed.
- e. **Structures.** There shall be no construction, erection, or placement of buildings, billboards, or any other structures, nor any additions to existing structures.
- f. **New Roads.** There shall be no construction of new roads or trails without the prior written approval of the Mobile District Engineer, including the manner in which they are constructed.
- g. **Use of Off Road Vehicles.** There shall be no use of off road vehicles, 4 wheel drive vehicles, all terrain vehicles or similar vehicles except on existing roads and trails and except as necessary to manage the Property.
- h. **Utilities.** There shall be no construction or placement of utilities or related facilities without the prior approval of the Mobile District Engineer.
- i. **Pest Control.** There shall be no application of pesticides or biological controls, including for problem vegetation, without prior written approval from the Mobile District Engineer.
- j. **Other Prohibitions.** Any other use of, or activity on, the protected property which is or may become inconsistent with the purposes of this grant, the preservation of the protected property substantially in its natural condition, or the protection of its environmental systems, is prohibited.

2. **Amendment.** After recording, these restrictive covenants may only be amended by a recorded document signed by the Corps and Covenantor. Amendment shall be allowed at the discretion of the Corps, in consultation with resource agencies as appropriate, and then only in exceptional circumstances. Mitigation for amendment impacts will be required at the time of amendment. There shall be no obligation to allow an amendment.

3. **Notice to Government.** Any permit application, or request for certification or modification, which may affect the Property, made to any governmental entity with authority over wetlands or other waters of the United States, shall expressly reference and include a copy (with the recording stamp) of these restrictive covenants.

4. **Reserved Rights.** It is expressly understood and agreed that these restrictive covenants do not grant or convey to members of the general public any rights of ownership, entry or use of the Property. These restrictive covenants are created solely for the protection of the Property, and for the consideration and values set forth above. The Covenantor reserves the right to engage in all acts or uses not prohibited by the Restrictions and which are not inconsistent with the conservation purposes of this covenant, that is to preserve the protected property substantially in its natural condition, and to protect its environmental systems. Notwithstanding the foregoing Restrictions, Covenantor reserves for itself, its heirs, successors, administrators, and assigns the following Reserved Rights, which may be exercised upon providing prior written notice to the Mobile District Engineer, except where expressly provided otherwise:

- a. **Landscape Management.** Landscaping by the Covenantor to prevent severe erosion or damage to the protected property or portions thereof, or significant detriment to existing or permitted uses, is allowed, provided that such landscaping is generally consistent with preserving the natural condition of the protected property.
- b. **Wildlife and Forestry Management.** The Covenantor will naturally manage these lands to preserve and improve the existing forest and wildlife resources. Timber harvesting and management by Covenantor is limited to the extent necessary to protect the natural environment in areas where the forest is damaged by natural forces such as fire, flood, storm, insects or infectious organisms. Timber management is expressly understood to include periodic controlled burning or mowing when deemed advisable to mitigate the risk of wildfires. Such timber harvest and/or management shall be carried out only after approval by the Mobile District Engineer.
- c. **Recreation.** Covenantor reserves the right to engage in any outdoor, non-commercial recreational activities, including hunting (excluding planting or burning) and fishing, with cumulatively very small impacts, and which are consistent with the continuing natural condition of the protected property. No written notice required.
- d. **Mineral Interests.** Covenantor specifically reserves a qualified mineral interest in subsurface oil, gas, or other minerals and the right to access such minerals. However, there shall be no extraction or removal of, or exploration for, minerals by any surface mining method, nor by any method which results in subsidence or which otherwise interferes with the continuing natural condition of the protected property.
- e. **Road Maintenance.** Covenantor reserves the right to maintain existing roads or trails. Maintenance shall be limited to: removal or pruning of dead or hazardous vegetation; application of permeable materials (e.g., sand, gravel, crushed) necessary to correct or impede erosion; grading; replacement of culverts, water control structures, or bridges; and, maintenance or roadside ditches.

- f. **Other Reserved Rights.** Covenantor reserves the right to engage in all acts or uses not prohibited by the Restrictions and which are not inconsistent with the conservation purposes of this covenant, the preservation of the protected property substantially in its natural condition, and the protection of its environmental systems.
5. **Compliance Inspections.** The Corps, and its authorized agents shall have the right to enter and go upon the lands of Covenantor, to inspect the Property and take actions necessary to verify compliance with these restrictive covenants.
6. **Enforcement.** The Covenantor grants to the Corps and/or the U.S. Department of Justice, a discretionary right to enforce these restrictive covenants in a judicial action against any person(s) or other entity(ies) violating or attempting to violate these restrictive covenants; provided, however, that no violation of these restrictive covenants shall result in a forfeiture or reversion of title. In any enforcement action, an enforcing agency shall be entitled to a complete restoration for any violation, as well as any other judicial remedy such as civil penalties. These enforcement rights are cumulative, in addition to, and shall not limit enforcement rights available under other provisions of law or equity, or under any permit or certification.
7. **Marking of Property.** The perimeter of the Property shall at all times be plainly marked by permanent signs saying, "Protected Natural Area," or by an equivalent, permanent marking system.
8. **Recording of Plat.** A plat depicting the boundaries of the Property subject to these restrictive covenants shall be recorded in the deed records office for each county in which the Property is situated prior to the recording of these restrictive covenants. The plat is recorded at:
- PLAT BOOK 24 AT PAGE 80 AS PER THE OFFICIAL MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI.
9. **Separability Provision.** Should any separable part of these restrictive covenants be held contrary to law, the remainder shall continue in full force and effect.

SIGNATURE PAGE TO FOLLOW.

IN WITNESS WHEREOF, the Covenantor has duly executed this Declaration of Restrictive Covenants this the date written above.

IN THE PRESENCE OF:

Covenantor  
**ELLIOTT LAND DEVELOPMENTS, LLC**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Brandon Elliott

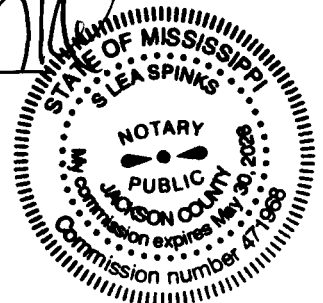
\_\_\_\_\_  
Print Name: \_\_\_\_\_

Its: Managing member  
Member

**STATE OF MISSISSIPPI**  
**COUNTY OF Jackson**

PERSONALLY appeared before me Brandon Elliott, the undersigned witness, and made oath that he/she saw the within named Elliott Land Developments, LLC, a Mississippi limited liability company, by Brandon Elliott, its Member, sign, seal and as his act and deed, deliver the within named Declaration of Restrictive Covenants; and that he with the other witness named above witnessed the execution thereof.

\_\_\_\_\_  
Signature



**PROPOSED LEGAL DESCRIPTION:  
RESTRICTIVE COVENANTS "1"**

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:

COMMENCING 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 1, RECORDED IN PLAT BOOK 24 AT PAGE 80 AS PER THE OFFICIAL MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI; 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 AND THE BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1; THENCE ALONG THE WEST MARGIN OF GIBSON ROAD AND ALONG SAID BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, N00°10'57"W 20.00 FEET TO A SET 1/2" IRON ROD AT THE NORTHEAST CORNER OF A 20 FOOT PLATTED DRAINAGE EASEMENT, AS SHOWN ON THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, 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 1, N00°10'57"W 67.20 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE LEAVING THE WEST MARGIN OF GIBSON ROAD AND SAID BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, S89°49'03"W 130.00 FEET TO A SET 1/2" IRON ROD; THENCE ALONG A LINE BEING PARALLEL WITH THE WEST MARGIN OF GIBSON ROAD AND SAID BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, N00°10'57"W 558.00 FEET TO A SET 1/2" IRON ROD; THENCE N89°49'03"E 130.00 FEET TO A SET 1/2" IRON ROD LYING ON THE WEST MARGIN OF GIBSON ROAD AND SAID BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1; THENCE ALONG THE WEST MARGIN OF GIBSON ROAD AND SAID BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, N00°10'57"W 15.08 FEET TO A SET 1/2" IRON ROD; THENCE CONTINUE ALONG THE WEST MARGIN OF GIBSON ROAD AND SAID BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, N45°05'43"W 35.30 FEET TO A SET 1/2" IRON ROD LYING ON THE SOUTH MARGIN OF MADISON PLACE DRIVE AND THE BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1; THENCE ALONG THE SOUTH MARGIN OF MADISON PLACE DRIVE AND THE BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, S89°59'31"W 123.85 FEET TO A SET 1/2" IRON ROD; THENCE LEAVING THE SOUTH MARGIN OF MADISON PLACE DRIVE AND THE BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, S00°00'29"E 150.00 FEET TO A SET 1/2" IRON ROD; THENCE ALONG A LINE BEING PARALLEL WITH THE SOUTH MARGIN OF MADISON PLACE DRIVE AND SAID BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, S89°59'31"W 758.59 FEET TO A SET 1/2" IRON ROD; THENCE N00°05'28"W 130.00 FEET TO A SET 1/2" IRON ROD LYING ON THE SOUTH MARGIN OF MADISON PLACE DRIVE AND THE BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, S89°59'31"W 30.00 FEET TO A SET 1/2" IRON ROD; THENCE FURTHER ALONG SAID BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, S00°04'48"E 350.89 FEET TO A SET 1/2" IRON ROD; THENCE FURTHER ALONG SAID SUBDIVISION BOUNDARY, S21°06'55"E 136.51

FEET TO A SET 1/2" IRON ROD; THENCE FURTHER ALONG SAID SUBDIVISION BOUNDARY, S00°10'57"E 169.70 FEET TO A SET 1/2" IRON ROD, LYING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED PLATTED 20 FOOT DRAINAGE EASEMENT; THENCE ALONG THE NORTH LINE OF SAID PLATTED 20 FOOT DRAINAGE EASEMENT, N89°48'56"E 889.46 FEET TO THE POINT OF BEGINNING. CONTAINING 9.80 ACRES, MORE OR LESS. REFERENCE MERIDIAN FOR BEARINGS BASED ON GRID NORTH BY GPS OBSERVATION. (CONVERGENCE ANGLE: 0°02'34.9717" - SCALE FACTOR: 0.999950823). ALL SET 1/2" IRON RODS ARE CAPPED AND STAMPED WITH "MARTINO PLS 02838".

**PROPOSED LEGAL DESCRIPTION:  
RESTRICTIVE COVENANTS "2"**

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: COMMENCING 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, SAID POINT ALSO LYING AT THE SOUTHWEST CORNER OF LAKEVIEW SUBDIVISION, PHASE 4, BEING RECORDED IN PLAT BOOK 22 AT PAGE 9 AS PER THE OFFICIAL MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI; THENCE ALONG THE WESTERN BOUNDARY OF SAID LAKEVIEW SUBDIVISION, PHASE 4, N00°08'06"E 156.48 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PINEHAVEN DRIVE; THENCE CONTINUE ALONG THE WESTERN BOUNDARY OF SAID LAKEVIEW SUBDIVISION, PHASE 4, N00°08'06"E 50.12 FEET TO A 1/2" IRON ROD FOUND LYING AT THE NORTHWEST CORNER OF PINEHAVEN DRIVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING THE WESTERN BOUNDARY OF SAID LAKEVIEW SUBDIVISION, PHASE 4, N85°54'08"W 98.27 FEET TO A SET 1/2" IRON ROD; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, ARC LENGTH OF 167.42 FEET, AND A CHORD BEARING AND DISTANCE OF S86°25'25"W 166.92 FEET TO A SET 1/2" IRON ROD; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1025.00 FEET, AN ARC LENGTH OF 197.96 FEET, AND A CHORD BEARING AND DISTANCE OF S84°16'57"W 197.66 FEET TO A SET 1/2" IRON ROD; THENCE S89°48'56"W 27.66 FEET TO A SET 1/2" IRON ROD AT THE NORTHEAST CORNER OF A PLATTED DRAINAGE EASEMENT/DETENTION AREA AS SHOWN ON THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, RECORDED IN PLAT BOOK 24 AT PAGE 80 AS PER THE OFFICIAL MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI; THENCE ALONG THE NORTH LINE OF SAID PLATTED DRAINAGE EASEMENT/DETENTION AREA, S89°48'56"W 142.55 FEET TO A SET 1/2" IRON ROD; THENCE LEAVING THE NORTH LINE OF SAID PLATTED DRAINAGE EASEMENT/DETENTION AREA, N00°10'57"W 150.00 FEET TO A SET 1/2" IRON ROD; THENCE S89°48'56"W 516.00 FEET TO A SET 1/2" IRON ROD; THENCE N00°10'57"W 219.60 FEET TO A SET 1/2" IRON ROD; THENCE S89°59'57"E 482.63 FEET TO A SET 1/2" IRON ROD; THENCE N00°00'29"W 327.00 FEET TO A SET 1/2" IRON ROD ON THE SOUTH LINE OF THE PROPERTY NOW OR FORMERLY OF HENGEN, AS DESCRIBED IN DEED BOOK 1564 AT PAGE 209; THENCE ALONG THE SOUTH LINE OF SAID HENGEN PROPERTY, N89°49'04"E 667.68 FEET TO A 1/2" IRON ROD FOUND LYING

ON THE WESTERN BOUNDARY OF AFOREMENTIONED LAKEVIEW SUBDIVISION, PHASE 4; THENCE ALONG SAID WESTERN BOUNDARY, S00°08'06"W 673.42 FEET TO THE POINT OF BEGINNING. CONTAINING 12.75 ACRES, MORE OR LESS. REFERENCE MERIDIAN FOR BEARINGS BASED ON GRID NORTH BY GPS OBSERVATION. (CONVERGENCE ANGLE: 0°02'34.9717" - SCALE FACTOR: 0.999950823) ALL SET 1/2" IRON RODS ARE CAPPED AND STAMPED WITH "MARTINO PLS 02838".

**PROPOSED LEGAL DESCRIPTION:  
RESTRICTIVE COVENANTS "3"**

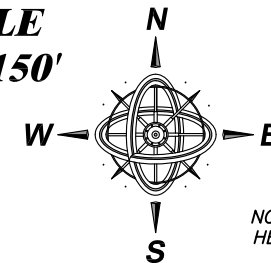
A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 487.88 FEET TO A CAPPED 1/2" IRON ROD SET, LYING AT THE SOUTHEAST CORNER OF THE PLATTED DRAINAGE EASEMENT/DETENTION AREA AS SHOWN ON THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, RECORDED IN PLAT BOOK 24 AT PAGE 80 AS PER THE OFFICIAL MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI; THENCE ALONG THE EAST LINE OF SAID PLATTED DRAINAGE EASEMENT/DETENTION AREA, N00°10'57"W 135.00 FEET TO A SET 1/2" IRON ROD; THENCE LEAVING THE EAST LINE OF SAID PLATTED DRAINAGE EASEMENT/DETENTION AREA, N89°48'56"E 27.66 FEET TO A SET 1/2" IRON ROD; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1075.00 FEET, AN ARC LENGTH OF 207.62 FEET, AND A CHORD BEARING AND DISTANCE OF N84°16'57"E 207.30 FEET TO A SET 1/2" IRON ROD; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET, AN ARC LENGTH OF 154.03 FEET, AND A CHORD BEARING AND DISTANCE OF N86°25'25"E 153.57 FEET TO A SET 1/2" IRON ROD; THENCE S85°54'08"E 101.73 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PINEHAVEN DRIVE, SAID POINT ALSO LYING ON THE WESTERN BOUNDARY OF LAKEVIEW SUBDIVISION, PHASE 4, BEING RECORDED IN PLAT BOOK 22 AT PAGE 9 AS PER THE OFFICIAL MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI; THENCE ALONG SAID WESTERN BOUNDARY, S00°08'06"W 156.48 FEET TO THE POINT OF BEGINNING. CONTAINING 1.70 ACRES, MORE OR LESS. REFERENCE MERIDIAN FOR BEARINGS BASED ON GRID NORTH BY GPS OBSERVATION. (CONVERGENCE ANGLE: 0°02'34.9717" - SCALE FACTOR: 0.999950823) ALL SET 1/2" IRON RODS ARE CAPPED AND STAMPED WITH "MARTINO PLS 02838".



AN EXHIBIT AND PROPOSED LEGAL DESCRIPTIONS OF THE PROPOSED RESTRICTIVE COVENANTS AT MADISON PLACE SUBDIVISION, JACKSON COUNTY, MISSISSIPPI

SCALE  
1" = 150'



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

1.5" IRON PIPE FOUND AT THE  
NORTHEAST CORNER OF THE  
SOUTHEAST 1/4 OF THE SOUTHWEST  
1/4 OF SECTION 24-7-8.  
S00°11'02"W  
455.36'  
NOW OR FORMERLY  
HENGEN PROPERTY  
DEED BOOK 1564,  
PAGE 209.

TAX PARCEL #  
60124050.000



22 23 27 28 29 30 31 32 33 34 35 36 37 38 39  
MADISON PLACE  
SUBDIVISION, PHASE  
ONE, REPLAT

S89°59'31"W 140.20'  
S77°32'25"W 92.76'  
S89°59'31"W 681.85'  
S89°59'31"W 30.00'  
N00°05'28"W 130.00'  
HATCH DENOTES 25' INGRESS & EGRESS AND  
DRAINAGE EASEMENT AS SHOWN ON RECORDED PLAT  
OF MADISON PLACE SUBDIVISION, PHASE ONE, REPLAT  
S89°59'31"W 758.59'  
S00°00'29"E 150.00'  
N89°49'03"E 130.00'  
S00°00'29"E 150.00'  
N00°10'57"W 15.08'  
GIBSON ROAD  
N00°10'57"W 15.08'  
N00°10'57"W 659.97'  
N00°10'57"W 660.28'

TAX PARCEL #  
60124060.000

SUBJECT TO RESTRICTIVE COVENANTS RECORDED  
IN DEED BOOK 1511 AT PAGES 482-487.

PROPOSED  
RESTRICTIVE  
COVENANTS "1"  
9.80 ACRES

NOW OR FORMERLY  
ELLIOTT LAND DEVELOPMENTS LLC  
PROPERTY  
DEED BOOK 1999, PAGE 606.

20 FOOT DRAINAGE EASEMENT  
AS DESCRIBED ON RECORDED  
PLAT OF MADISON PLACE  
SUBDIVISION, PHASE ONE

N00°10'57"W  
20.00'

20 FOOT DRAINAGE EASEMENT

N89°48'56"E 889.46'

MADISON PLACE  
SUBDIVISION, PHASE  
ONE, REPLAT

TAX PARCEL #  
61104038.050

N00°10'57"W  
20.00'  
CAPPED 1/2" IRON ROD SET  
(MARTINO PLS 2838)  
S89°48'56"W  
50.00'

50' PUBLIC  
RIGHT-OF-WAY  
GIBSON ROAD

N00°10'57"W  
105.14'  
R=40.00', L=62.71'  
CH=N45°05'43"W 56.48'  
N00°00'29"W  
50.00'  
N89°59'31"E 14.65'  
R=25.00', L=39.35'  
CH=N44°54'17"E 35.41'

S89°59'57"E 482.63'  
N00°10'57"W 219.60'  
S89°48'56"W 516.00'  
N00°10'57"W 150.00'  
N00°10'57"E 659.97'  
N00°10'57"W 659.97'  
N00°10'57"W 660.28'

NOW OR FORMERLY  
ELLIOTT LAND DEVELOPMENTS LLC  
PROPERTY  
DEED BOOK 1999, PAGE 606.

N89°48'56"E 808.55'

DRAINAGE EASEMENT / DETENTION AREA AS  
DESCRIBED ON RECORDED PLAT OF  
MADISON PLACE SUBDIVISION, PHASE ONE

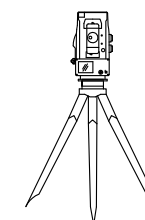
N00°10'57"W  
155.00'  
S89°48'56"W 30.00'  
N00°10'57"W 30.00'  
S89°48'56"W 30.00'

PUMP STATION EASEMENT  
DEDICATED AT FINAL PLAT  
APPROVAL OF MADISON PLACE  
SUBDIVISION, PHASE ONE

S89°48'56"W 1296.43'  
SECTION 24, TOWNSHIP 7  
SOUTH, RANGE 8 WEST

|                                 |                         |
|---------------------------------|-------------------------|
| CLIENT: ELLIOTT HOMES           |                         |
| PARCEL                          | GIBSON ROAD             |
| ADDRESS:                        | OCEAN SPRINGS, MS 39564 |
| MADISON PLACE SUBDIVISION       |                         |
| TAX PARCEL NUMBER: 60124060.000 |                         |
| CREW CHIEF: PMM                 | DRAWN BY: PTPD, PMM     |
| DATE: 11/6/2023                 | JOB#: P24185            |
| REVISED: 2/13/2024              | OLD JOB#: P231096       |

TAX PARCEL #  
61104031.000



R=625.00';  
L=167.42'  
CH=S86°25'25"W  
166.92'  
N85°54'08"W  
98.27'  
S85°54'08"E 101.73'  
R=1025.00';  
L=197.96'  
CH=S84°16'57"W  
197.66'  
R=1075.00';  
L=207.62'  
CH=N84°16'57"E  
207.30'  
R=575.00';  
L=154.03'  
CH=N86°25'25"E  
153.57'  
S89°48'56"W 487.88'  
N00°10'57"W 135.00'  
S00°10'57"E 185.00'  
S00°10'57"E 156.48'

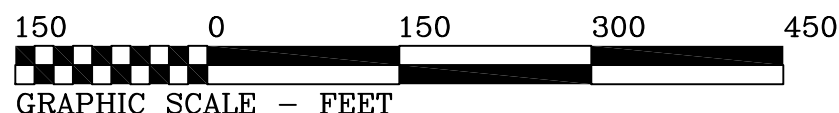
SECTION 25, TOWNSHIP 7  
SOUTH, RANGE 8 WEST  
RESTRIC. COVE. "1" & "2" RESTRIC. COVE. "3"  
CONCRETE MONUMENT FOUND AT THE  
SOUTHWEST 1/4 OF SECTION 24-7-8.

PROPOSED  
RESTRICTIVE  
COVENANTS  
"2"  
12.75 ACRES

NOW OR FORMERLY  
ELLIOTT LAND DEVELOPMENTS LLC  
PROPERTY  
DEED BOOK 1999, PAGE 606.

P.O.B.  
RESTRICTIVE  
COVENANTS  
"2"

(SHEET 1 OF 2)  
PATRICK M. MARTINO, PLS  
13010 KAYLEIGH COVE  
BILOXI, MISSISSIPPI 39532  
PHONE: 228-396-2283  
EMAIL: PATRICK@MARTINOSURVEYING.COM  
PROFESSIONAL LAND SURVEYOR



LEGEND:

- ⊗ -- IRON ROD FOUND
- -- IRON PIPE FOUND
- -- IRON ROD SET

PROPOSED LEGAL DESCRIPTION:  
RESTRICTIVE COVENANTS "1"  
(AS PER SURVEY DIMENSIONS)

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:  
COMMENCING 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 1, RECORDED IN PLAT BOOK 24 AT PAGE 80 AS PER THE OFFICIAL MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI; 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 AND THE BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1; THENCE ALONG THE WEST MARGIN OF GIBSON ROAD AND ALONG SAID BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, N00°10'57"W 20.00 FEET TO A SET 1/2" IRON ROD AT THE NORTHEAST CORNER OF A 20 FOOT PLATTED DRAINAGE EASEMENT, AS SHOWN ON THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, 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 1, N00°10'57"W 67.20 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE LEAVING THE WEST MARGIN OF GIBSON ROAD AND SAID BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, S89°49'03"W 130.00 FEET TO A SET 1/2" IRON ROD; THENCE ALONG A LINE BEING PARALLEL WITH THE WEST MARGIN OF GIBSON ROAD AND SAID BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, N00°10'57"W 558.00 FEET TO A SET 1/2" IRON ROD; THENCE N89°49'03"E 130.00 FEET TO A SET 1/2" IRON ROD LYING ON THE WEST MARGIN OF GIBSON ROAD AND SAID BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1; THENCE ALONG THE WEST MARGIN OF GIBSON ROAD AND SAID BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, N00°10'57"W 15.08 FEET TO A SET 1/2" IRON ROD; THENCE CONTINUE ALONG THE WEST MARGIN OF GIBSON ROAD AND SAID BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, N45°05'43"W 35.30 FEET TO A SET 1/2" IRON ROD LYING ON THE SOUTH MARGIN OF MADISON PLACE DRIVE AND THE BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1; THENCE ALONG THE SOUTH MARGIN OF MADISON PLACE DRIVE AND THE BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, S89°59'31"W 123.85 FEET TO A SET 1/2" IRON ROD; THENCE LEAVING THE SOUTH MARGIN OF MADISON PLACE DRIVE AND THE BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, S00°00'29"E 150.00 FEET TO A SET 1/2" IRON ROD; THENCE ALONG A LINE BEING PARALLEL WITH THE SOUTH MARGIN OF MADISON PLACE DRIVE AND SAID BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, S89°59'31"W 758.59 FEET TO A SET 1/2" IRON ROD; THENCE N00°05'28"W 130.00 FEET TO A SET 1/2" IRON ROD LYING ON THE SOUTH MARGIN OF MADISON PLACE DRIVE AND THE BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, S89°59'31"W 30.00 FEET TO A SET 1/2" IRON ROD; THENCE FURTHER ALONG SAID BOUNDARY OF THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, S00°04'48"E 350.89 FEET TO A SET 1/2" IRON ROD; THENCE FURTHER ALONG SAID SUBDIVISION BOUNDARY, S21°06'55"E 136.51 FEET TO A SET 1/2" IRON ROD; THENCE FURTHER ALONG SAID SUBDIVISION BOUNDARY, S00°10'57"E 169.70 FEET TO A SET 1/2" IRON ROD, LYING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED PLATTED 20 FOOT DRAINAGE EASEMENT; THENCE ALONG THE NORTH LINE OF SAID PLATTED 20 FOOT DRAINAGE EASEMENT, N89°48'56"E 889.46 FEET TO THE POINT OF BEGINNING. CONTAINING 9.80 ACRES, MORE OR LESS. REFERENCE MERIDIAN FOR BEARINGS BASED ON GRID NORTH BY GPS OBSERVATION. (CONVERGENCE ANGLE: 0°02'34.9717" – SCALE FACTOR: 0.999950823). ALL SET 1/2" IRON RODS ARE CAPPED AND STAMPED WITH "MARTINO PLS 02838".

PROPOSED LEGAL DESCRIPTION:  
RESTRICTIVE COVENANTS "2"  
(AS PER SURVEY DIMENSIONS)

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:  
COMMENCING 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, SAID POINT ALSO LYING AT THE SOUTHWEST CORNER OF LAKEVIEW SUBDIVISION, PHASE 4, BEING RECORDED IN PLAT BOOK 22 AT PAGE 9 AS PER THE OFFICIAL MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI; THENCE ALONG THE WESTERN BOUNDARY OF SAID LAKEVIEW SUBDIVISION, PHASE 4, N00°08'06"E 156.48 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PINEHAVEN DRIVE; THENCE CONTINUE ALONG THE WESTERN BOUNDARY OF SAID LAKEVIEW SUBDIVISION, PHASE 4, N00°08'06"E 50.12 FEET TO A 1/2" IRON ROD FOUND LYING AT THE NORTHWEST CORNER OF PINEHAVEN DRIVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING THE WESTERN BOUNDARY OF SAID LAKEVIEW SUBDIVISION, PHASE 4, N85°54'08"W 98.27 FEET TO A SET 1/2" IRON ROD; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, ARC LENGTH OF 167.42 FEET, AND A CHORD BEARING AND DISTANCE OF S86°25'25"W 166.92 FEET TO A SET 1/2" IRON ROD; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1025.00 FEET, AN ARC LENGTH OF 197.96 FEET, AND A CHORD BEARING AND DISTANCE OF S84°16'57"W 197.66 FEET TO A SET 1/2" IRON ROD; THENCE S89°48'56"W 27.66 FEET TO A SET 1/2" IRON ROD AT THE NORTHEAST CORNER OF A PLATTED DRAINAGE EASEMENT/DETENTION AREA AS SHOWN ON THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, RECORDED IN PLAT BOOK 24 AT PAGE 80 AS PER THE OFFICIAL MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI; THENCE ALONG THE NORTH LINE OF SAID PLATTED DRAINAGE EASEMENT/DETENTION AREA, S89°48'56"W 142.55 FEET TO A SET 1/2" IRON ROD; THENCE LEAVING THE NORTH LINE OF SAID PLATTED DRAINAGE EASEMENT/DETENTION AREA, N00°10'57"W 150.00 FEET TO A SET 1/2" IRON ROD; THENCE S89°48'56"W 516.00 FEET TO A SET 1/2" IRON ROD; THENCE N00°10'57"W 219.60 FEET TO A SET 1/2" IRON ROD; THENCE S89°59'57"E 482.63 FEET TO A SET 1/2" IRON ROD; THENCE N00°00'29"W 327.00 FEET TO A SET 1/2" IRON ROD ON THE SOUTH LINE OF THE PROPERTY NOW OR FORMERLY OF HENGEN, AS DESCRIBED IN DEED BOOK 1564 AT PAGE 209; THENCE ALONG THE SOUTH LINE OF SAID HENGEN PROPERTY, N89°49'04"E 667.68 FEET TO A 1/2" IRON ROD FOUND LYING ON THE WESTERN BOUNDARY OF AFOREMENTIONED LAKEVIEW SUBDIVISION, PHASE 4; THENCE ALONG SAID WESTERN BOUNDARY, S00°08'06"W 673.42 FEET TO THE THE POINT OF BEGINNING. CONTAINING 12.75 ACRES, MORE OR LESS. REFERENCE MERIDIAN FOR BEARINGS BASED ON GRID NORTH BY GPS OBSERVATION. (CONVERGENCE ANGLE: 0°02'34.9717" – SCALE FACTOR: 0.999950823) ALL SET 1/2" IRON RODS ARE CAPPED AND STAMPED WITH "MARTINO PLS 02838".

AN EXHIBIT AND PROPOSED LEGAL  
DESCRIPTIONS OF THE PROPOSED RESTRICTIVE  
COVENANTS AT MADISON PLACE SUBDIVISION,  
JACKSON COUNTY, MISSISSIPPI

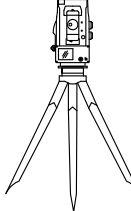


PROPOSED LEGAL DESCRIPTION:  
RESTRICTIVE COVENANTS "3"  
(AS PER SURVEY DIMENSIONS)

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 487.88 FEET TO A CAPPED 1/2" IRON ROD SET, LYING AT THE SOUTHEAST CORNER OF THE PLATTED DRAINAGE EASEMENT/DETENTION AREA AS SHOWN ON THE REPLAT OF MADISON PLACE SUBDIVISION, PHASE 1, RECORDED IN PLAT BOOK 24 AT PAGE 80 AS PER THE OFFICIAL MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI; THENCE ALONG THE EAST LINE OF SAID PLATTED DRAINAGE EASEMENT/DETENTION AREA, N00°10'57"W 135.00 FEET TO A SET 1/2" IRON ROD; THENCE LEAVING THE EAST LINE OF SAID PLATTED DRAINAGE EASEMENT/DETENTION AREA, N89°48'56"E 27.66 FEET TO A SET 1/2" IRON ROD; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1075.00 FEET, AN ARC LENGTH OF 207.62 FEET, AND A CHORD BEARING AND DISTANCE OF N84°16'57"E 207.30 FEET TO A SET 1/2" IRON ROD; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET, AN ARC LENGTH OF 154.03 FEET, AND A CHORD BEARING AND DISTANCE OF N86°25'25"E 153.57 FEET TO A SET 1/2" IRON ROD; THENCE S85°54'08"E 101.73 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PINEHAVEN DRIVE, SAID POINT ALSO LYING ON THE WESTERN BOUNDARY OF LAKEVIEW SUBDIVISION, PHASE 4, BEING RECORDED IN PLAT BOOK 22 AT PAGE 9 AS PER THE OFFICIAL MAP OR PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI; THENCE ALONG SAID WESTERN BOUNDARY, S00°08'06"W 156.48 FEET TO THE THE POINT OF BEGINNING. CONTAINING 1.70 ACRES, MORE OR LESS. REFERENCE MERIDIAN FOR BEARINGS BASED ON GRID NORTH BY GPS OBSERVATION. (CONVERGENCE ANGLE: 0°02'34.9717" – SCALE FACTOR: 0.999950823) ALL SET 1/2" IRON RODS ARE CAPPED AND STAMPED WITH "MARTINO PLS 02838".

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE LEGAL DESCRIPTIONS OF THE PROPOSED RESTRICTIVE COVENANTS IN MADISON PLACE SUBDIVISION. THIS IS NOT A COMPLETED BOUNDARY SURVEY AT THIS TIME.

(SHEET 2 OF 2)

|                                                                                                                                        |                     |                                                                                                                                                      |                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY. |                     | NO FLOOD ZONE DETERMINATION WAS PERFORMED AS A PART OF THIS EXHIBIT. AN ACCURATE DETERMINATION CAN BE MADE BY ORDERING A FEMA ELEVATION CERTIFICATE. |                                                                                                                                                                                                                                                                                                        |
| CLIENT:<br><b>ELLIOTT HOMES</b>                                                                                                        |                     | LEGAL DESCRIPTION EXHIBIT                                                                                                                            | BEARINGS SHOWN HEREON ARE DERIVED BY:<br>GRID NORTH BY GPS OBSERVATION<br>(DATUM=NAD 83; CORS 96); ALL LINES RELATIVE TO.                                                                                                                                                                              |
| PARCEL: GIBSON ROAD<br>ADDRESS: OCEAN SPRINGS, MS 39564<br>MADISON PLACE SUBDIVISION                                                   |                     | SCALE: 1"=150'                                                                                                                                       | <div></div> <div><b>PATRICK M. MARTINO, PLS</b><br/>13010 KAYLEIGH COVE<br/>BILOXI, MISSISSIPPI 39532<br/>PHONE: 228-396-2283<br/>EMAIL: PATRICK@MARTINOSURVEYING.COM<br/><b>PROFESSIONAL LAND SURVEYOR</b></div> |
| TAX PARCEL NUMBER: 60124060.000 CRD#: P9585                                                                                            |                     |                                                                                                                                                      |                                                                                                                                                                                                                                                                                                        |
| CREW CHIEF: PMM                                                                                                                        | DRAWN BY: PTPD, PMM |                                                                                                                                                      |                                                                                                                                                                                                                                                                                                        |
| DATE: 11/6/2023                                                                                                                        | JOB#: P231096       |                                                                                                                                                      |                                                                                                                                                                                                                                                                                                        |
| REVISED: 2/13/2024                                                                                                                     | OLD JOB#: P24185    |                                                                                                                                                      |                                                                                                                                                                                                                                                                                                        |

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

**PLANNING COMMISSION REPORT**

**PUBLIC HEARING DATE:** March 11, 2025

**APPLICANT(S):** 24 Hour Storage, LLC

**OWNER:** 24 Hour Storage, LLC

**LOCATION:** South side of Groveland Road, opposite Station Dr.

**PARCEL NUMBER:** 60127330.100

**REQUESTED ACTION:** Approval of Plat Amendment for Harper Grove Townhomes Subdivision.

**DATE OF APPLICATION:** January 7, 2025

**DESCRIPTION OF REQUEST:**

The applicant is requesting a plat amendment to change the internal street from a private roadway to a public roadway that will be taken over for maintenance at the end of the warranty period by the City of Ocean Springs.

**ADJACENT ZONING:**

**Subject Property:** C-H Regional Commercial District

**North:** RM-2 Multi-Family Dwelling

**South:** C-H Regional Commercial District

**East:** C-H Regional Commercial District

**West:** RMH Mobile Home Parks



The property was approved for the subdivision sketch plat on February 6th, 2024.  
The conditional use was approved February 6<sup>th</sup>, 2024.  
The final plat was approved February 4, 2025.

None received as of March 7, 2025.

To recommend **approval** of the Plat Amendment for Harper Grove Townhomes Subdivision (PIDN: 60127330.100).

-OR-

To recommend **denial** of the Plat Amendment for Harper Grove Townhomes Subdivision (PIDN: 60127330.100).



City of Ocean Springs Planning Department  
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564  
(228) 875-4415

## 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 Amendment

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

|                  | <u>Minor S/D</u>   | <u>Major S/D</u>   |
|------------------|--------------------|--------------------|
| Sketch Plat      | \$ 250 + \$1       | \$ 300 + \$1       |
| Preliminary Plat | \$ 250 + \$ 50/lot | \$ 250 + \$ 50/lot |
| Final Plat       | \$ 250 + \$ 50/lot | \$ 250 + \$ 50/lot |

*\$1.00 fee per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code  
Annotated.*

*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:** January 7th, 2025 (*Applications are due by the 7<sup>th</sup> of each month.*)

Name of Subdivision: Harper Grove Townhomes

Address of Original Parcel(s): 0 Groveland Road

Parcel ID(s): 60127330.100

- |                     |                                                 |       |                                 |
|---------------------|-------------------------------------------------|-------|---------------------------------|
| 1. Applicant:       | <u>24 Hour Storage, LLC</u>                     | Phone |                                 |
| Address             | <u>13334 Seaway Road, Ste. 201 Gulfport, MS</u> | Email | <u>kristin@leighrosellc.com</u> |
| 2. Local Agent:     | <u>Fountain &amp; Associates, LLC</u>           | Phone | <u>228-574-3659</u>             |
| Address             | <u>13334 Seaway Road, Ste. 202 Gulfport, MS</u> | Email | <u>freddie@fountainllc.com</u>  |
| 3. Owner of Record: | <u>24 Hour Storage, LLC</u>                     | Phone |                                 |
| Address             | <u>13334 Seaway Road, Ste. 201 Gulfport, MS</u> | Email | <u>kristin@leighrosellc.com</u> |
| 4. Engineer:        | <u>Terry Moran Engineering</u>                  | Phone | <u>228-896-4733</u>             |
| Address             | <u>P.O. Box 4075 Biloxi, MS 39535</u>           | Email | <u>msubulldog3@gmail.com</u>    |
| 5. Land Surveyor:   | <u>Crosby Surveying</u>                         | Phone | <u>228-234-1649</u>             |
| Address             | <u>716 Live Oak Drive Biloxi, MS 39532</u>      | Email | <u>cliffordcrosby@gmail.com</u> |
| 6. Attorney:        | <u>David Estes w/Integrity Land Title, LLC</u>  | Phone | <u>228-896-8962</u>             |
| Address             | <u>1806 23rd Avenue Ste. A Gulfport, MS</u>     | Email | <u>destes@symmesestes.com</u>   |

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

## 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) 24 Hour Storage, LLC, 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: 24 Hour Storage, LLC Parcel ID(s): 60127330.100

Date Property Acquired Date: August 26, 2021 Book and Page of Each Conveyance:

BK: 2039; PG: 701-704

Owner's Signature Jennifer Davi Date: 1-7-25

**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 Jennifer Davi, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address 12224 Seaway Rd Ste. 201, Gulfport, MS 39503

Subscribed and sworn before me this 7 day of January, 2025.

My Commission expires: 5/14/2028

Notary Signature: Kristin L. Shaw





January 7, 2025

Carter Thompson  
Community Development Director  
City of Ocean Springs  
1016 Porter Avenue  
Ocean Springs, MS 39564

RE: **Plat Amendment**  
**Parcel ID – 60127330.100**  
**Ocean Springs, MS**

Ms. Thompson,

The proposed plat amendment is being proposed to correct the roadway from being deemed as a private roadway to being a public roadway that will be taken over for maintenance at the end of the warranty period by the City of Ocean Springs. This roadway and all infrastructure within the development will still have a maintenance bond in place by the developer the same as it was approved during the final plat approval process.

If you have any questions, please call me at 228-574-3659.

Sincerely,

Freddie Fountain



20.00'  
10.00'  
S 89°47'58" W  
20.00'

A FINAL PLAT OF  
**HARPER GROVE TOWNHOMES**

CITY OF OCEAN SPRINGS,  
JACKSON COUNTY,  
MISSISSIPPI

**BASIS OF ELEVATION:**

ELEVATIONS SHOWN HEREON ARE  
BASED ON NAVD88 DATUM, GEIOD 2009,  
BASED ON GPS OBSERVATION UTILIZING  
THE EARL DUDLEY RTK NETWORK.

**BEARING NOTE:**

ALL BEARINGS AND DISTANCES  
SHOWN ON THIS PLAT ARE GRID NORTH  
AND ARE BASED ON THE MISSISSIPPI NAD  
83 EAST ZONE STATE PLANE  
COORDINATE SYSTEM AND ARE  
DERIVED FROM A GLOBAL  
POSITIONING SYSTEM OBSERVATION  
UTILIZING THE EARL DUDLEY, INC.  
RTK NETWORK

**LEGEND:**

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- SPIKE FOUND
- SPIKE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- LIGHTARD KNOT FOUND
- (M) --- AS MEASURED
- (R) --- AS PER RECORD
- APP --- AS PER PLAT
- IRF --- IRON ROD FOUND
- IRS --- IRON ROD SET



STATE PLANE  
GRID NORTH  
MS EAST/NAD 83

| CURVE TABLE |            |        |               |              |
|-------------|------------|--------|---------------|--------------|
| CURVE       | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
| C1          | 17.16'     | 18.38' | N 26°16'13" W | 16.54'       |
| C2          | 12.02'     | 18.38' | N 71°45'37" W | 11.81'       |
| C3          | 7.82'      | 5.00'  | N 45°13'15" W | 7.04'        |
| C4          | 13.42'     | 8.50'  | N 44°48'45" E | 12.07'       |
| C5          | 13.36'     | 8.50'  | N 45°01'01" W | 12.02'       |

**NOTES:**

- 1.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 2.) 1/2" X 18" IRON RODS WITH RED PLASTIC CAPS STAMPED "CROSBY 2539" WILL BE SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- 4.) SURVEY CLASS- "B"
- 5.) TOTAL LOTS - 30 AND 2 COMMON AREAS
- 6.) DATE OF FIELD SURVEY- OCTOBER 3, 2024
- 7.) THE COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 8.) THERE ARE NO DESCRENCIES BETWEEN THIS SURVEY PLAT DIRECTIONS AND DISTANCES WITH THE RECORD DIRECTIONS AND DISTANCES SINCE CLIFFORD A. CROSBY, PLS WAS THE SAME CREATOR OF THIS NEWLY CREATED OVERALL SUBDIVISION PARCEL.
- 9.) MINIMUM FINISHED FLOOR ELEVATIONS FOR LOTS 1 THROUGH 4 AND LOTS 21 THROUGH 30 WILL BE AT ELEVATION 23.73; MINIMUM FINISHED FLOOR ELEVATIONS FOR LOTS 5 THROUGH 20 WILL BE AT ELEVATION 23.23.

**REFERENCE MATERIALS:**

- 1.) JACKSON COUNTY GEOPORTAL
- 2.) CITY OF OCEAN SPRINGS GEOPORTAL
- 3.) DEED BOOK 2039, PAGE 701

**FLOOD ZONE NOTE:**

BY GRAPHIC PLOTTING ONLY,  
THIS PROPERTY IS LOCATED IN  
THE F.I.R.M. ZONE "X"  
ACCORDING TO MAP NUMBER  
28059C0292G, DATED MARCH 16,  
2009.

**BENCHMARK TABLE**

| BENCHMARK # | NORTHING   | EASTING      | ELEVATION |
|-------------|------------|--------------|-----------|
| BM "A"      | 332,246.97 | 1,002,730.89 | 24.18     |
| BM "B"      | 332,247.62 | 1,002,916.75 | 24.17     |

STATE PLANE COORDINATE ZONE MISSISSIPPI EAST DATUM NAD 83 AT  
POINT OF BEGINNING, CONVERGENCE ANGLE IN DEGREES = 0°01'46.351"  
COMBINED FACTOR = 0.99995039  
BENCHMARKS SHOWN ARE 4" DIAMETER CONCRETE MONUMENTS SET  
WITH 1/2" REBARS AND PLASTIC CAPS STAMPED "CROSBY PLS 2539" IN  
CENTER  
DATUM: NAVD 88, GEIOD 2009

CLIENT:  
24 HOUR STORAGE, LLC  
DRAWN BY: CAC  
JOB NUMBER: 18091  
DATE OF FIELD SURVEY: 10/03/2024

SHEET 1 OF 2



**CROSBY SURVEYING**  
PROFESSIONAL LAND SURVEYING  
716 LIVE OAK DRIVE  
BILOXI, MISSISSIPPI 39532  
PHONE: 228-234-1649  
EMAIL: cliffordcrosby@gmail.com

A FINAL PLAT OF

# HARPER GROVE TOWNHOMES

CITY OF OCEAN SPRINGS,  
JACKSON COUNTY,  
MISSISSIPPI

OVERALL SURVEY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT A CONCRETE MONUMENT FOUND WHICH IS 2450 FEET EAST AND 300 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 27; THENCE N00°39'47"E 270.68' TO A 1" IRON PIPE FOUND ON THE SOUTH MARGIN OF GROVELAND ROAD; THENCE ALONG SAID SOUTH MARGIN OF GROVELAND ROAD, S89°47'58"E 343.73' TO A 1/2" IRON ROD SET; THENCE S00°27'04"E 271.87' TO A 1/2" IRON ROD SET; THENCE WEST 349.01' TO THE POINT OF BEGINNING, CONTAINING 2.157 ACRES.

SURVEYOR'S CERTIFICATE

I, Clifford A. Crosby, Professional Land Surveyor in and for the State of Mississippi, do hereby declare that this plat and description are true and correct to the best of my professional knowledge, information and belief.

WITNESS my signature and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Clifford A. Crosby, MS PLS # 2539

ENGINEER'S CERTIFICATION

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 regulations of the City of Ocean Springs and all other laws, rules, ordinances, regulations, and they meet or exceed all accepted engineering standards.

WITNESS MY SIGNATURE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ENGINEER

OWNER CERTIFICATE AND DEDICATION

This is to certify that 24 Hour Storage, LLC is the owner of the land shown hereon on this plat of Harper Grove Townhomes and that all infrastructure and streets are dedicated to the public for public use forever and are accepted by the City of Ocean Springs as public improvements.

24 Hour Storage, LLC, by Jennifer Davi, Managing Member

Date

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, Jennifer Davi, who acknowledged that she signed, sealed and delivered the foregoing instrument on the day and year therein mentioned, for and on behalf of 24 Hour Storage, LLC, being first duly authorized so to do.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public My Commission Expires

CERTIFICATE OF FINAL PLAT APPROVAL

All requirements of the City of Ocean Spring's 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.

CITY OF OCEAN SPRINGS PLANNING COMMISSION

By: \_\_\_\_\_  
Chairman, Planning Commission Date

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

Note: Bearings are based on state plane grid north by GPS observations on control points.

Note: This Survey does not reflect a title search by Clifford A. Crosby, MS PLS #2539, nor should it be considered as such.

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

CITY OF OCEAN SPRINGS BOARD OF ALDERMEN  
AND MAYOR APPROVAL

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 subdivision and accept the dedication of streets, right-of-ways, utilities and easements on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Witness our signatures and the official seal of the City of Ocean Springs, Mississippi, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Mayor City Clerk

CERTIFICATE OF COMPARISON

We, the undersigned do hereby declare that we have compared the duplicate plat with the original plat of Harper Grove Townhomes, and find the same to be an exact duplicate thereof.

WITNESS our signatures and seals this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
Deputy Clerk Clifford A. Crosby, MS PLS # 2539

CHANCERY CLERK CERTIFICATE

Filed and recorded by duplicate in the Records of Plats of Jackson County, Mississippi, in Plat Book \_\_\_\_\_ Slide \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Joshua Eldridge, Chancery Clerk  
JACKSON COUNTY, MISSISSIPPI

By: \_\_\_\_\_  
Deputy Clerk

CLIENT:  
24 HOUR STORAGE, LLC  
DRAWN BY: CAC  
JOB NUMBER: 18091  
DATE OF FIELD SURVEY: 10/03/2024

CROSBY SURVEYING  
PROFESSIONAL LAND SURVEYING  
716 LIVE OAK DRIVE  
BILOXI, MISSISSIPPI 39532  
PHONE: 228-234-1649  
EMAIL: cliffordcrosby@gmail.com



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

**PLANNING COMMISSION REPORT**

**PUBLIC HEARING DATE:** March 11, 2025

**APPLICANT:** Adrienne Radakovic

**LOCATION:** 1112 Lafontaine Unit A

**PARCEL NUMBER:** 61080005.010

**REQUESTED ACTION:** Residential Short Term Rental Permit for Unit A an Accessory Dwelling in rear of property.

**DATE OF APPLICATION:** January 6, 2025

**DESCRIPTION OF REQUEST:**

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

**ADJACENT ZONING/LAND USE:**

**Subject Property:** R-1 Low Density Single Family

**North:** R-1 Low Density Single Family

**South:** R-1A Special Apartment Use District

**East:** R-1 Low Density Single Family

**West:** R-1 Low Density Single Family



### **FINDINGS:**

- **Local Property Manager:** The local property manager/owner, Adrienne Radakovic, has the address of 1112 Lafontaine Ocean Springs, MS (main dwelling). This satisfies the requirement to be located within 2 miles of the city limits.
- **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, zoning requirements. There are no deed restrictions and taxes are current.
- **Fee:** The application fee was provided with the application. The mail-out fee was paid prior to distribution.
- **Notice via Standard Mail:** The notice of public hearing was sent to 41 property owners within 500 feet of the subject property. 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. Additionally, the required yard sign was placed in the yard. All advertising requirements have been met.
- **Inspection:** The property was inspected for all required elements on March 3, 2025, and was approved. The inspection form is attached for review.
- **Maximum Occupancy:** The requested maximum occupancy of (2) two is approved by the Fire Marshall during the above referenced inspection.
- **Maximum Number of Vehicles:** The request for a maximum number of (2) two vehicles is approved by the Building Official during the above referenced inspection.
- **Guest Rules:** The rules were posted and visible during the property inspection.
- **Code Violation:** No code violations.
- **Affidavit Accessory Dwelling Unit:** Adrienne Radakovic and Tracey Byas signed an affidavit stating that only the accessory structure will fall under the Short-Term rental permit and that the main dwelling could not be rented out as part of the Short-Term rental permit.

### **FEEDBACK:**

We received no comments for or against the Short Tern Rental Permit application as of March 7, 2025.

### **PROTENTIAL MOTIONS:**

To recommend **approval** of the short-term rental located at 1112 Lafontaine Unit A (accessory dwelling) with an annual renewal and compliance with the City of Ocean Springs STR Ordinance.

– OR –

To recommend **denial** of the short-term rental located at 1112 Lafontaine Unit A (accessory dwelling) with an annual renewal and compliance with the City of Ocean Springs STR Ordinance.



City of Ocean Springs Planning Department  
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564 / (228) 875-4415

**RESIDENTIALLY ZONED SHORT TERM RENTAL ANNUAL PERMIT APPLICATION**

Application Date: 1/6/25 A \$25.00 reinspection will be charged if the inspection is missed.

**REQUIRED ATTACHMENTS:**

**FEES: \$501** ~ **Application Fee Effective 10/1/2024**– \$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
- ☐ 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.

**REQUIRED: RENTAL PROPERTY INFORMATION:**

- Address of Rental Property: 1112 Lafontaine Unit A
- Parcel Identification Number: 661080005.016 Number of bedrooms: 1
- Proposed maximum # guests: 2 Number of existing off-street parking spaces: 2
- Is this property located in a covenant-restricted subdivision? ☐ Yes ☒ No ~ If yes, a copy of the covenants must be included.

|                                                                                                |                                           |
|------------------------------------------------------------------------------------------------|-------------------------------------------|
| PROPERTY OWNER – Name: <u>Adrienne Rada Kovic</u>                                              |                                           |
| Address: <u>1112 Lafontaine</u>                                                                |                                           |
| Phone No. <u>415-277-6931</u>                                                                  | Email: <u>AdrienneradaKovic@Gmail.com</u> |
| OWNER SIGNATURE: <u>[Signature]</u>                                                            |                                           |
| LOCAL PROPERTY MANAGER – [Must RESIDE within two (2) miles of the OS City Limits]              |                                           |
| Name: _____                                                                                    |                                           |
| Address: <u>SAME</u>                                                                           |                                           |
| Phone No. _____                                                                                | Email: _____                              |
| Is the Property Manager OR the Owner the best contact for scheduling Inspections? <u>Owner</u> |                                           |

**Owner – initial by each ordinance to indicate receipt:**

Copy of Ordinance 2015-11 Received: \_\_\_\_\_ (initials) Copy of Ordinance 2019-19 Received: \_\_\_\_\_  
Copy of Ordinance 2018-02 Received: \_\_\_\_\_ (initials) Copy of Ordinance 2021-25 Received: \_\_\_\_\_  
Copy of Ordinance 2023-07 Received: \_\_\_\_\_ (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) Adrienne Radakovic, 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: Adrienne Radakovic

Parcel ID(s): \_\_\_\_\_

Date Property Acquired: 15<sup>th</sup> December 2024

Owner's Signature [Signature] Date 1-6-25

**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: \_\_\_\_\_



City of Ocean Springs Planning Department  
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564 / (228) 875-4415

### RESIDENTIALLY-ZONED SHORT TERM RENTAL ANNUAL PERMIT APPLICATION RENEWAL

Application Date: 12-16-24

#### Submittal Requirements:

- ☐ **FEES: \$501** ~ **Application Fee** Effective 4/4/23 – \$500 must be paid at the time application is submitted [includes occupancy inspection fee]. ~ **Administrative Fee:** \$1.00 (per Ordinance 2022-17 following the requirements of Section 25-60-5 MS code Annotated)
- ☐ **Completed Application**
- ☐ **IF ANY CHANGES:** Copy of Proposed Rental Agreement, Proposed Parking Plan, Copy of rules, including trash management, to be posted inside unit
- ☐ **PERMITS MUST BE RENEWED ANNUALLY AND ARE NOT TRANSFERRABLE.**

#### REQUIRED: RENTAL PROPRTY INFORMATION:

- **Address of Rental Property:** Adrienne Radakovic
- **PERMIT #:** \_\_\_\_\_ **Number of bedrooms:** \_\_\_\_\_
- **Proposed maximum # guests:** \_\_\_\_\_ **Number of existing off-street parking spaces:** \_\_\_\_\_
- **Have the Rules/Agreement documents changed subsequent to approval/prior to renewal?**  
☐ Yes ☐ No ~ If yes, please attachment updated documents ~

|                                                                                                |                                                                                                            |
|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>PROPERTY OWNER – Name:</b> <u>Adrienne Radakovic</u>                                        |                                                                                                            |
| <b>Address:</b> <u>1112 Lafontaine</u>                                                         |                                                                                                            |
| <b>Phone No.</b> <u>415-377-6931</u>                                                           | <b>Email:</b> <u>AdrienneRadakovic@gmail.com</u>                                                           |
| <hr/>                                                                                          |                                                                                                            |
| <b>LOCAL PROPERTY MANAGER – [Must RESIDE within two (2) miles of the OS City Limits]</b>       |                                                                                                            |
| <b>Name:</b> <u>SAME</u>                                                                       |                                                                                                            |
| <b>Address:</b> _____                                                                          |                                                                                                            |
| <b>Phone No.</b> _____                                                                         | <b>Email:</b> _____                                                                                        |
| <b>Is the Property Manager OR the Owner the best contact for scheduling Inspections?</b> _____ |                                                                                                            |
| <hr/>                                                                                          |                                                                                                            |
| <b>SIGNATURE:</b> <u>[Signature]</u>                                                           | <input checked="" type="checkbox"/> <b>Property Owner</b> <input type="checkbox"/> <b>Property Manager</b> |

#### Physical Inspection of Property:

- Inspection will review condition of the home to ensure continued compliance. (per most current Inspection Checklist dated: 02/08/2018)



Address: 1112 Lafontaine Unit A IWORQ# 7431



## ENHANCED LIFE SAFETY FOR OCCUPANCY EGRESS

### **RESIDENTIAL & COMMERCIAL ZONED SHORT-TERM RENTALS and BED & BREAKFAST INSPECTION SHEET**

The following items must be complete and pass inspection 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**

- ✓ All furniture must be arranged prior to the occupancy inspection to assess egress pathways and to establish the occupancy limit.
- Type 2A IO BC fire extinguishers - placed in a location visible to occupants and *mounted to the wall*. If the extinguisher is obstructed the location must be approved with appropriate signage. NOTE: maximum travel distance to a fire extinguisher is 75 feet - additional fire extinguishers are required on each floor. Extinguishers are required to be serviced and tagged annually prior to reinspection.
- ✓ Emergency lighting - Hardwired with battery backup (not "exit" lighting) in locations that will adequately illuminate escape routes in case of an emergency or power outage.
- ✓ The address should be clearly displayed on the outside of the building and visible from the street.
- ✓ In locations where addresses are not visible from the street, a pilaster or sign 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 alarms must be installed in all sleeping areas and corridors leading to sleeping areas.
- ✓ Smoke alarms must be UL listed and interconnected either by hard wire or wireless. All alarms shall sound upon activation of one alarm.
- ✓ If a residence has gas service, all locations must also include a Carbon Monoxide alarm (outside bedrooms). If there is an attached garage, a carbon monoxide alarm must be installed in that location separately.
- ✓ Adequate garbage receptacles and storage locations should be provided.
- ✓ Stove must have a no-tip device installed.
- ✓ Adequate emergency egresses from all rooms within the residence. Sleeping areas must have two (2) means of egress. If it is a two-story structure, or has windows over 78", it is required to have an emergency escape ladder.) The location must be marked with approved signage. House layout may require more than one 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 Name Adrienne Radakovic Phone # 415-377-6931

Property Manager Same Phone # Same

Identified # of bedrooms: 1

Proposed # of Guests 2

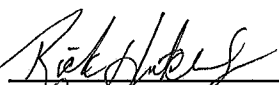
Approved# of Guests per OSFD 2

Proposed# of vehicles 2

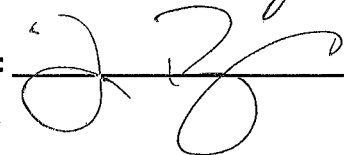
Approved # of vehicles 2

Date of Inspection: 3-MAR-2025

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BUILDING OFFICIAL: 

FIRE MARSHAL: 

PROPERTY OWNER: 

## **Guest Rules for 1112 Lafontaine St, Ocean Springs, MS**

The occupancy limit for this property is a maximum of 2. There is one designated parking area located directly in front of the cottage. It is the expectation that guests will comply with all applicable rules associated with the city noise ordinances and state laws regarding disturbing the peace.

**Premises and garbage management** - Garbage shall be disposed of in covered containers and placed in the scheduled pick-up location in accordance with [section 20-3](#) of the Municipal Code.

### **Sec. 15-13. - Unreasonable noise or vibration.**

It shall be unlawful for any person to make, cause, or, on premises under his or her legal control, permit to be made any unreasonable noise or vibration audible or perceptible within the corporate limits or police jurisdiction of the city, including the waters lying within such areas.

For purposes of this section, "unreasonable noise or vibration" is defined to mean any unreasonably loud, raucous, or jarring sound or vibration which is not constitutionally protected speech in form and scope of audibility and which, under the circumstances of time, place, and manner in which it is produced and audible or perceptible, annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of a reasonable person of normal sensitivities within the area of the audibility or perceptibility of the noise or vibration without the consent of such person.

#### *Unreasonable use of sound reproduction devices in public areas.*

It shall be unlawful for any person or persons to play, use, operate, or permit to be played, used or operated any radio, tape recorder, cassette player, or other machine or devices for reproducing sound (i) if the machine or device is located in or on any public property, including any public street, highway, building, beach, parking lot, building, sidewalk, park, or thoroughfare or located in or on any motor vehicle or watercraft on a public street, highway, or public space, including but not limited to the water lying within the city limits and (ii) if the sound generated by such machine or device is audible at a distance of one hundred (100) feet from the machine or device producing the sound.

This section shall not be construed to regulate the initial production or amplification of sound, and the direct amplification of the human voice or music through the use of bullhorns or amplifiers is not regulated under this section. Note: This is to account for live music or demonstrations.

**Penalties for violations.** Any person violating any provision of subsection (1) or (2) of this section shall be guilty of an offense against the city and shall upon conviction be subject to punishment for each such offense as a misdemeanor subject to up to a five hundred dollar (\$500.00) fine or up to ninety (90) days imprisonment, or both. Where discrete conduct by a person separately and simultaneously violates both subsections (1) and (2), the conduct may be charged as a violation in the alternative under both sections, but such conduct shall be punishable only as an offense under subsection (1) or (2) and not as an offense under both sections simultaneously.

For questions or to report concerns, please contact Adrienne Radakovic @ 415-377-6931

Thank you for choosing our cottage for your coastal getaway!



**ENHANCED LIFE SAFETY FOR OCCUPANCY EGRESS**

**RESIDENTIAL & COMMERCIAL ZONED SHORT-TERM RENTALS and BED & BREAKFAST  
INSPECTION SHEET**

The following items must be complete and pass inspection 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**

- ✓ All furniture must be arranged prior to the occupancy inspection to assess egress pathways and to establish the occupancy limit.
- Type 2A IO BC fire extinguishers - placed in a location visible to occupants and *mounted to the wall*. If the extinguisher is obstructed the location must be approved with appropriate signage. NOTE: maximum travel distance to a fire extinguisher is 75 feet - additional fire extinguishers are required on each floor. Extinguishers are required to be serviced and tagged annually prior to reinspection.
- ✓ Emergency lighting - Hardwired with battery backup (not "exit" lighting) in locations that will adequately illuminate escape routes in case of an emergency or power outage.
- ✓ The address should be clearly displayed on the outside of the building and visible from the street.
- ✓ In locations where addresses are not visible from the street, a pilaster or sign 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 alarms must be installed in all sleeping areas and corridors leading to sleeping areas.
- ✓ Smoke alarms must be UL listed and interconnected either by hard wire or wireless. All alarms shall sound upon activation of one alarm.
- ✓ If a residence has gas service, all locations must also include a Carbon Monoxide alarm (outside bedrooms). If there is an attached garage, a carbon monoxide alarm must be installed in that location separately.
- ✓ Adequate garbage receptacles and storage locations should be provided.
- ✓ Stove must have a no-tip device installed.
- ✓ Adequate emergency egresses from all rooms within the residence. Sleeping areas must have two (2) means of egress. If it is a two-story structure, or has windows over 78", it is required to have an emergency escape ladder.) The location must be marked with approved signage. House layout may require more than one 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 Name Adrienne Radakovic Phone # 415-377-6931

Property Manager Same Phone # Same

Identified # of bedrooms: 1

Proposed # of Guests 2

Approved# of Guests per OSFD 2

Proposed# of vehicles 2

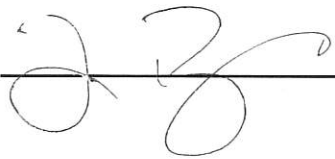
Approved # of vehicles 2

Date of Inspection: 3-MAR-2025

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BUILDING OFFICIAL: 

FIRE MARSHAL: \_\_\_\_\_

PROPERTY OWNER: 

OFFICIAL RECORDS JACKSON COUNTY, MS  
Josh Eldridge, Chancery Clerk  
Electronically Recorded  
RECORDING FEE: \$ 26.00  
MINERAL TAX: \$0.00  
# 202423237  
BK: 2192 PG: 539 - 542  
12/12/2024 09:29:40 AM 4 PG(S)  
Receipt # 26953

**Prepared By & Return To:**  
**Team Title, LLC**  
**4402 E Aloha Dr Suite 10**  
**Diamondhead, MS 39525**  
**Phone: 228-207-0484**  
**Fax: 228-207-2007**

**File #: 24-8206-MS**

**INDEXING INSTRUCTIONS: EXEMPT**

**STATE OF MISSISSIPPI**  
**COUNTY OF JACKSON**

## **WARRANTY DEED**

For and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

**Reginald Scott Compton**  
**6605 Bayou Pines Drive**  
**Biloxi, MS 39532**  
**(850) 687-9781**

**AND**

**Holly Dawn Gallagher n/k/a Holly H. Compton**  
**3435 Portsmouth Drive**  
**Hoover, AL 35226-2641**  
**(850) 803-0596**

does hereby sell, convey, bargain and warrant to

**A-Bearie LLC, a Mississippi Limited Liability Company (Grantee)**  
**1112 La Fontaine Avenue**  
**Ocean Springs, MS 39564**

the following described real property situated and located in Jackson County, State of Mississippi, more particularly and certainly described as:

**See Attached Exhibit A**

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

If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetland as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to erosion due to the action of the elements.

The parties agree that the Ad Valorem taxes for 2024 tax year are being prorated as of this day and are assumed by the Grantee herein.

WITNESS our signatures on this the 11 day of December, 2024.

**GRANTOR:**

Reginald Scott Compton  
Reginald Scott Compton

Holly Dawn Gallagher n/k/a Holly H. Compton  
Holly Dawn Gallagher n/k/a Holly H. Compton

**STATE OF MISSISSIPPI**  
**COUNTY OF Harrison**

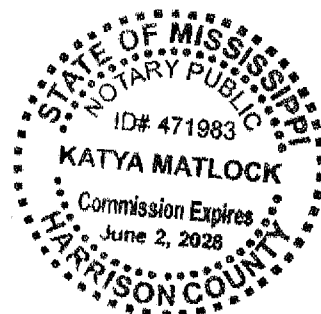
Personally appeared before me, the undersigned authority in and for the said County and State, on this 11 day of December, 2024, within my jurisdiction, the within named **Reginald Scott Compton** acknowledged that he/she/they executed the above foregoing instrument on the day and year herein indicated.

Sworn to and subscribed before me this the 11 day of December, 2024.

Katya Matlock  
Notary Public

My Commission expires: 6/2/2028

**TAX NOTICES:** Grantee is responsible for the property taxes.



STATE OF MISSISSIPPI

COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said County and State, on this 18th day of November, 2024, within my jurisdiction, the within named **Holly Dawn Gallagher n/k/a Holly H. Compton** acknowledged that he/she/they executed the above foregoing instrument on the day and year herein indicated.

Sworn to and subscribed before me this the 18<sup>th</sup> day of **November, 2024**.

Katya Matlock

Notary Public

My Commission expires: 6/2/2028

**TAX NOTICES:** Grantee is responsible for the property taxes.



**Exhibit "A"**  
**Property Description**

Lots 4, 5 and 18. Edgewater Court Subdivision, as per map or plat thereof on file and of record in the office of the Chancery Clerk in Plat Book 1, Page 103. Said parcel of property is the same recorded in Deed Book 1484, Page 172, Land Deed Records of Jackson County, Mississippi.

**LESS AND EXCEPT:**

A part of Lots 3 and 4, Edgewater Court and a part of vacated Faessel Avenue, as recorded in Plat Book 1, Page 103 of the records of the Chancery Clerk of Jackson County, Mississippi, located in Section 37, Township 7 South, Range 8 West, Ocean Springs, Jackson County, Mississippi, better described as follows, to-wit: Beginning at the Northwest corner Lot 3, Edgewater Court situated on the South margin of LeFontaine Avenue, thence South 82 degrees 10' 00" East 75.62 feet along said South margin; thence South 03 degrees 14' 00" West 198.61 feet to the North line of Gulf Oaks Condos; thence North 61 degrees 04' 38" West along said North line 44.08 feet; thence North 74 degrees 00' 33" West along said North line 36.56 feet; thence North 03 degrees 14' 00" East along the West line of said Lot 3 177.50 feet to the Point of Beginning. Said parcel contains 0.32 acres.



**Permit #:** 7431

**Address:** 1112 LAFONTAINE AVE

**City:**

**State:**

**Zip:**

**Owner:** COMPTON REGINALD SCOTT & GALLAGHER HOLLY DAWN

**Owner Address:** 1112 LAFONTAINE AVE

**Owner City:** OCEAN SPRINGS MS

**Owner State:**

**Owner Zip:** 39564

**Owner Phone:**

**Owner Email:**

**Applicant:** Adrienne Radakovic

**Applicant Address:** 1112 Lafontaine

**Applicant City, State, Zip:** Ocean Springs MS 39564

**Receipt #:** 6914

**Date:** 01/07/2025

**Paid By:** Adrienne Radakovic

**Description:**

**Payment Type:** Cash

**Payment Type Description:**

**Accepted By:** Hannah Sullivan

#### **Fees Paid**

| Fee Name                       | Description    | Factor | Total Fee Amount | Amount Paid    |
|--------------------------------|----------------|--------|------------------|----------------|
| Short Term Rental - Inspection | STR Inspection | 0.00   | 25.00            | 25.00          |
|                                |                |        | <b>Total:</b>    | <b>\$25.00</b> |

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

**PLANNING COMMISSION REPORT**

**PUBLIC HEARING DATE:** March 11, 2025

**APPLICANT(S):** KD Ocean Springs, LLC

**CURRENT OWNER:** KD Ocean Springs, LLC

**LOCATION:** 3419 Bienville Blvd

**PARCEL NUMBER:** 60127491.050

**REQUESTED ACTION:** Approval of a Commercial Subdivision Final Plat. The property is zoned C-H Regional Commercial District.

**DATE OF APPLICATION:** December 6, 2024

**CURRENT CONDITIONS:**  
**Property Size:** 6.1 acres  
**FEMA Designation:** The property is an "X" flood designation.

**ADJACENT ZONING AND LAND USE:**  
**Subject Property:** C-H Regional Commercial District  
**North:** CMX-1 and C-H Regional Commercial District  
**East:** C-H Regional Commercial District  
**South:** C-H Regional Commercial District  
**West:** C-H Regional Commercial District



Feb 21, 2025, 10:03 AM

**DESCRIPTION OF REQUEST:**

- Approval of the subdivision final plat for a commercial subdivision of four lots and a private road.
- Requesting major final plat approval for 4 lots plus a 27-foot roadway that will be privately maintained.

**FINDINGS:**

- Notices were sent to properties with a 500-foot radius.
- The roadway, along with any other newly constructed infrastructure, remains the responsibility of the developer.

**CITY DEPARTMENT REVIEW COMMENTS:****PLANNING:**

The property is CH- Regional Commercial. There is a 25-foot minimum lot width, and no minimum lot size required. The final plat does meet the zoning regulations for the C-H Regional Commercial District.

**CITY ENGINEER:**

No comment

**FIRE MARSHAL:**

No comment

**PUBLIC WORKS DEPT:**

No comment

**POLICE DEPT:**

No comment.

**BUILDING DEPT:**

No comment

**PUBLIC COMMENT:**

None received as of March 7, 2025.

Table 3.2B: Dimensional Standards for Mixed Use and Non-residential Zoning Districts

|                                                 |           | ZONING DISTRICT |                 |                     |                                                 |     |    |                                                                                     |
|-------------------------------------------------|-----------|-----------------|-----------------|---------------------|-------------------------------------------------|-----|----|-------------------------------------------------------------------------------------|
|                                                 |           | CMX-1           | CMX-2           | C-H                 | M-1                                             | C-P | P  | C-M                                                                                 |
| Min. Lot Area (ft <sup>2</sup> )                |           | NA              | NA              | NA                  | NA                                              | NA  | NA | NA                                                                                  |
| Min. Lot Width (ft.)                            |           | 25              | 25              | 25                  | 100                                             | NA  | NA | NA                                                                                  |
| Min. Building Height                            |           | NA              | NA              | NA                  | NA                                              | NA  | NA | NA                                                                                  |
| Max. Building Height                            |           | 2 stories       | 4 stories       | 75 ft. or 6 stories | Two stories, not to exceed 50 feet <sup>1</sup> | NA  | NA | 3 stories or 45 ft.                                                                 |
| Max. Dwelling Unit Density (dwellings per acre) |           | 21              | 42              | 42                  | NA                                              | NA  | NA | Principal building – 60% of lot area max.; Accessory building – max.10% of lot area |
| BUILDING SETBACK                                |           | DISTANCES       |                 |                     |                                                 |     |    |                                                                                     |
| FRONT                                           | MIN (ft.) | 5 <sup>2</sup>  | 5 <sup>2</sup>  | 5 <sup>2</sup>      | 5 <sup>2,3</sup>                                | NA  | NA | NA                                                                                  |
|                                                 | MAX(ft.)  | NA              | NA              | NA                  | NA                                              | NA  | NA | NA                                                                                  |
| SIDE                                            | MIN (ft.) | 5               | 5               | 5                   | 5 <sup>5</sup>                                  | NA  | NA | NA                                                                                  |
|                                                 | MAX (ft.) | NA              | NA              | NA                  | NA                                              | NA  | NA | NA                                                                                  |
| STREET SIDE                                     | MIN (ft.) | 10              | 10              | 10                  | 10 <sup>5</sup>                                 | NA  | NA | NA                                                                                  |
|                                                 | MAX (ft.) | NA              | NA              | NA                  | NA                                              | NA  | NA | NA                                                                                  |
| REAR                                            | MIN (ft.) | 10 <sup>3</sup> | 10 <sup>3</sup> | 10 <sup>4</sup>     | 10 <sup>5</sup>                                 | NA  | NA | NA                                                                                  |
|                                                 | MAX (ft.) | NA              | NA              | NA                  | NA                                              | NA  | NA | NA                                                                                  |

(Ord. No. 2020-04, § I, 2-04-20)

**POTENTIAL MOTIONS:**

To recommend **approval** of the final plat of the commercial subdivision 3419 Bienville Blvd.

-OR-

To recommend **denial** of the final plat of the commercial subdivision 3419 Bienville Blvd.



City of Ocean Springs Planning Department  
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564  
(228) 875-4415

---

**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:*

|                  | <u>Minor S/D</u>   | <u>Major S/D</u>   |
|------------------|--------------------|--------------------|
| Sketch Plat      | \$ 250 + \$1       | \$ 300 + \$1       |
| Preliminary Plat | \$ 250 + \$ 50/lot | \$ 250 + \$ 50/lot |
| Final Plat       | \$ 250 + \$ 50/lot | \$ 250 + \$ 50/lot |

*\$1.00 fee per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated.*

---

*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:** 02/06/2024 (*Applications are due by the 7<sup>th</sup> of each month.*)

Name of Subdivision: Twin Pines Subdivision

Address of Original Parcel(s): 3419 Bienville Blvd

Parcel ID(s): 60127491.050

- |                     |                                                 |       |                                     |
|---------------------|-------------------------------------------------|-------|-------------------------------------|
| 1. Applicant:       | <u>KD Ocean Springs, LLC</u>                    | Phone | <u>(251) 460-4512</u>               |
| Address             | <u>3262 Old Shell Road, STE C-1, Mobile, AL</u> | Email | <u>garrettb@delaneyinc.net</u>      |
| 2. Local Agent:     | _____                                           | Phone | _____                               |
| Address             | _____                                           | Email | _____                               |
| 3. Owner of Record: | <u>KD Ocean Springs, LLC</u>                    | Phone | <u>(251) 460-4512</u>               |
| Address             | <u>3262 Old Shell Road, STE C-1, Mobile, AL</u> | Email | <u>garrettb@delaneyinc.net</u>      |
| 4. Engineer:        | <u>MTTR Engineers, Inc - Todd Thompson</u>      | Phone | <u>(205) 936-7993</u>               |
| Address             | <u>3 Riverchase Ridge Hoover, AL 35244</u>      | Email | <u>Tthompson@mttreng.com</u>        |
| 5. Land Surveyor:   | <u>Patrick Martino</u>                          | Phone | <u>(228) 396-2283</u>               |
| Address             | <u>13010 Kayleigh Cove, Biloxi, MS 39532</u>    | Email | <u>patrick@martinosurveying.com</u> |
| 6. Attorney:        | _____                                           | Phone | _____                               |
| Address             | _____                                           | Email | _____                               |

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

### Property Information

1. Tax Map Designation: Section 27 Township: 7 South Range: 8 West
2. Proposed Subdivision Location: On the North side of Bienville BLVD (street)  
800 (distance in feet) East (relative direction) of Gulf Island National (street)
3. List all contiguous holdings in the same ownership:  
Section 27 Lot(s) 1-4
4. Zoning of Parcel(s): CH 5. Total Acreage: 6.05
6. Smallest Lot Size: \_\_\_\_\_ 7. Proposed # of Lots: \_\_\_\_\_
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. Drainage easements for Lots 2 and 3 to drain to pond.
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: Commercial retail, Chipotle & Chick Fil A. Lots 1 & 2 TBD.
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: Common Detention Pond
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) KD Ocean Springs, LLC, 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: KD Ocean Springs, LLC Parcel ID(s): 60127491.050

Date Property Acquired Date: 04/12/2024 Book and Page of Each Conveyance:  
Bk 2161 Pg 524-528

Owner's Signature [Signature] Date: 2-6-2025

**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 Alabama

COUNTY OF Mobile

I Mary Herndon Nordmann, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address 3262 Old Shell Rd, Ste C-1  
Mobile, AL 36607

Subscribed and sworn before me this 6<sup>th</sup> day of February, 2025.

My Commission expires: 3/19/28

Notary Signature: Mary Herndon Nordmann





**Permit #:** 7686

**Address:** 3419 BIENVILLE BLVD

**City:**

**State:**

**Zip:**

**Owner:** WELLS MARK

**Owner Address:** 190 B BEAUVOIR RD

**Owner City:** BILOXI MS

**Owner State:**

**Owner Zip:** 39531

**Owner Phone:**

**Owner Email:**

**Applicant:** Garrett Baker

**Applicant Address:** 3419 Bienville Blvd

**Applicant City, State, Zip:** Ocean Sprins MS 39564

**Receipt #:** 7153

**Date:** 02/10/2025

**Paid By:** Garrett Baker

**Description:** 1147460

**Payment Type:** IBX CC

**Payment Type Description:**

**Accepted By:**

#### **Fees Paid**

| Fee Name           | Description     | Factor | Total Fee Amount | Amount Paid     |
|--------------------|-----------------|--------|------------------|-----------------|
| Administrative Fee |                 | 0.00   | 1.00             | 1.00            |
| Final Plat         | Enter # of lots | 4.00   | 450.00           | 450.00          |
|                    |                 |        | <b>Total:</b>    | <b>\$451.00</b> |

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

**PLANNING COMMISSION REPORT**

**PUBLIC MEETING:** March 11, 2025

**APPLICANT(S):** Mike Fritz  
Donovan Scruggs (agent)

**CURRENT OWNER:** Mike Fritz Development, LLC

**LOCATION:** East side of Rayburn Ave, south of Desoto St. and north of Porter Ave. (no address)

**PARCEL NUMBER:** 60137006.000 – lot split & 60137008.100 – reconfiguration

**REQUESTED ACTION:** Lot Split

**DATE OF APPLICATION:** February 7, 2025

**DESCRIPTION OF REQUEST:**

The applicant is requesting to divide the parcel into two parcels an associated lot reconfiguration of proposed lot 2 and the parcel abutting on the south 60137008.100 will be handled administratively.

**ADJACENT ZONING AND LAND USE:**

**Subject Property:** RM-2 Multi-Family Dwellings

**North:** RM-2 Multi-Family Dwellings

**South:** RM-2 Multi-Family Dwellings

**East:** R-2 Low-Medium Density Residential

**West:** R-2 Low-Medium Density Residential



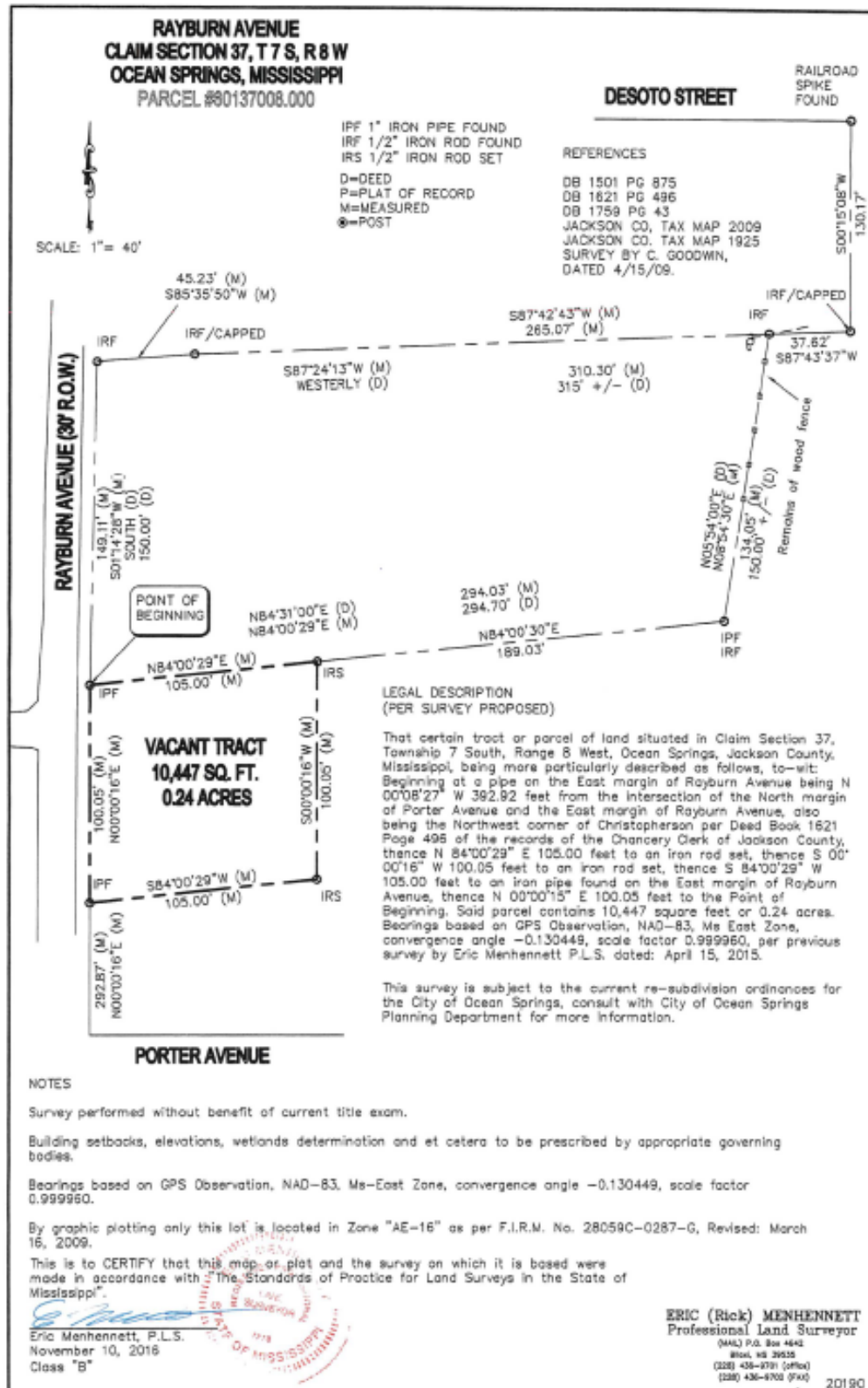
**CURRENT CONDITIONS:****Minimum Lot Size:** None**Minimum Lot Width:** 15 ft*Table 3.2A: Dimensional Standards for Residential Zoning Districts*

|                                                       |  | ZONING DISTRICTS |        |        |        |                     |        |        |                        |                 |
|-------------------------------------------------------|--|------------------|--------|--------|--------|---------------------|--------|--------|------------------------|-----------------|
|                                                       |  | R-1              | R-2    | R-10   | R-3    | R-6                 | R-D    | RMH    | R-1A                   | RM-2            |
| Min. Lot Area (ft <sup>2</sup> )                      |  | 13,500           | 11,250 | 10,000 | 7,500  | 2,000               | 7,500  | 4,000  | See Footnote 8 – Below | NA              |
| Min. Lot Width (ft.)                                  |  | 100              | 80     | 80     | 50     | 20                  | 70     | 50     |                        | 15 <sup>6</sup> |
| Max. Building Height                                  |  | 35 ft.           | 35 ft. | 35 ft. | 35 ft. | 35 ft. <sup>9</sup> | 35 ft. | 25 ft. |                        | 4 stories       |
| Min. Building Height                                  |  | NA               | NA     | NA     | NA     | NA                  | NA     | NA     |                        | NA              |
| Max. Gross Dwelling Unit Density (dwellings per acre) |  | NA               | NA     | NA     | NA     | 6 <sup>7</sup>      | NA     | NA     |                        | 21 <sup>7</sup> |

**FOOTNOTE:**

6. The minimum lot area and minimum lot width requirements apply only to single family detached, single family attached, and duplex/two-family dwellings located on individual lots within a subdivision. The maximum permitted number of Townhouses and multifamily dwelling units is determined by applying the Maximum Gross Dwelling Unit Density figure.

## Current Property Lines



## 4



**FINDINGS:**

1. The proposed lots meet the required lot size and lot width of the RM-2 Zoning District.
2. Notification was sent to adjacent property owners with a 500-foot radius.
3. Yard signs were posted for the Planning Commission meeting.
4. Parcel Number 60137008.1000 is in the Old Ocean Springs Historic District.
5. The applicant's agent has submitted an attached report on the proposal.

**PUBLIC FEEDBACK:**

None received as of March 7, 2025.

**POTENTIAL MOTIONS:**

To recommend **approval** of the lot split on Rayburn Ave (PIDN: 60137006.000 & 60137008.100).

– OR –

To recommend **denial** of the lot split on Rayburn Ave (PIDN: 60137006.000 & 60137008.100).

**Rayburn Lot Split/Reconfiguration**  
**Supplement to Application**  
February 25, 2025  
By: Donovan Scruggs, AICP

The 2010 Comprehensive Plan provides additional information regarding the consistency with the proposed project with the Goals and Objectives of the City. The site includes two vacant lots that appear to have never been developed but are considered to be “in downtown” Ocean Springs. While they are not within the Downtown or Porter Avenue Overlay Districts, they are within the “commercial footprint” of City’s Future Land Use Plan. The site has some areas located within a flood zone, but development can be permitted with the elevation of the structures with a finished floor above the base flood elevation.

An initial review of the property indicates it is situated within the “Commercial Tier, Low”. According to the Comprehensive Plan:

*The Commercial Center Low Intensity Tier is intended to accommodate smaller mixed use activity centers that are generally connected and integrated into the surrounding neighborhoods. These centers have a community or neighborhood emphasis, and include a range of retail and service uses.*



Property is identified as Commercial Tier, Low with the Future Land Use Map/Development Tier Map of 2010 Comprehensive Plan.

Despite the future designation as commercial, the property is zoned RM-2 that permits high density residential development based on proximity to the Dale Cottages (adjacent to east) and De Soto Condominiums (adjacent to north). Both of these sites are also designated as High Density Residential (RM-2) and have functioned in this manner for decades.

Despite this more intense zoning, the applicant/owner is suggesting a use that is more consistent and compatible with the neighborhood. Instead of constructing a small, multifamily development, the applicant is hoping to split the properties to create an additional lot. The two existing lots will yield three total lots once approved. Both lots could be independently split to create a total of four lots, if desired.

The property is within an area that is currently served by utilities and a roadway. This qualifies the property as “in-fill development”. The Comprehensive Plan includes the following section on In-fill Development.

#### **4.2.2 In-fill Development**

*Due to the lower density nature of residential development, there is strong potential for in-fill development in the CBD. In-fill development consists of using vacant, underused, or orphaned land for new development. It can create more affordable development since it uses existing infrastructure. It also can be used to encourage population growth needed to sustain commercial activities and vitality in the heart of the City. Furthermore, by using land in mature areas, in-fill development can reduce the demand for housing in undeveloped areas that require new services and reduce the cost to taxpayers. Forms of potential in-fill development include:*

- ***The addition of new dwellings on vacant lots or other undeveloped parcels surrounded by existing residential development***
- *Dwelling units added to existing houses and businesses (e.g., upstairs apartments)*

- Small, detached dwellings added to lots of sufficient size with existing houses (e.g., “granny” flats)
- Redevelopment of properties
- Neighborhood-related, non-residential development

*In-fill development inevitably leads to higher density and a mixing of uses. Historically, the City has been encumbered with zoning and subdivision battles fought by residents trying to prevent new development in the downtown planning area. Residents used expected diminished property values as the reason for requesting the City’s Planning Commission and Board of Aldermen to deny such rezoning and subdivision requests. Upon occasion, the argument that the new development would diminish existing property values was supplemented by arguments that it also would harm the character of the area. Most national studies have shown that in-fill development if designed properly enhances property values....(page 28)*

On page 33 of the Plan, a table indicates that the “Benefits of Smart Growth Include”:

*More compact, mixed use development through clustered, higher density centers, corridors and infill development.*

Additionally with the Goals and Policies section of the Plan, numerous specific and related references indicate that the project is consistent with the Comprehensive Plan.

### 9.1 Land Use:

Goal 1. Maintain a sustainable and compatible mix of land uses in the City of Ocean Springs through effective, coordinated growth management.

- Policy 1.5:       **Encourage compatible infill development** that is designed and constructed to be consistent with the character of the existing neighborhood.
- Policy 1.10       Use the Development Tiers Map (Map 5, Appendix A) and the Development Tiers (Exhibit 1) to guide land use and development decisions.

### 9.3 Downtown/Central Business District:

Goal 3: Foster a vibrant mixed-use downtown that retains the historic character of existing commercial and residential neighborhoods, while providing increased opportunities for residents who wish to live within walking distance of neighborhood amenities and work places.

- Policy 3.8       Establish a transition area around the Downtown area. **A mix of uses will provide a buffer between the more intensive, business-oriented areas and the nearby lower-intensity residential areas.** In the transitional area, the principal uses should include residential, bed and breakfast inns, low-intensity professional offices, neighborhood service business, child-care centers, and similar uses. A mix of single-family and moderate density multi-family (townhouse units, with a maximum of four units) should be permitted. (page 96)

### 9.4 Neighborhoods & Housing:

Goal 4: To provide high quality residential neighborhoods with a variety of compatible housing types to serve the various needs of Ocean Springs residents.

- Policy 4.1       **Provide greater flexibility in the types of units allowed within the City**, including provisions for residences on the upper floors of non-residential structures and a variety of moderate density unit types, such as patio homes, town homes and zero lot line homes.
- Policy 4.3       **Ensure that land uses abutting residential development are compatible with the scale, intensity and overall character of the neighborhood.** Note: This policy is intended to facilitate a mix of residential unit types and better integration of residential and non-residential uses through the use of creative design, including the architecture, landscaping, building orientation, parking

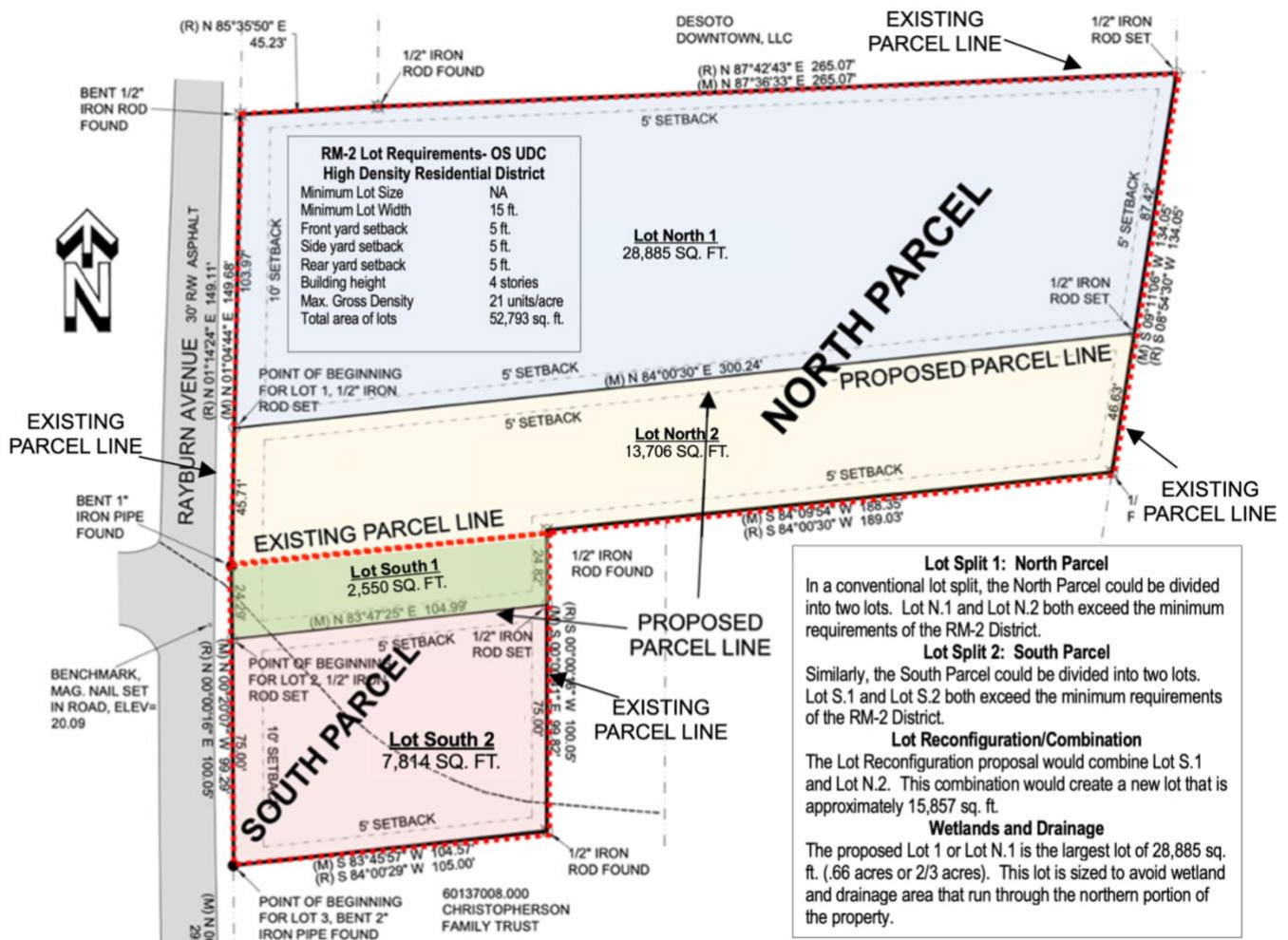
layouts, building scale and setbacks.

Policy 4.5 Plan and zone for medium density housing development near principal employment centers to allow for travel to work by all modes of transportation.

Policy 4.10 **Maintain compatible transitions between different land use and housing types through effective land use and site design regulations.** This policy is intended to allow for development of a compatible mix of unit types and neighborhood scale services. (page 97)

Policy 4.11 **Protect stable single-family neighborhoods from the intrusion of incompatible residential and non-residential land uses.** This policy is intended to protect neighborhoods from blighting influences; it is not intended to preclude development of different types of residences, neighborhood commercial centers or community services within neighborhoods if they can be designed and maintained in a manner that enhances neighborhood stability. (page 98)

**Summary:** The proposed use of single-family residential will provide a transitional area between more intense, multi-family uses. The single-family homes will be compatible with the area and provide a good example of “in-fill development”. As a result, the proposed split is not only consistent with the Comprehensive Plan, this form of in-fill development is encouraged.



### **Lot Split and Reconfiguration Overview**

The proposed Lots Split(s) and Reconfiguration is consistent with the UDO. The existing parcel configuration includes two compliant lots. These lots exceed the minimal requirements of the RM-2 District. The consistency with the Lot Split requirements can be viewed as two separate lot splits (existing north and south parcels) that could be divided into four compliant lots. However, this application demonstrates the combination of the two center lots of the 'four new lots'. Specifically, this proposal would include the combination of Lot N. 2 and Lot S.1 of image above. The joint application and hearing simply consolidates and concludes the process at a single meeting. Because there are no minimum lot sizes within the RM-2 District and the district includes a gross density of 21 units per acre, the proposed split will remove the likelihood for multifamily development on the property.



City of Ocean Springs Planning Department  
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564  
(228) 875-4415

### LOT/ PARCEL RECONFIGURATION/SPLIT APPLICATION

Indicate Request:      SPLIT ☒      RECONFIGURATION ☒

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

*Lot/Parcel Reconfiguration/Split*      \$200  
*Additional Fee*      \$1 (Per Ordinance 2022-17 following the requirements of Section 25-60-5 MS Code Annotated)

Application Date: \_\_\_\_\_ (*Applications are due by the 7<sup>th</sup> of each month.*)

#### Applicant Information

Address of Lot/Parcel(s): Two unaddressed parcels along Rayburn Ave (north of Porter Ave)  
Parcel ID(s): 60137006.000 and 60137008.100

|                     |                                           |       |                                    |
|---------------------|-------------------------------------------|-------|------------------------------------|
| 1. Applicant:       | <u>Mike Fritz</u>                         | Phone | <u>228-209-2102</u>                |
| Address             | <u>PO Box 283, Biloxi, MS 39533</u>       | Email | <u>mfritz@fritzhomes.com</u>       |
| 2. Local Agent:     | <u>Donovan Scruggs</u>                    | Phone | <u>228-348-1315</u>                |
| Address             | <u>317 Pine Drive, OS, MS 39564</u>       | Email | <u>donovan@scruggsplanning.com</u> |
| 3. Owner of Record: | <u>Mike Fritz Development, LLC</u>        | Phone | <u>228-209-2102</u>                |
| Address             | <u>PO Box 283, Biloxi, MS 39533</u>       | Email | <u>mfritz@fritzhomes.com</u>       |
| 4. Engineer:        | _____                                     | Phone | _____                              |
| Address             | _____                                     | Email | _____                              |
| 5. Land Surveyor:   | <u>Clifford Crosby PLS</u>                | Phone | <u>228-234-1649</u>                |
| Address             | <u>716 Live Oak Dr., Biloxi, MS 39532</u> | Email | _____                              |
| 6. Attorney:        | _____                                     | Phone | _____                              |
| Address             | _____                                     | Email | _____                              |

#### Property Information

1. Tax Map Designation: Section 37 Township: 7 South Range: 8 West  
2. Is this lot/parcel located in a Platted Subdivision: Yes ☐ No ☒ Name of Subdivision: \_\_\_\_\_  
3. Zoning of Lot(s): RM-2  
4. Current lot area (sq. ft.) 52,800 sq. ft. +/-

## Reconfiguration Request

1. Describe lot split/reconfiguration request (existing/proposed size of lot(s), reason for request, etc.).  
Lot Split/Reconfiguration to create 1 additional lot (see application submittal letter).
2. Has Zoning and Adjustments Board granted any variance exceptions or special permits for this property?  
☐ Yes ☒ No If so, please explain and state the date of approval: \_\_\_\_\_
3. Has any lot included in this request been previously split or reconfigured? \_\_\_\_\_  
No
4. Are there any easements or existing structures that would interfere with this lot reconfiguration? \_\_\_\_\_  
No
5. Are the proposed lots adjacent to public water and sewer lines? \_\_\_\_\_  
TBD

### LOT SPLIT/ LOT RECONFIGURATION COMPLIANCE CHECKLIST

This checklist to be completed by applicant and verified by City Planning Department.

- ☒ Application complete and submitted.
- ☒ Application fees paid in full (\$251.00)
- ☒ Vicinity map submitted, identifying lot(s) relationship to nearby parcels, roadways, or other landmarks.
- ☒ Survey submitted, including all required information (see survey requirements, p. 3)
- ☒ Evidence of ownership submitted (tax statement, deed, etc.)
- ☐ If corporate ownership, attach a list of all directors, officers, stockholders of each corporation owning more than 5% of any class of stock.
- ☒ Affidavit of Ownership and notarized signature submitted (see attached)
- ☒ Adequate legal and physical access to all proposed lots is provided (no "land locked" parcels).
- ☒ All proposed lots in conformance with lot setback requirements of zoning ordinance.
- ☒ All proposed lots in conformance with lot width requirements of zoning ordinance.
- ☒ All proposed lots in conformance with lot area requirements of zoning ordinance.
- ☒ Neither non-conforming lots nor non-buildable lots are formed as result of proposed split/reconfiguration.
- ☒ Proposed split/reconfiguration does not impair existing access, easements, or public improvements.
- ☒ There are no outstanding City of Ocean Springs property taxes or special assessments on the original parcel(s). (also stated in Affidavit)
- ☒ The split/reconfiguration will not result in significant increases in service requirements (utilities, traffic control, streets, etc.), nor will it interfere with maintaining existing service level (i.e. no additional curb cuts, repaving, etc.)
- ☒ If not located in a platted subdivision, this lot has never been previously split.
- ☒ Lot reconfiguration will provide for development conformable with existing development and City's Comprehensive Plan.

## Survey Requirements for Lot Split/Lot Reconfiguration

*Information for Applicant, Items to be included in submittal:*

- ☒ Date, north arrow and scale
- ☒ Parcel ID number(s)
- ☒ Existing and proposed lot lines, lot widths, lot areas, and any other lot dimensions
- ☒ Existing driveway(s), roads and road easements/rights-of-way
- ☒ Existing utilities, including any septic tanks or other private utilities
- ☐ All existing structures
- ☐ Setbacks from existing structures to existing and proposed property lines
- ☐ Location of any existing structures on the lots, with nature, location and dimensions
- ☐ Any existing and proposed utility or road easements

### Next Steps

Once the application is received (with all attachments) and fee is paid, the City will review the package and schedule the request on the next month's Planning Commission agenda. The Planning Commission will make a recommendation to the Board of Alderman, which will approve or reject the request. Applicants are encouraged to attend both the Planning Commission and Board of Aldermen meetings to respond to questions. The Planning Commission meets the 2<sup>nd</sup> Tuesday of each month at 6:00 pm and the Board of Aldermen meets the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month at 6:00 pm. Applicants will be notified when their request will be considered. All meetings occur in the City Hall Board room at 1018 Porter Avenue.

*When the approved lot split or lot reconfiguration results in a new deed, the property owner or agent shall record lot split/reconfiguration survey and deed in the Land Records Office (Chancery Clerk) of Jackson County, MS.*

### 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) Mike Fritz, 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: Mike Fritz  
Parcel ID(s): 60137006.000 and 60137008.100  
Date Property Acquired Date: 01/17/2025  
Book and Page of Each Conveyance: BK 2196 PG 284-286  
Owner's Signature [Signature] Date 2-5-25

STATE OF MS

COUNTY OF Jackson

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

Mailing Address PO Box 283  
Biloxi, MS 39533

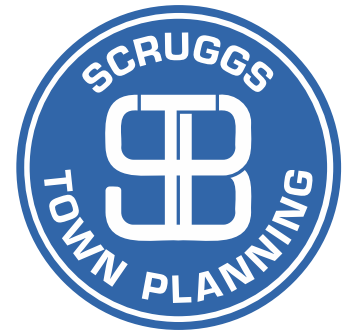
Subscribed and sworn before me this 5 day of Feb, 2025

My commission expires Sept 1, 2027





February 6, 2025



Mr. Wade Morgan  
Community Development and Planning Department  
1018 Porter Avenue  
Ocean Springs, MS 39564

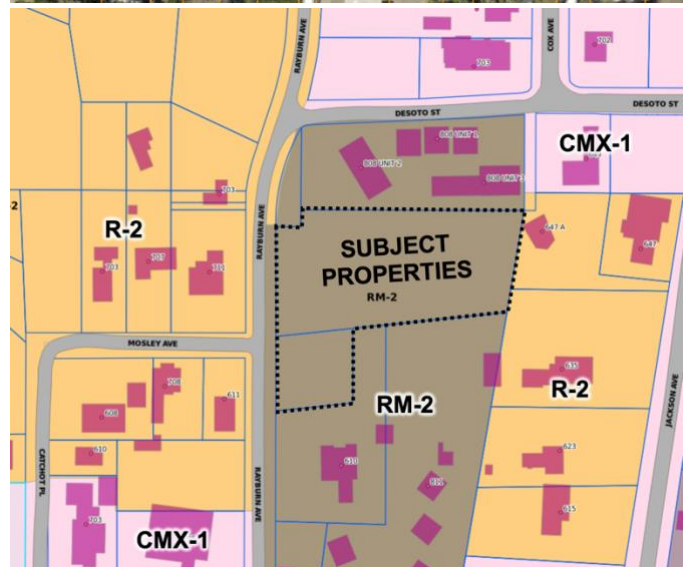
RE: Lot Split/Reconfiguration for Two Un-Addressed Parcels  
Along Rayburn Avenue / PIDNs: 60137006.000 and 60137008.100

Dear Mr. Morgan:

In January 2025, Mike Fritz (Mike Fritz Development, LLC) purchased two lots located along the east side of Rayburn Avenue between DeSoto Street and Porter Avenue. Both parcels are undeveloped with a total area of approximately 52,800 square feet. The northern parcel is almost one acre (42,346 sq. ft.), and the smaller southern parcel is approximately one-quarter acre (10,447 sq. ft.). The properties are situated with an RM-2 District and are located northeast of St. John Episcopal Church (and related properties) and northwest of Dale Cottages. The site is south of DeSoto Condominiums along DeSoto Street. There are single-family residential properties located to the east (along Rayburn and Mosley Avenues) and west (along the Jackson Avenue) of the site. The subject RM-2 District is bordered by R-2 Districts and CMX-1 Districts. There are commercial uses along DeSoto, Porter, and Jackson Avenues.

Fritz hopes to reconfigure the two lots and provide a lot split to create a third lot. The net gain of the actions will be one additional lot which is less than the net gain of exercising two separate lot splits to create four lots. The lot split and reconfiguration will yield 3 developable lots, and at present, there are two lots.

The property is located within the RM-2 District that does not have a minimal lot size requirement. The minimum lot width is 15 feet and front, side and rear setbacks are established a 5 feet. The RM-2 District is a 'multifamily district' that encourages higher density, attached (horizontal or vertical) dwelling units. The density of the site is established at 12 or more units per acre with a maximum gross density of 21 dwelling units per acre with exclusions for wetlands and marsh. While there are some wetlands along the northwest portion of the northern property, proposed three lots are far under the permitted density of the properties which would be approximately 12-15 units.



Donovan Scruggs Town Planning and Consulting, LLC

317 Pine Drive, Ocean Springs

Mississippi 39564

Ph: 228.348.1315

EM: donovan@scruggsplanning.com

Fritz is submitting an application for a **Lot Split and Parcel Reconfiguration**. While the activities are not completely consistent with the requirements, the request is consistent with the intent of the Lot Split and Parcel Reconfiguration regulations.

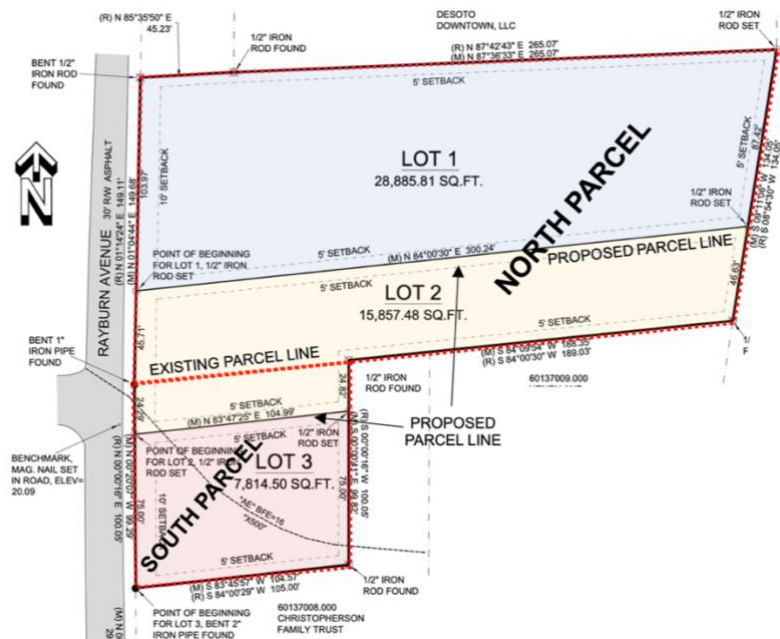
According to Section **2.30.1.A Lot Split**, “Upon request of the property owner, a **previously established or platted lot may be divided into only two parcels** of land as a lot split by either metes and bounds description or by replat **when, in the opinion of Planning Commission, such a lot split is in keeping with the intent of these rules and regulations**, and when approval of the lot split will provide for a development, the character of which will be compatible with the existing platting and development in the general neighborhood of the proposed lot split.”

According to Section **2.43.3 Parcel Reconfiguration**, “Upon request of the property owner, up to three (3) previously established parcels may be reconfigured to produce an equal or fewer number of parcels when, in the opinion of the Planning Director, such lot reconfiguration conforms to these rules and regulations, when the parcel(s) being created is neither unbuildable or non-conforming, and when public access, utilities, or infrastructure will not be impeded.”

The proposed lot split and parcel reconfiguration is consistent with the UDC as it relates to lot sizes and setbacks. The development of the properties with single-family residential dwellings is more compatible with the Rayburn Avenue than the extension of more multi-family or townhouse residential units or lots. The area should be considered transitional with more intense uses such as multifamily, commercial, and institutional/religious uses surrounding the properties and more examples of single-family residential uses west of the site and south of Porter Avenue.

As proposed, the two parcels will be reconfigured to create one additional lot. The areas of the three proposed lots are as follows: Lot 1 – 28,885 sq. ft., Lot 2- 15,857 sq. ft. and Lot 3 – 7,814 square feet. The sizes of the lots are more than sufficient to accommodate single family dwellings on each lot with the required setbacks. At present, the property is undeveloped and the proposal is consistent with “infill” development as referenced in the City’s Comprehensive Plan.

| ZONING DISTRICTS                                      |           |           |        |                  |
|-------------------------------------------------------|-----------|-----------|--------|------------------|
|                                                       |           | R-1       | R-2    | RM-2             |
| Min. Lot Area (ft <sup>2</sup> )                      |           | 13,500    | 11,250 | NA               |
| Min. Lot Width (ft.)                                  |           | 100       | 80     | 15 <sup>6</sup>  |
| Max. Building Height                                  |           | 35 ft.    | 35 ft. | 4 stories        |
| Min. Building Height                                  |           | NA        | NA     | NA               |
| Max. Gross Dwelling Unit Density (dwellings per acre) |           | NA        | NA     | 21 <sup>7</sup>  |
| BUILDING SETBACK                                      |           | DISTANCES |        |                  |
| FRONT                                                 | MIN (ft.) | 25        | 25     | 5 <sup>1,2</sup> |
|                                                       | MAX (ft.) | NA        | NA     | NA               |
| SIDE                                                  | MIN (ft.) | 10        | 10     | 5 <sup>3</sup>   |
|                                                       | MAX (ft.) | NA        | NA     | NA               |
| STREET SIDE                                           | MIN (ft.) | 10        | 10     | 10               |
|                                                       | MAX (ft.) | NA        | NA     | NA               |
| REAR                                                  | MIN (ft.) | 25        | 25     | 5                |
|                                                       | MAX (ft.) | NA        | NA     | NA               |



I appreciate your consideration in this matter. If there are questions related to this request, please feel free to call at 228.348.1315 or email to [donovan@scruggsplanning.com](mailto:donovan@scruggsplanning.com).

Sincerely,

Donovan Scruggs, AICP

**RAYBURN AVENUE  
CLAIM SECTION 37, T 7 S, R 8 W  
OCEAN SPRINGS, MISSISSIPPI  
PARCEL #60137008.000**

**DESOTO STREET**

RAILROAD  
SPIKE  
FOUND



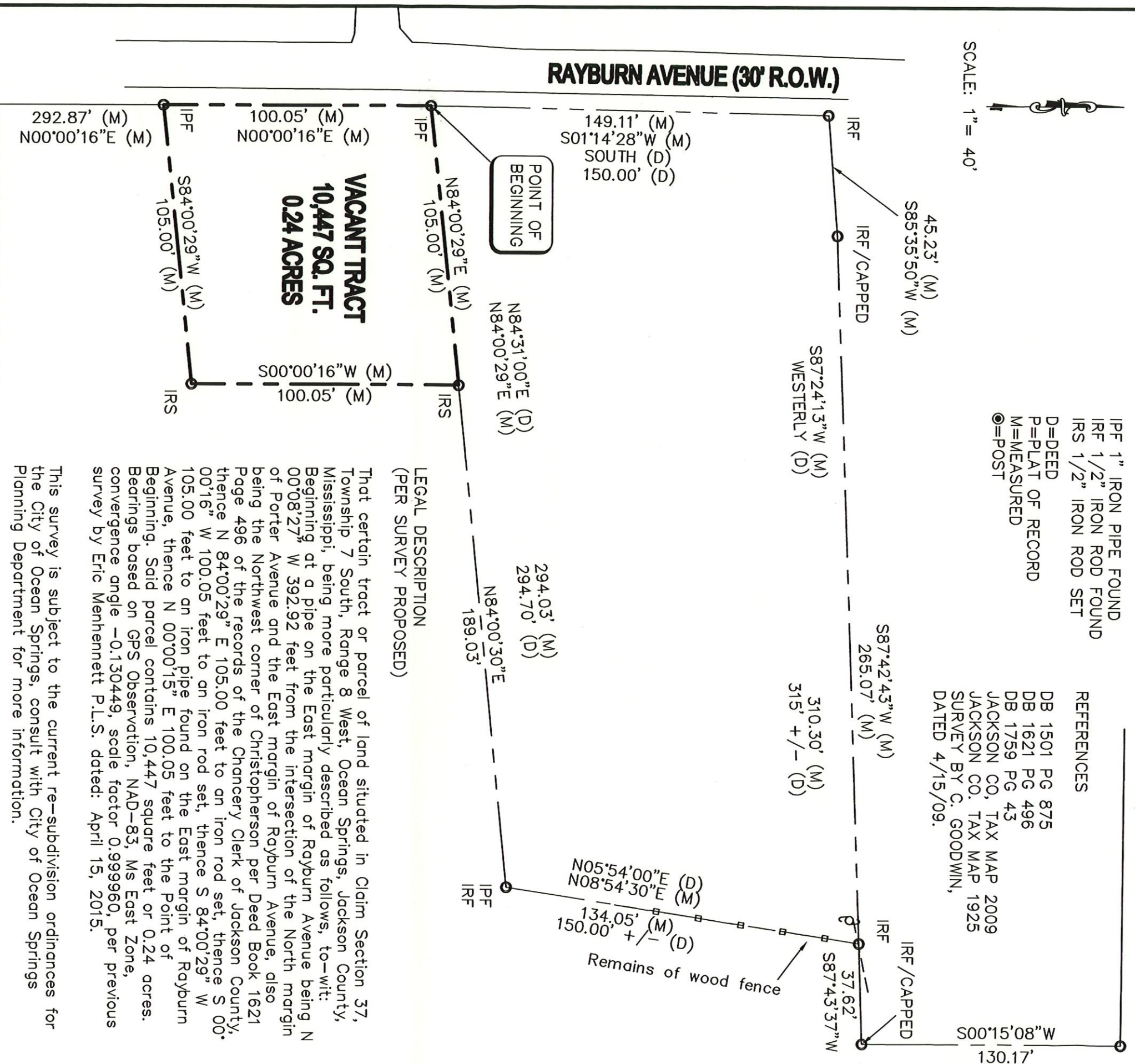
SCALE: 1" = 40'

IPF 1" IRON PIPE FOUND  
IRF 1/2" IRON ROD FOUND  
IRS 1/2" IRON ROD SET

D=DEED  
P=PLAT OF RECORD  
M=MEASURED  
●=POST

**REFERENCES**

DB 1501 PG 875  
DB 1621 PG 496  
DB 1759 PG 43  
JACKSON CO, TAX MAP 2009  
JACKSON CO, TAX MAP 1925  
SURVEY BY C. GOODWIN,  
DATED 4/15/09.



**NOTES**

Survey performed without benefit of current title exam.

Building setbacks, elevations, wetlands determination and et cetera to be prescribed by appropriate governing bodies.

Bearings based on GPS Observation, NAD-83, Ms-East Zone, convergence angle -0.130449, scale factor 0.999960.

By graphic plotting only this lot is located in Zone "AE-16" as per F.I.R.M. No. 28059C-0287-G, Revised: March 16, 2009.

This is to CERTIFY that this map, plat and the survey on which it is based were made in accordance with "The Standards of Practice for Land Surveys in the State of Mississippi".

Eric Menhennett, P.L.S.  
November 10, 2016  
Class "B"



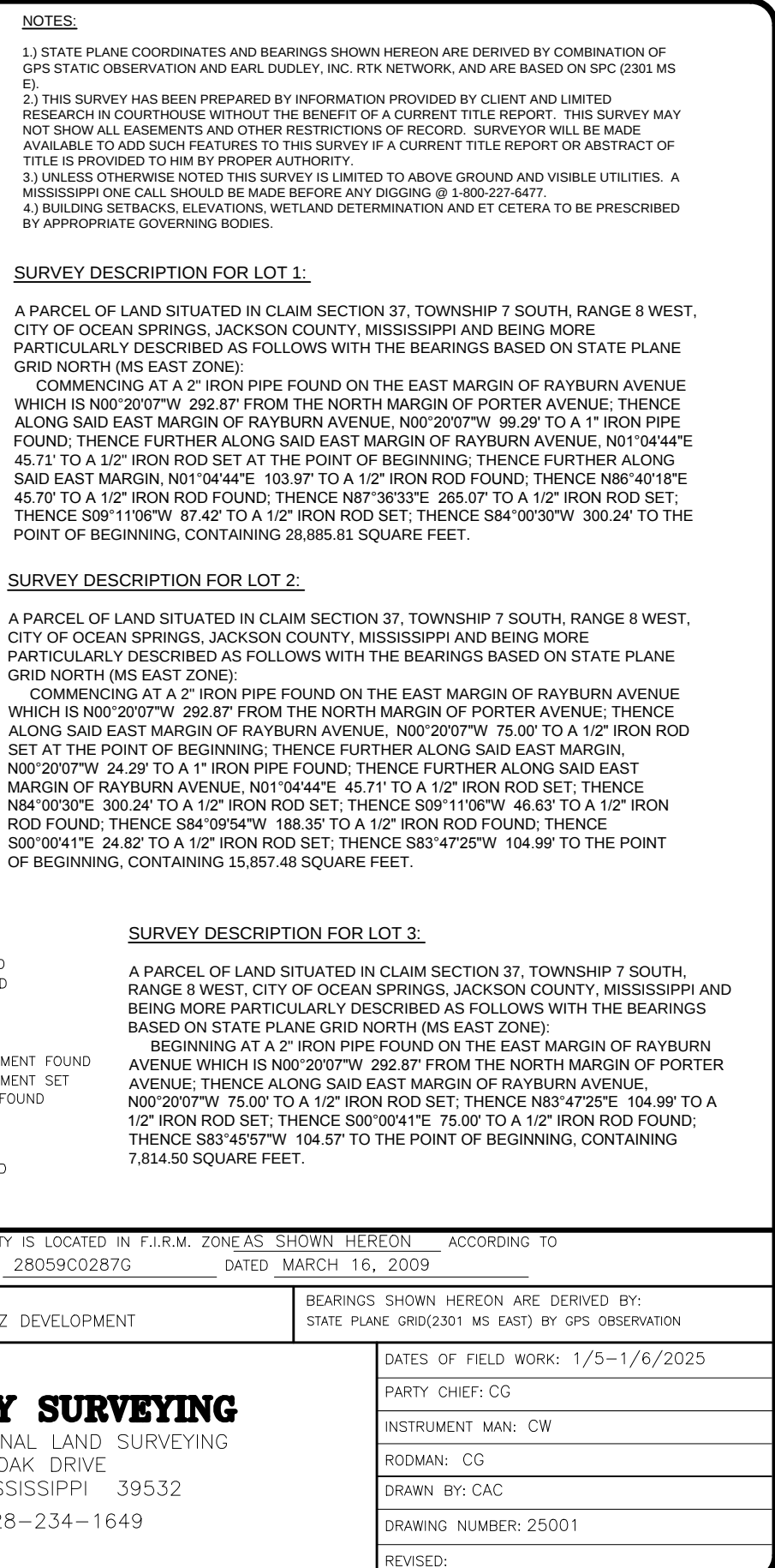
**ERIC (Rick) MENHENNETT**  
Professional Land Surveyor

(MAIL) P.O. Box 4642  
Biloxi, MS 39535  
(228) 436-9701 (office)  
(228) 436-9702 (FAX)

20190

(MAIL) P.O. Box 4642  
Biloxi, MS 39535  
(228) 436-9701 (office)  
(228) 436-9702 (FAX)

**RAYBURN AVENUE (30' R.O.W.)**



OFFICIAL RECORDS JACKSON COUNTY, MS  
Josh Eldridge, Chancery Clerk  
Electronically Recorded  
RECORDING FEE: \$ 26.00  
MINERAL TAX: \$0.00  
# 202500848  
BK: 2196 PG: 284 - 286  
01/17/2025 09:43:26 AM 3 PG(S)  
Receipt # 1143

**Our File: B241027**

Prepared by & Return To: Schwartz, Orgler, Jordan & Williams, PLLC  
2137 E Pass Rd, Ste B, Biloxi MS 39507, 228-388-7441

STATE OF MISSISSIPPI

Index in Sec 37-7-8

COUNTY OF JACKSON

**WARRANTY DEED**

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

Michael S. Burns and Mary Kay Burns

1202 Magnolia Bayou Blvd, Ocean Springs, MS 39564, 615-525-6840

do hereby sell, convey and warrant unto

Michael Fritz Development LLC,

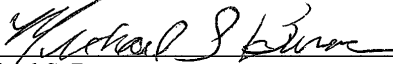
PO Box 283, Biloxi, MS 39533, 228-209-2102

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

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

AD VALOREM TAXES for the current year have been pro-rated and are hereby assumed by the Grantee herein.

WITNESS THE SIGNATURE of the undersigned, on this the 16th day of January, 2025.

  
Michael S. Burns

  
Mary Kay Burns

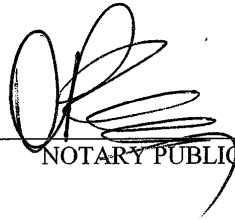
STATE OF MISSISSIPPI

COUNTY OF JACKSON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Michael S. Burns and Mary Kay Burns, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 16th day of January, 2025.



  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Parcel one:

That certain parcel of land situated in Claim Section 37, Township 7 South, Range 8 West, Jackson County, Mississippi, more particularly described as beginning at a pip on the East margin of Rayburn Avenue, which point of beginning is 393.5 feet North of the North line of Porter Avenue; from said point of beginning, run thence North 84 degrees 31 minutes East a distance of 294.7 feet to the North east corner of the property of Christopherson, run thence North 5 degrees 54 minutes East a distance of 150 feet, more or less, to a point, run thence Westerly 315 feet, more or less, to a point on the East margin of Rayburn Avenue, run thence South along the East margin of Rayburn Avenue 150 feet, more or less, to the Point of Beginning. Being the same property conveyed by Cooper to Dale by deed recorded in Book 259, Page 370, of the Deed Records of Jackson County, Mississippi.

Parcel two:

That certain tract or parcel of land situated in Claim Section 37, Township 7 South, Range 8 West, Ocean Springs, Jackson County, Mississippi, being more particularly described as follows, to-wit: Beginning at a pipe on the East margin of Rayburn Avenue being N 00°08'27" W 392.92 feet from the intersection of the North margin of Porter Avenue and the East margin of Rayburn Avenue, also being the Northwest corner of Christopherson per Deed Book 1621 Page 498 of the records of the Chancery Clerk of Jackson County, thence N 84°00'29" E 105.00 feet to an iron rod set, thence S 00°00'16" W 100.05 feet to an iron rod set, thence S 84°00'29" W 105.00 feet to an iron pipe found on the East margin of Rayburn Avenue, thence N 00°00'15" E 100.05 feet to the Point of Beginning. Said parcel contains 10,447 square feet or 0.24 acres. Bearings based on GPS Observation, NAD-83, Ms East Zone, convergence angle -0.130449, scale factor 0.999960, per previous survey by Eric Menhennett P.L.S. dated: April 15, 2015.

Tax Parcel Number: 60137006.000 and 60137008.100