



December 11, 2024 Planning Commission Meeting Agenda

December 11, 2024 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

Minutes Approval

1. Motion to approve the Minutes of November 13, 2024.

Action Items

2. DARDEAU - Application for Variance to the Zoning Ordinance submitted by Suzanne Dardeau. The applicants constructed a 7'3" privacy fence along the rear of the property line. The applicants are requesting a variance of 1'3" to the fence height requirement. The property is located at 102 MCCALL STREET. Parcel 137R-0-44-015.000 legal description 1,2,34 & 35 BLK 2 ST CHARLES SUBDIVISION. The property is zoned R-2 Two-Family District and R-3 Multi-Family District.
3. MELCHER - Application for variance to the Zoning Ordinance submitted by Archie and Carolyn Melcher. The applicant is requesting a variance of a 2' resulting in a 10' setback to the corner side yard. The property is located at 1198 North Beach Boulevard. Parcel 144L-0-19-040.000, 55D, ALL 56 1ST WARD BAY ST Louis. The property is zoned R-1 Single Family District.
4. BOHLIN - Application for a Variance to the Zoning Ordinance Submitted by Steven Bohlin and Rachel O'Keefe. The applicant is requesting variances to the Zoning Ordinance for constructing a dwelling. The applicant requests a 6'2" variance resulting in an 18'10" front yard setback and a 2' variance resulting in an 18' rear yard setback. The property is located at 218 Washington Street, Parcel Number 149M-2-30-130.000, and is zoned R-2 Residential Two Family District.
5. NICAUD - Application for minor Site Plan Review for a Boutique Hotel submitted by Merritt Nicaud. The property in question is located at 105 North Beach Blvd is identified on the Hancock County Land Rolls as Parcel No. 149L-0-29-035.000 legal

description as 510 1ST WARD BAY ST LOUIS and parcel NO 149L-0-29-036.000 Legal District PT 512 1ST WARD BAY ST LOUIS. The property is zoned C-1, Central Business District.

- 6. PPM DEVELOPMENT** - Application for sketch plat approval submitted by PPM Development for the Paradise Estates Subdivision located at 13131 Hwy 603 at the Northwest corner of I-10 West and Highway 603. Parcels 133 -0-07-006.000, PT S ½ 7-8s-14W. Parcel 133 -0-07-004.002, PS SE1/4 7-8-14. Parcel 133Q-0-08-002.000, PT LOTS2&4 W OF BAY-KILN RD. Parcel 133Q-0-08-002.002, PT NW ¼-SW ¼ 8-8S-14W. Parcel 133Q-0-08-002.001, PT LOT4 8-8S-14W. The property is zoned C-3 Highway Commercial District.

Adjourn

- 7.** Motion to adjourn the meeting of December 11, 2024.



Planning Commission Meeting Minutes

November 13, 2024 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

Minutes Approval

1. Motion to approve the Minutes of October 09, 2024.

Motion made by Commissioner Breland, Seconded by Commissioner Brown.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner LeBlanc, Commissioner Agee, Commissioner Brown, Commissioner Krankey

APPROVED

Action Items

2. ***WITHDRAWN* PPM Development** - Application for sketch plat approval submitted by PPM Development for the Paradise Estates Subdivision located at 13131 Hwy 603 at the Northwest corner of I-10 West and Highway 603. Parcels 133 -0-07-006.000, PT S ½ 7-8s-14W. Parcel 133 -0-07-004.002, PS SE1/4 7-8-14. Parcel 133Q-0-08-002.000, PT LOTS2&4 W OF BAY-KILN RD. Parcel 133Q-0-08-002.002, PT NW ¼-SW ¼ 8-8S-14W. Parcel 133Q-0-08-002.001, PT LOT4 8-8S-14W. The property is zoned C-3 Highway Commercial District.
3. **GRIFFIN** - Application for Variance to the Zoning Ordinance submitted by John Griffin. The applicant is requesting a variance of 10', resulting in a 15' setback to the front yard to construct an uncovered front porch. The property is located at 3222 Fifteenth Street. Hancock County Tax Parcel 138C-0-47-199.002, 19 BLK 34A UN2 SHORELINE PARK. The property is zoned R-1A Single Family District.
John Griffin spoke representing the application.
Motion to approve the application as submitted.
Motion made by Commissioner Breland, Seconded by Commissioner Agee.
Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner LeBlanc, Commissioner Agee, Commissioner Krankey
APPROVED

4. **HIGGINS** - Application for Variance to the Zoning Ordinance submitted by Tommy Higgins. The applicant is requesting a variance of 10' to the front yard, resulting in a 15' setback to the front yard to add an addition to the dwelling. The property is located at 334 Gladstone Street, Hancock County Tax Parcel 137P-1-35-006.004, 5-8 BLK 20 BSL LAND & IMP CO. It is zoned R-1 Single Family District.

5:35 Commissioner Brown entered the meeting.

Tommy Higgins spoke representing the application.

Motion to approve the application as submitted.

Motion made by Commissioner Romano, Seconded by Commissioner Agee.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner LeBlanc, Commissioner Agee, Commissioner Brown, Commissioner Krankey

APPROVED

5. **ROBERTSON**- Application for Special Exception to the Zoning Ordinance submitted by Donald Robertson. The applicant is requesting a special exception to construct a pergola/accessory structure on a lot without a primary dwelling. The property is located at 214 Thomas Street. Parcel 144N-0-19-040.000; PT 106 1ST WARD; BAY ST LOUIS. The property is zoned R-1 Single Family District.

Donald Robertson spoke representing the application.

Motion to approve the application as submitted.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner LeBlanc, Commissioner Agee, Commissioner Brown, Commissioner Krankey

APPROVED

Discussion Items

6. Orion Planning to discuss Bay St Louis Zoning Ordinance update

Bob Barber gave a presentation regarding the proposed Zoning Ordinance update.

Adjourn

7. Motion to adjourn the meeting of November 13, 2024.

Motion made by Commissioner Agee, Seconded by Commissioner LeBlanc.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner LeBlanc, Commissioner Agee, Commissioner Brown, Commissioner Krankey

APPROVED

Amy Doescher, Chairman

Date

Caitlin Bourgeois, Secretary

Date

APPLICATION FOR VARIANCE TO THE ZONING ORDINANCE

Please complete this form in its entirety; failure to do so may cause a delay in the submittal of your application to the Planning and Zoning Commission.

The following information is required before this application will be submitted to the Planning and Zoning Commission for consideration.

OWNER: Suzanne Dardeau

ADDRESS: 102 McCall St.
BSL 39520

PHONE: 337 280 2392

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

SAME

1. Legal description of property to be considered for variance as described in the Hancock County tax rolls:

1, 2, 34 & 35 BIK 2 St. Char Subd.

2. Parcel number(s) as described in the Hancock County tax rolls:

137 R-0-44-015.000

3. Present Zoning: R-2 & R-3

4. Present use of building/property: Dwelling

5. Application fee of \$100 (Residential): ^{25.00} # 00518048

Application fee of \$200 (Commercial): ^{250.00} _____

Article XIII
1303 APPEALS, HEARING AND NOTICE

Every appeal or application shall refer to the specific provision of the ordinance involved and shall set forth the interpretation that is claimed, the use for which a special exception is sought, or the details of the variance that is applied for and the case may be, and accompanied by a plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon and used, the size of any building to be erected, and the location of the building upon the lot, the materials to be used and other such information as may be deemed necessary to provide full information regarding intended use. The Municipal Clerk shall forthwith transmit the appeal or application to the Commission together with all papers constituting the record upon which the action appealed from was taken.

Article XIII
1305.3 VARIANCES

To recommend such variances from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Ordinance will in an individual case result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice be done. Such variance may be granted in such case of unnecessary hardship upon a finding by the City Council that all of the following conditions exist:

- A. There are extraordinary and exceptional conditions which pertain to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- B. The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
- C. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
- D. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
- E. The special circumstances are not the result of the actions of the applicant.
- F. The existence of a nonconforming use of neighboring land, buildings, or structures in the same district or of permitted or nonconforming uses in other districts shall not constitute a reason for the requested variance.
- G. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.
- H. The variance is not a request to permit a use of land, building, or structure which is not permitted by right or by special exception in the district involved.

- I. Notice of public hearing shall be given as in Section 1305.2(A).
- J. The variance can't be transferred to a subsequent owner of the property, if the variance is unused.
- K. The grant of a variance shall expire if the variance has not been activated within six (6) months of final approval. "Activation" shall mean obtaining a building permit for the required or necessary construction. In addition, the activation shall not be effective unless the construction is completed within six (6) months of obtaining the building permit. On good cause shown, the Bay St. Louis City Council may extend the above stated time limits for up to a maximum of six (6) months.

Please submit the following documentation with your application:

- 1. What is the specific provision of the ordinance involved _____
- 2. The use for which a variance is sought allow to construct
a 7' fence for 42' behind back of house

3. If request is for a setback variance, please answer the following:

- _____ Front yard setback requirement
- _____ Proposed distance remaining to the property line
- _____ Total front yard setback variance needed

- _____ Side yard setback requirement
- _____ Proposed distance remaining to the property line
- _____ Total side yard setback variance needed

- _____ Rear yard setback requirement
- _____ Proposed distance remaining to the property line
- _____ Total rear yard setback variance needed

4. If request is for a variance other than setback, please answer the following:

- _____ Required total square footage of lot
- _____ Proposed square footage of lot
- _____ Total square footage needed to lot

- _____ Required minimum width of lot
- _____ Proposed minimum width of lot
- _____ Total variance to minimum lot width needed

- _____ Required fence height
- _____ Proposed fence height
- _____ Total fence height variance needed

5. Other type(s) of variance needed:

6. A plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon.

7. Size of any building to be erected, and the location of the building upon the lot.

8. Materials to be used (Exterior Finish) and other such information as may be deemed necessary to provide full information regarding intended use.

9. Is the property in question in a sub-division? _____

10. If the property in question is within a sub-division, is there an existing covenant running with the land? _____

11. If the answer to question 9 is yes, please state the book and page numbers where the stated restrictive covenants are filed in the Chancery Clerks Office of Hancock County.

Book Number _____

Page Number _____

It is warranted in good faith by the owners whose name is signed hereto that all of the above facts are true and correct.

[Handwritten Signature] 10-22-24
Applicant's Signature Date

FOR OFFICE USE ONLY

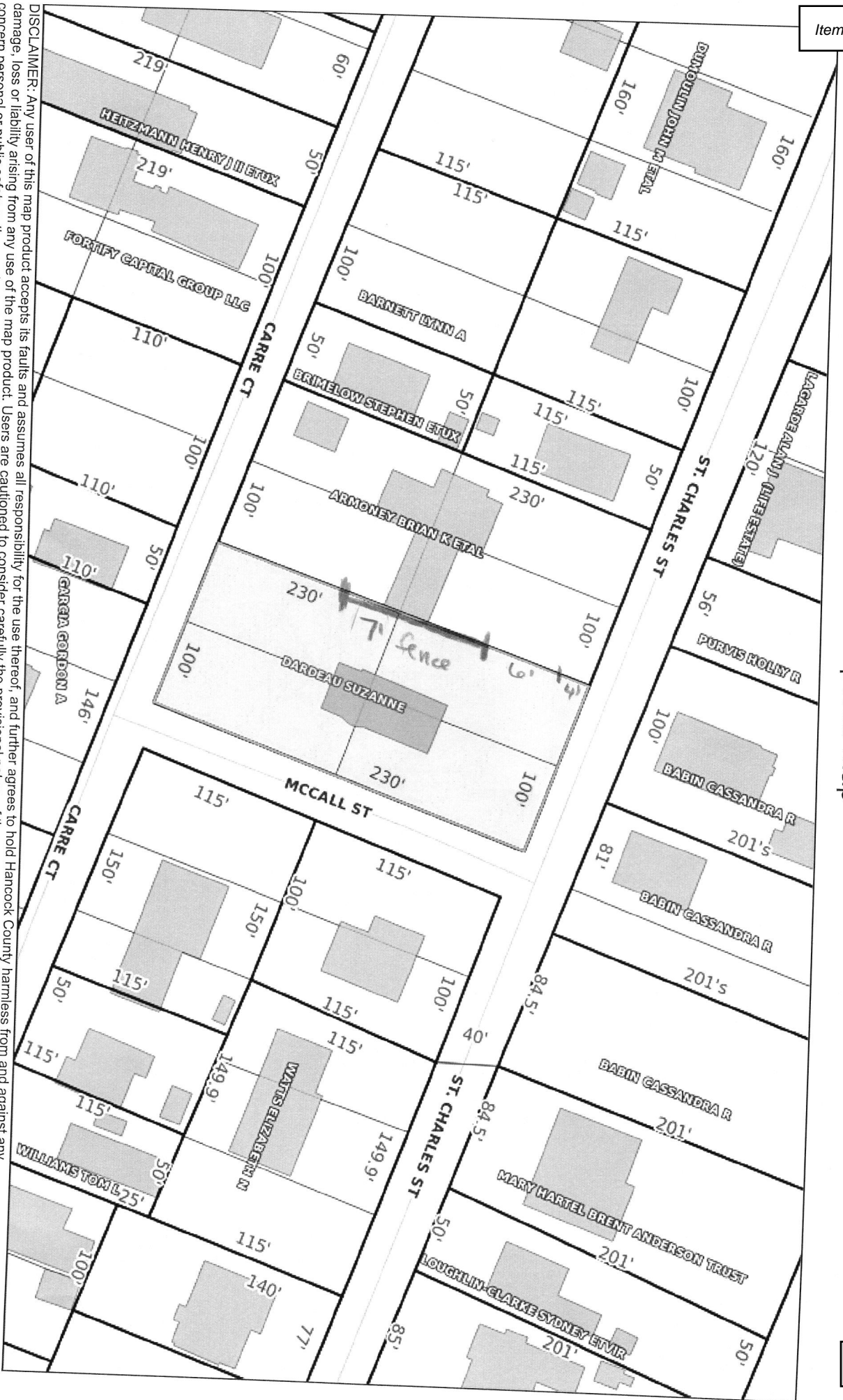
Date of Application received: _____

Item # 2.

Parcel Number: 137R-0-44-015.000
Owner Name: DARDEAU SUZANNE
Owner Address: 102 MCCALL STREET
Owner City, State ZIP: BAY ST LOUIS,
MS 39520
Physical Address: 102 MCCALL ST
Improvement Type: RES
Year Built: 1976
Base Area: 1466
Adjusted Area: 1849
Actual Total Value: 197196
Taxable Total Value: 0
Estimated Tax: 1421.67
Homestead Exemption: Yes
Deed Book: 2012
Deed Page: 12390
Legal Description 1: 1,2,34 & 35 BLK 2
ST CHARLES S
Legal Description 2: UBD
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: 0
Latitude: 0
Square Footage: 23901.42

Item # 2.

Geoportal Map



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

To Whom it May Concern,

I live at 222 St. Charles St., Bay St Louis, MS 35920. My property is located to the back of Mr. Bruce DeMars property at 102 McCall. I have no problem with his fence being 8 feet tall across his back yard, along the side of my property. Please feel free to contact me with any other questions or concerns at (225) 963-2278.

Thanks,



Brian K. Armoney



Jeremy Burke <jburke@baystlouis-ms.gov>

P&Z

Lars B Ostervold <bernieppso@aol.com>
To: Jeremy Burke <jburke@baystlouis-ms.gov>

Wed, Dec 4, 2024 at 9:42 AM

Jeremy

I am in opposition to the variance on 7'3" fence at 102 McCall st

The contractor did a great job on the fence but they should have known the height was supposed to be 6'

We don't need more variants

When we had to replace our fence due to Zeka we followed the normal regulations

This fence doesn't meet the requirements

Thanks

Lars Ostervold aka Bernie

218 St Charles St

Sent from the all new AOL app for iOS

[Quoted text hidden]

TO: Planning and Zoning Board
City of Bay St. Louis

RE: Parcel 137R-0-44-015.000
102 McCall Street
1,2,34 & 35 BLK 2 ST CHARLES SUB

HEARING DATE: December 11, 2024

I have reviewed Suzanne Dardeau's application for a Variance to the Zoning Ordinance. The property is located at 102 McCall Street, in an R-2 and R-3 District that allows 6' fences.

The applicants are requesting to keep the 7'3" fence they have constructed. In order to keep the 7'3" fence, a 1'3" variance must be granted.

Fence:

Allowed: 6'

Proposed: 7'3"

Variance Requested: 1'3"

The administration recommends denying the variance.

- Bay St Louis has received support and opposition to the variance
- The fence is already constructed
- The 7'3" section of the fence is only a 42' section of the fence. The majority of the fence complies with the BSL Zoning Ordinance
- Bay St Louis doesn't typically support granting fence height variances

If I can be of any further assistance in this matter, please feel free to call my office at 228-466-5516.

Sincerely,
Jeremy L Burke
Zoning Administrator

TO: Planning and Zoning Commission
City of Bay St. Louis

RE: 1198 North Beach Blvd
144L-0-19-040.000
55D,ALL 56 1ST WARD BAY ST LOUIS

HEARING DATE: December 11, 2024

I reviewed Archie and Carolyn Melcher's application for a Variance to the Zoning Ordinance. The property is at 1198 North Beach Blvd, in the R-1 Single Family District. R-1 district which requires a 12' side yard setback on the side yard on the corner of Chartres Drive.

The applicant is requesting a side yard setback to construct a dwelling.

Side Yard (CORNER) Setback:

Required: 12'

Proposed Distance of side yard: 10'

Variance Request: 2'

The administration recommends approval of the variance.

- The parcel is only 65' wide.
- The house will be 17' from Charter Street, so that side yard setback will likely not even be noticeable.
- The dwelling is

If I can be of any further assistance in this matter, please feel free to call my office at 228-466-5516.

Jeremy L Burke
Zoning Administrator

APPLICATION FOR VARIANCE TO THE ZONING ORDINANCE

Please complete this form in its entirety; failure to do so may cause a delay in the submittal of your application to the Planning and Zoning Commission.

The following information is required before this application will be submitted to the Planning and Zoning Commission for consideration.

OWNER: Archie + Carolyn Melcher

ADDRESS: 4909 Dreyfous Ave.
Metairie, LA 70006

PHONE: 504-430-0953 (Carolyn)

Amy Doescher (architect) 228-216-9554

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

1198 N. Beach

1. Legal description of property to be considered for variance as described in the Hancock County tax rolls:

55D, ALL 561ST WARD BAY ST LOUIS

2. Parcel number(s) as described in the Hancock County tax rolls:

144L-0-19-040.000

3. Present Zoning: R-1

4. Present use of building/property: vacant

5. Application fee of \$^{\$,250}100 (Residential): ~~\$100~~ 250 #00518459

Application fee of \$200 (Commercial): _____

APPLICATION FOR VENDOR OF THE CITY OF BIRMINGHAM

Please complete this form to be eligible for the bidding process for the purchase of goods and services. The information provided on this form will be used to determine your eligibility to bid on the project.

The following information is required to be provided to the City of Birmingham. The information provided on this form will be used to determine your eligibility to bid on the project.

OWNER: Alabama Department of Transportation

ADDRESS: 1000 North 17th Street, Birmingham, AL 35203

PHONE: 205-333-2000

NAME OF THE PROJECT: Interchange at I-65 and I-20

ADDRESS OF THE PROJECT: Interchange at I-65 and I-20, Birmingham, AL

DATE OF BIDDING: 10/1/2014

DATE OF CONTRACT: 10/1/2014

1. I am a resident of the State of Alabama.

2. I am a resident of the County of Jefferson.

3. I am a resident of the City of Birmingham.

4. I am a resident of the Zip Code of 35203.

5. I am a resident of the State of Alabama.

6. I am a resident of the County of Jefferson.

7. I am a resident of the City of Birmingham.

8. I am a resident of the Zip Code of 35203.

9. I am a resident of the State of Alabama.

Article XIII

1303 APPEALS, HEARING AND NOTICE

Every appeal or application shall refer to the specific provision of the ordinance involved and shall set forth the interpretation that is claimed, the use for which a special exception is sought, or the details of the variance that is applied for and the case may be, and accompanied by a plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon and used, the size of any building to be erected, and the location of the building upon the lot, the materials to be used and other such information as may be deemed necessary to provide full information regarding intended use. The Municipal Clerk shall forthwith transmit the appeal or application to the Commission together with all papers constituting the record upon which the action appealed from was taken.

Article XIII

1305.3 VARIANCES

To recommend such variances from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Ordinance will in an individual case result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice be done. Such variance may be granted in such case of unnecessary hardship upon a finding by the City Council that all of the following conditions exist:

- A. There are extraordinary and exceptional conditions which pertain to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- B. The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
- C. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
- D. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
- E. The special circumstances are not the result of the actions of the applicant.
- F. The existence of a nonconforming use of neighboring land, buildings, or structures in the same district or of permitted or nonconforming uses in other districts shall not constitute a reason for the requested variance.
- G. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.
- H. The variance is not a request to permit a use of land, building, or structure which is not permitted by right or by special exception in the district involved.

- I. Notice of public hearing shall be given as in Section 1305.2(A).
- J. The variance can't be transferred to a subsequent owner of the property, if the variance is unused.
- K. The grant of a variance shall expire if the variance has not been activated within six (6) months of final approval. "Activation" shall mean obtaining a building permit for the required or necessary construction. In addition, the activation shall not be effective unless the construction is completed within six (6) months of obtaining the building permit. On good cause shown, the Bay St. Louis City Council may extend the above stated time limits for up to a maximum of six (6) months.

Please submit the following documentation with your application:

- 1. What is the specific provision of the ordinance involved _____
- 2. The use for which a variance is sought residential; existing lot
is non-conforming
- 3. If request is for a setback variance, please answer the following:

_____ Front yard setback requirement
 _____ Proposed distance remaining to the property line
 _____ Total front yard setback variance needed

12' Side yard setback requirement (corner lot)
10' Proposed distance remaining to the property line
2' Total side yard setback variance needed

_____ Rear yard setback requirement
 _____ Proposed distance remaining to the property line
 _____ Total rear yard setback variance needed

- 4. If request is for a variance other than setback, please answer the following:

_____ Required total square footage of lot
 _____ Proposed square footage of lot
 _____ Total square footage needed to lot

_____ Required minimum width of lot
 _____ Proposed minimum width of lot
 _____ Total variance to minimum lot width needed

_____ Required fence height
 _____ Proposed fence height
 _____ Total fence height variance needed

5. Other type(s) of variance needed:

6. A plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon.

7. Size of any building to be erected, and the location of the building upon the lot.

8. Materials to be used (Exterior Finish) and other such information as may be deemed necessary to provide full information regarding intended use.

9. Is the property in question in a sub-division? _____

10. If the property in question is within a sub-division, is there an existing covenant running with the land? _____

11. If the answer to question 9 is yes, please state the book and page numbers where the stated restrictive covenants are filed in the Chancery Clerks Office of Hancock County.

Book Number _____

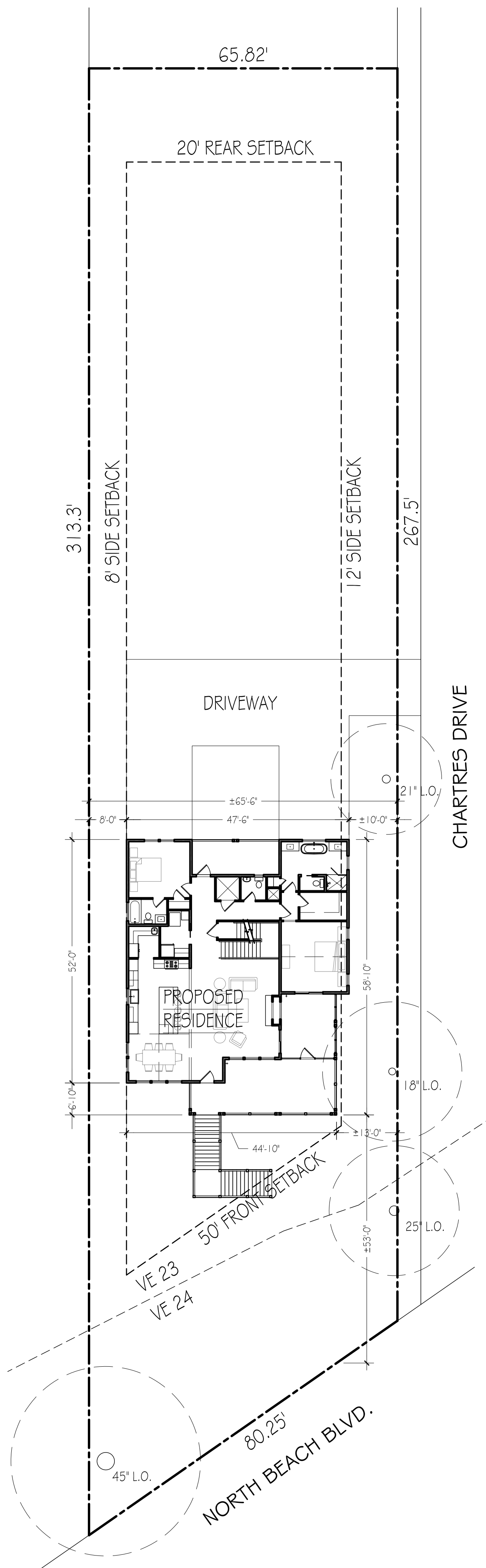
Page Number _____

It is warranted in good faith by the owners whose name is signed hereto that all of the above facts are true and correct.

Amy H. Duescher (architect) 10/29/24
Applicant's Signature Date

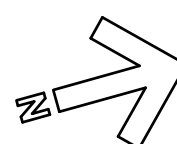
FOR OFFICE USE ONLY

Date of Application received: _____



PROPOSED SITE PLAN

Scale: NTS



MELCHER RESIDENCE
 1198 North Beach Boulevard
 Bay Saint Louis, Mississippi 39520

AMY GEMELLI DOESCHER ARCHITECT

TO: Planning and Zoning Commission
City of Bay St. Louis

RE: 220 Washington Street
149M-2-30-130.000
PT 341 3RD WARD BAY ST LOUIS

HEARING DATE: December 11, 2024

I reviewed Steven Bohlin and Rachel O’Keefe's application for a Variance to the Zoning Ordinance. The property is at 220 Washington Street, in the R-2 Two Family District. R-2 district requires a 25-foot front yard setback, an 8-foot side yard setback, and a 20-foot rear yard setback.

The parcel on which the applicants will construct the dwelling is landlocked (it does not front a street), but the applicants are declaring the front yard as the yard paralleling Washington Street.

The applicant requests a front yard and rear setback to construct a dwelling.

Front Yard Setback:

Required: 25’

Proposed Distance of rear yard: 18’10”

Variance Request: 6’2”

Rear Yard Setback:

Required: 20’

Proposed Distance of rear yard: 18’

Variance Request: 2’

The administration recommends approval of the variance.

- The architect designed the house so it can be positioned on the parcel without requiring any variance, but that would mean two live oak trees would have to be removed from the property.
- The variance will save two live oak trees on the property.

If I can be of any further assistance in this matter, please feel free to call my office at 228-466-5516.

APPLICATION FOR VARIANCE TO THE ZONING ORDINANCE

Please complete this form in its entirety; failure to do so may cause a delay in the submittal of your application to the Planning and Zoning Commission.

The following information is required before this application will be submitted to the Planning and Zoning Commission for consideration.

OWNER: STEVEN BOHUN / RACHAL O'KEEFE

ADDRESS: 216 WASHINGTON STREET
BAY ST. LOUIS, MS 39520

PHONE: 505.699.8528

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

220 WASHINGTON ST. , BAY ST. LOUIS , MS 39520

1. Legal description of property to be considered for variance as described in the Hancock County tax rolls:

PT 341 3RD WARD BAY ST LOUIS

2. Parcel number(s) as described in the Hancock County tax rolls:

149M-2-30-130.000

3. Present Zoning: R.2

4. Present use of building/property: VACANT

5. Application fee of ~~\$100~~ ^{* 250} (Residential): 00518477

Application fee of ~~\$200~~ ^{1 750} (Commercial): _____

Article XIII
1303 APPEALS, HEARING AND NOTICE

Every appeal or application shall refer to the specific provision of the ordinance involved and shall set forth the interpretation that is claimed, the use for which a special exception is sought, or the details of the variance that is applied for and the case may be, and accompanied by a plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon and used, the size of any building to be erected, and the location of the building upon the lot, the materials to be used and other such information as may be deemed necessary to provide full information regarding intended use. The Municipal Clerk shall forthwith transmit the appeal or application to the Commission together with all papers constituting the record upon which the action appealed from was taken.

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- A. There are extraordinary and exceptional conditions which pertain to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- B. The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
- C. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
- D. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
- E. The special circumstances are not the result of the actions of the applicant.
- F. The existence of a nonconforming use of neighboring land, buildings, or structures in the same district or of permitted or nonconforming uses in other districts shall not constitute a reason for the requested variance.
- G. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.
- H. The variance is not a request to permit a use of land, building, or structure which is not permitted by right or by special exception in the district involved.

I. Notice of public hearing shall be given as in Section 1305.2(A).

J. The variance can't be transferred to a subsequent owner of the property, if the variance is unused.

K. The grant of a variance shall expire if the variance has not been activated within six (6) months of final approval. "Activation" shall mean obtaining a building permit for the required or necessary construction. In addition, the activation shall not be effective unless the construction is completed within six (6) months of obtaining the building permit. On good cause shown, the Bay St. Louis City Council may extend the above stated time limits for up to a maximum of six (6) months.

Please submit the following documentation with your application:

1. What is the specific provision of the ordinance involved FRONT & REAR YARD SETBACK.

2. The use for which a variance is sought SAME TREES

3. If request is for a setback variance, please answer the following:

<u>125'</u>	Front yard setback requirement
<u>18'-10"</u>	Proposed distance remaining to the property line
<u>6'-2"</u>	Total front yard setback variance needed

<u>-</u>	Side yard setback requirement
<u>-</u>	Proposed distance remaining to the property line
<u>-</u>	Total side yard setback variance needed

<u>20'</u>	Rear yard setback requirement
<u>18'</u>	Proposed distance remaining to the property line
<u>2'</u>	Total rear yard setback variance needed

4. If request is for a variance other than setback, please answer the following:

<u> </u>	Required total square footage of lot
<u> </u>	Proposed square footage of lot
<u> </u>	Total square footage needed to lot

<u> </u>	Required minimum width of lot
<u> </u>	Proposed minimum width of lot
<u> </u>	Total variance to minimum lot width needed

<u> </u>	Required fence height
<u> </u>	Proposed fence height
<u> </u>	Total fence height variance needed

5. Other type(s) of variance needed:

6. A plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon.

7. Size of any building to be erected, and the location of the building upon the lot.

8. Materials to be used (Exterior Finish) and other such information as may be deemed necessary to provide full information regarding intended use.

9. Is the property in question in a sub-division? No


10. If the property in question is within a sub-division, is there an existing covenant running with the land? No

11. If the answer to question 9 is yes, please state the book and page numbers where the stated restrictive covenants are filed in the Chancery Clerks Office of Hancock County.

Book Number

Page Number

It is warranted in good faith by the owners whose name is signed hereto that all of the above facts are true and correct.

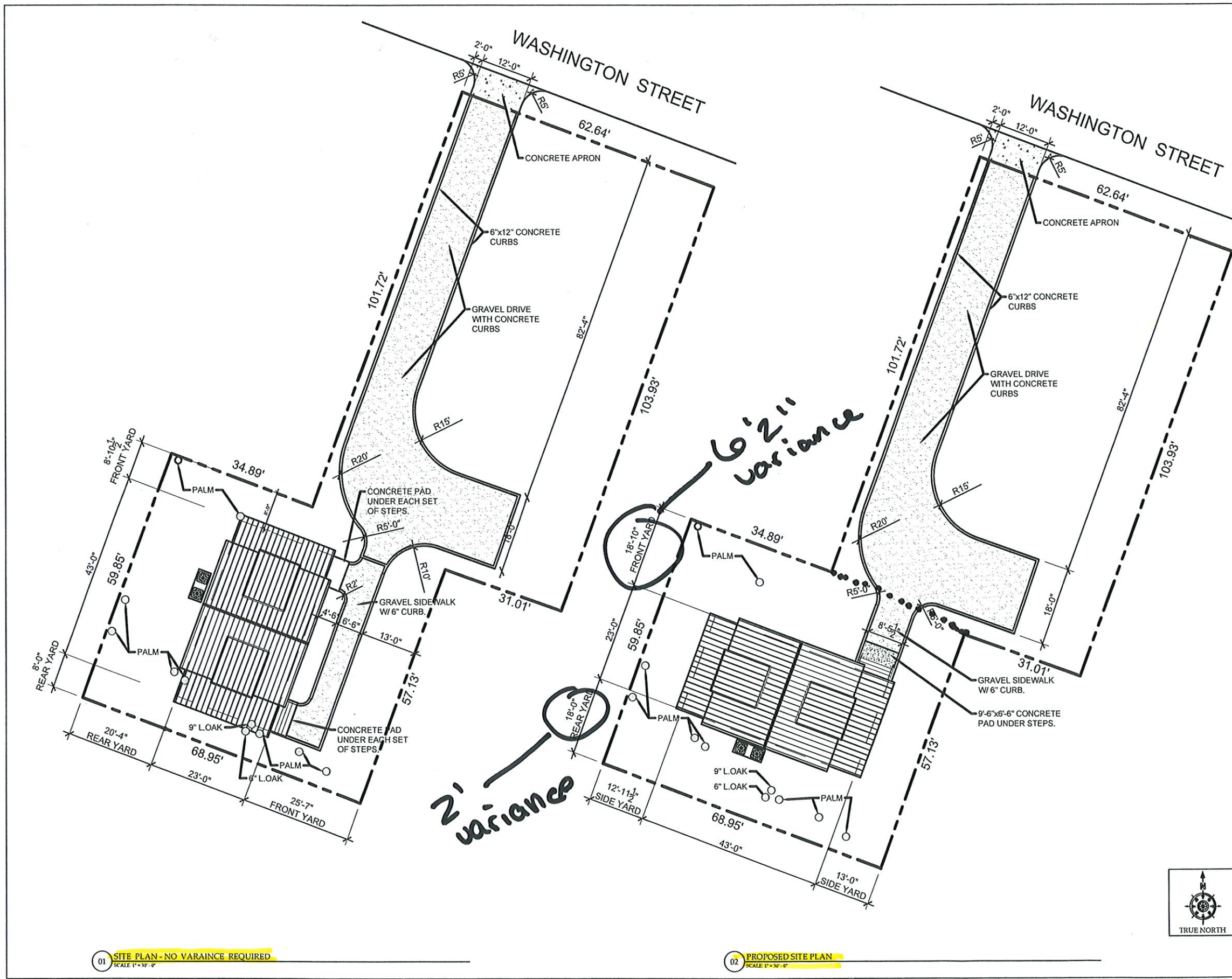

Applicant's Signature
FOR STEVE BOHUN
RACINE COUNTY

10/29/2024
Date

FOR OFFICE USE ONLY

Date of Application received: _____

C:\Users\Van\Documents\04-ED Wilkof\BOHLIN-GUEST HOUSE\CD03_BOHLIN_A050_SITE PLANS.dwg, A051 (2), 10/29/2024 12:32:51 PM



A NEW GUEST HOUSE FOR:
RACHEL O'KEEFE & STEVEN BOHLIN
 220 WASHINGTON AVENUE
 BAY ST. LOUIS, MISSISSIPPI 39520

PROJECT NO.	2024-05
CONTRACT DATE	APRIL 1, 2024
PLOT DATE	OCTOBER 29, 2024
DRAWN BY	VJ
CHECKED BY	EHW

ALL LEGAL EGRESS REQUIREMENTS, DISTANCES AND SPECIFICATIONS ARE SHOWN IN RED. THE PROJECTOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL VERIFY THE INFORMATION PROVIDED HEREON WITH THE APPROPRIATE AGENCIES AND AUTHORITIES. THE PROJECTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE PROJECTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE PROJECTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

SHEET TITLE	SITE PLAN
SHEET NO.	A-051



01 SITE PLAN - NO VARIANCE REQUIRED
 SCALE 1" = 32'-0"

02 PROPOSED SITE PLAN
 SCALE 1" = 32'-0"

DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD
2024-10-31	ROTATED FLOOR PLAN & ENCLOSED PORCH	VJ	EHW								

CITY OF BAY ST. LOUIS

SITE PLAN REVIEW APPLICATION

Name of Owner/Agent (Print): Merritt Nicaud

Address of Owner/Agent: 849 East Scenic Drive Pass Christian MS

Phone Number(s): 228-363-4888

Tax Parcel Number (s): 149L-0-29-036.000
149L-0-29-035.000

(Parcel numbers are available from the Hancock County Tax Assessor at 228-467-4425)

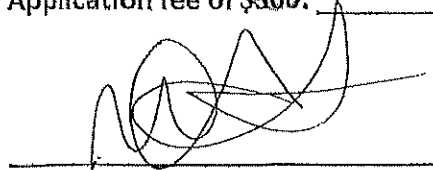
General Location of Property Involved: 10510 Beach Boulevard
(Street Address if Applicable) Bay St Louis MS

General Description of Request: Submission of plans to be
reviewed by planning & zoning

Required Attachments:

1. Copy of Deed
2. Proof of ownership or by agent authorized in writing by all of the owners to file such application.
3. An application and four (4) copies of submitted site plan.
4. Site Plan to include all requirements in Article XI, Site Plan Review.

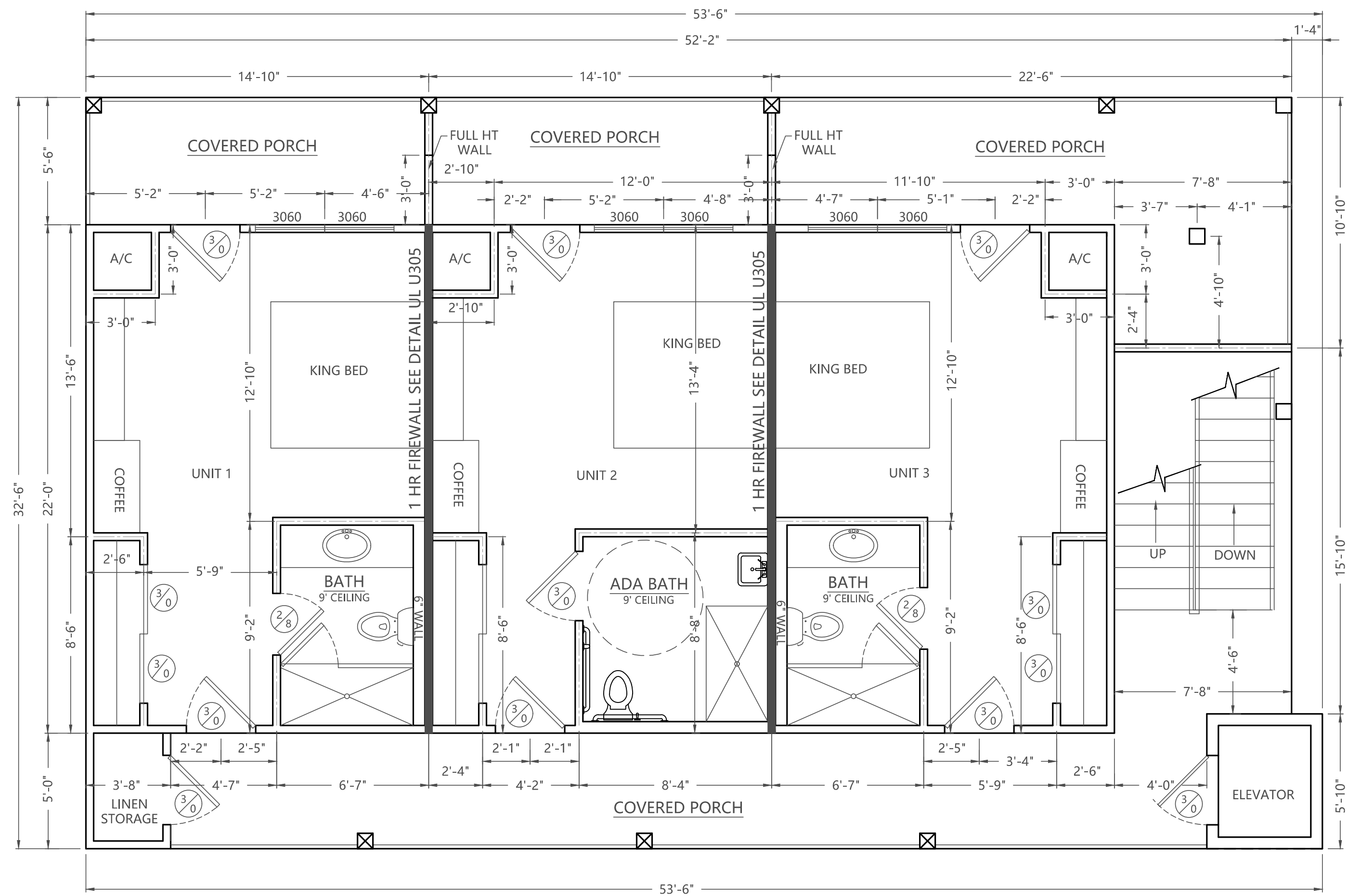
Application fee of \$800: _____



Signature of Owner

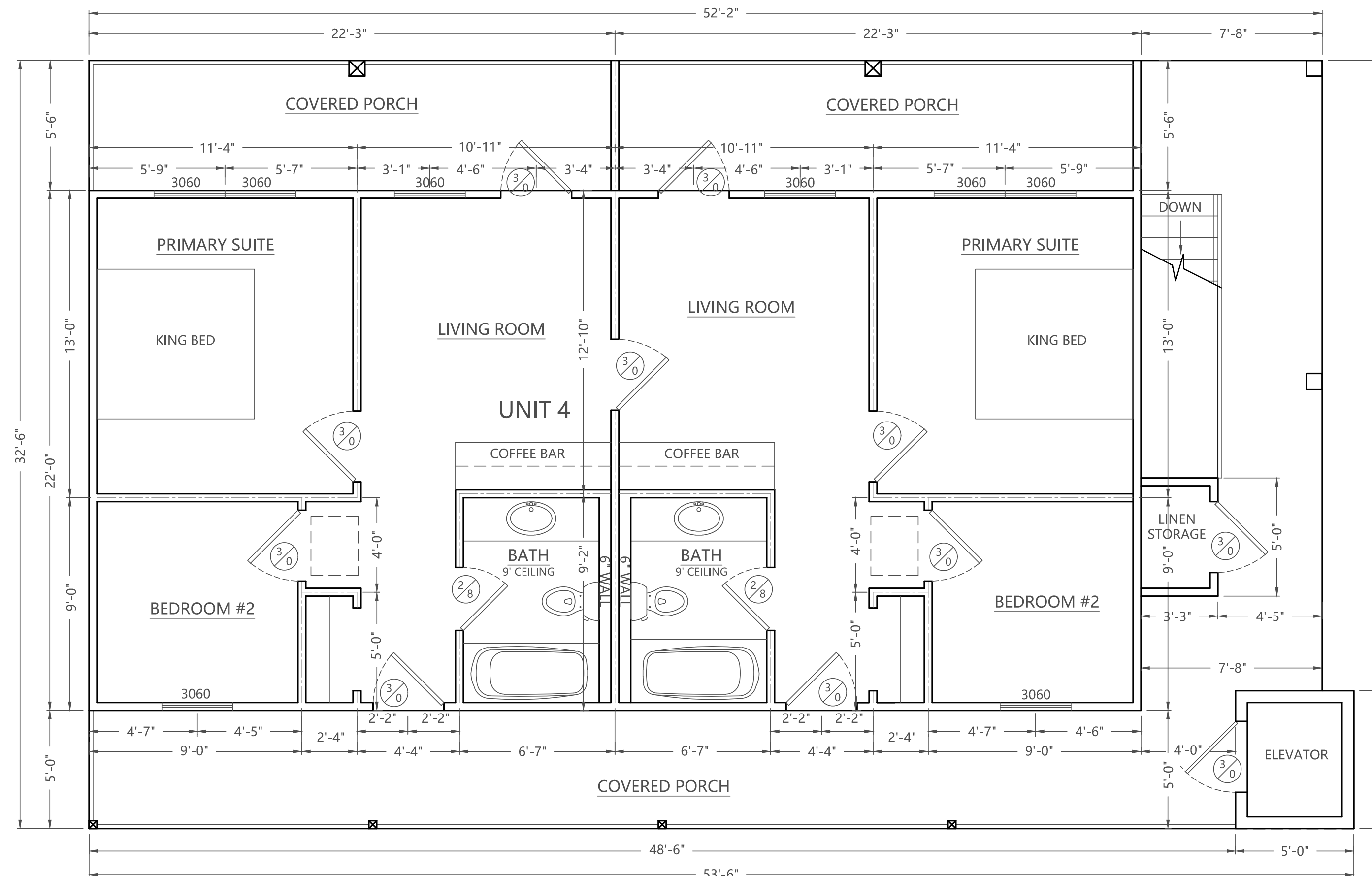
10/29/25

Date



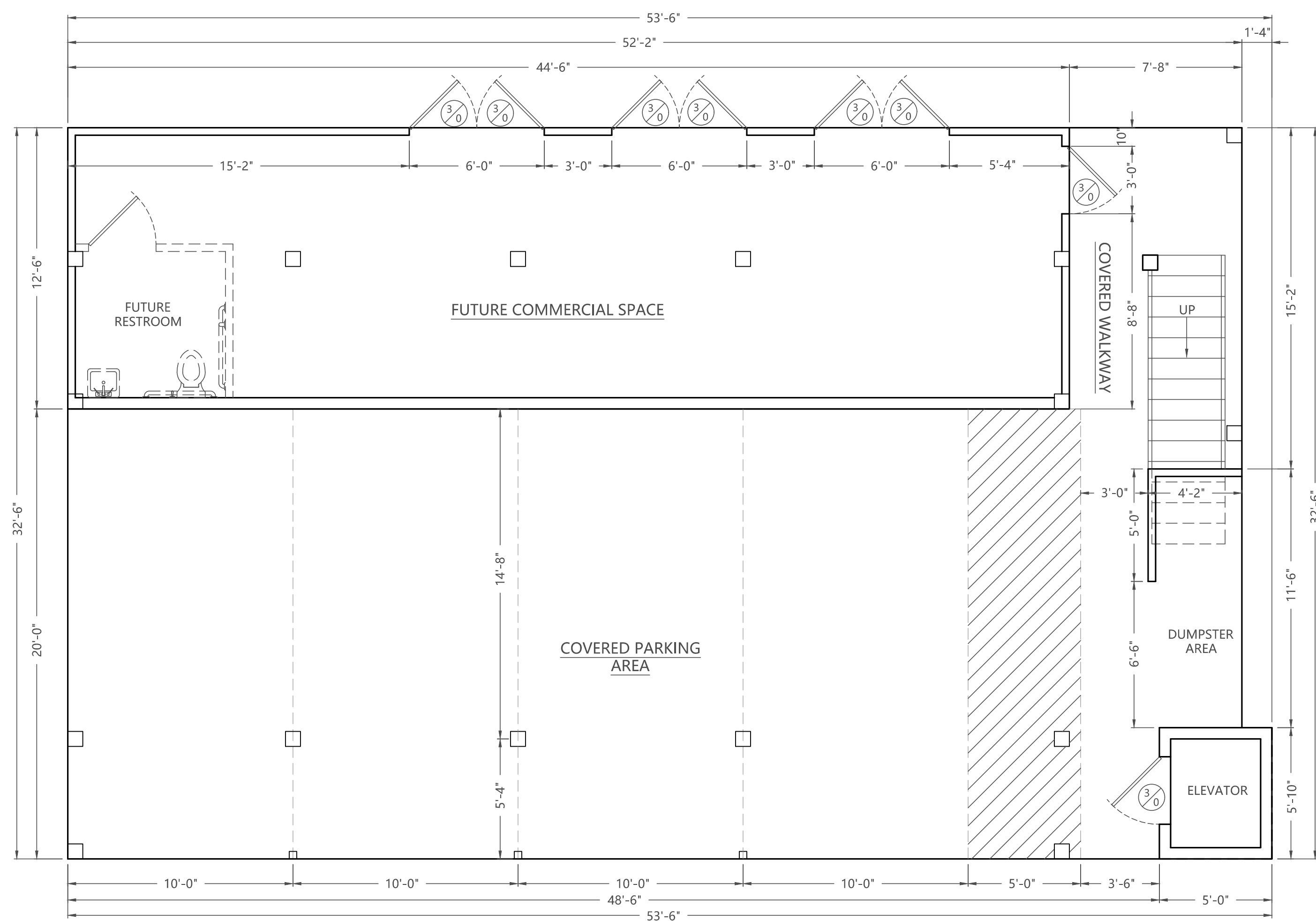
2ND FLOOR PLAN

SCALE: 1/4"=1'-0"



3RD FLOOR PLAN

SCALE: 1/4"=1'-0"



GROUND FLOOR PLAN

SCALE: 1/4"=1'-0"

AREA CALCULATIONS:

GROUND FLOOR HEATED
COMMERCIAL UNIT: 556 SF

TOTAL GROUND FLOOR HEATED: 556 SF

GROUND FLOOR UNHEATED:
PARKING AREA: 900 SF
BREEZEWAY: 218 SF
ELEVATOR: 29 SF
TOTAL UNHEATED: 1147 SF

TOTAL GROUND FLOOR: 1703 SF

SECOND FLOOR HEATED:
UNIT 1: 326 SF
UNIT 2: 326 SF
UNIT 3: 326 SF
LINEN STORAGE: 20 SF
TOTAL SECOND FLOOR HEATED: 998 SF

SECOND FLOOR UNHEATED:

PORCHES: 589 SF
ELEVATOR: 29 SF
TOTAL SECOND FLOOR UNHEATED: 618 SF

TOTAL SECOND FLOOR: 1616 SF

THIRD FLOOR HEATED:
UNIT 4: 978 SF
LINEN STORAGE: 16 SF
TOTAL THIRD FLOOR HEATED: 994 SF

THIRD FLOOR UNHEATED:

PORCHES: 640 SF
ELEVATOR: 29 SF
TOTAL THIRD FLOOR UNHEATED: 669 SF

TOTAL THIRD FLOOR: 1663 SF

TOTAL UNDER ROOF: 4982 SF

NOTE:
NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

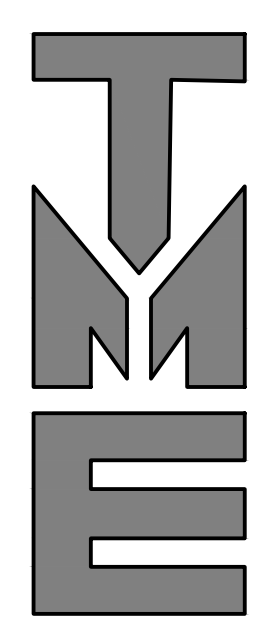
BEFORE BEGINNING WORK, THE CONTRACTOR SHALL CAREFULLY STUDY THE PLANS & SPECIFICATIONS, CHECK, AND VERIFY INFORMATION SHOWN HEREIN. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER IN THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED BY SAID DISCREPANCY.

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
13334 Seaway Rd, Ste. 202
Gulfport, MS 39503
228-574-3659



In Association With

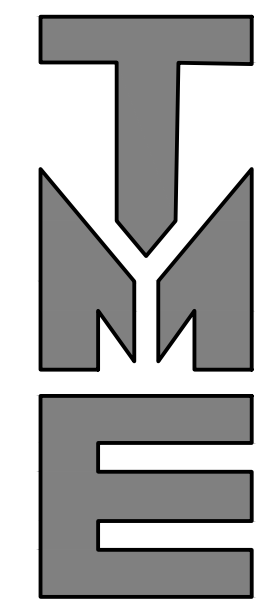
TERRY MORAN ENGINEERING
P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4733
TERRY MORAN, P.E., P.L.S



24-017

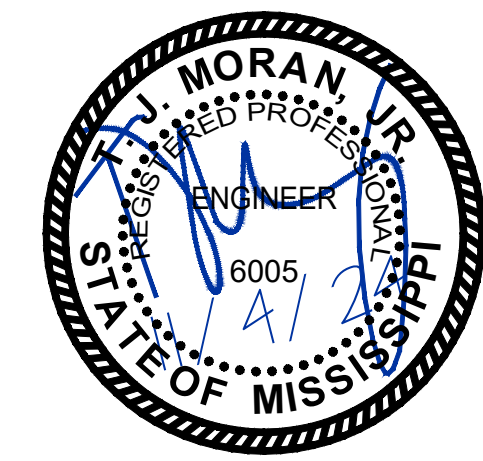
PROPOSED BOUTIQUE HOTEL
N BEACH BLVD
BAY ST LOUIS, MS

B1



TERRY MORAN ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4733
TERRY MORAN,
P.E., P.L.S



In Association With

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
13334 Seaway Rd, Ste. 202
Gulfport, MS 39503
228-574-3659

Date 10-11-2024
Drawn By C.A.B.
Check By T.J.M.
REV. 11-04-2024

PROPOSED BOUTIQUE HOTEL
N BEACH BLVD
BAY ST LOUIS, MS

B2



REAR ELEVATION

SCALE: 1/4" = 1'-0"

- EL = 31'-8" 3RD FLOOR CEILING HT
- EL = 29'-8" 8' WINDOW/DOOR HT
- EL = 21'-8" 3RD FLOOR FINISH FLOOR
- EL = 20'-4" 2ND FLOOR CEILING HT
- EL = 18'-4" 8' WINDOW/DOOR HT
- EL = 10'-4" 2ND FLOOR FINISH FLOOR
- EL = 9'-0" 1ST FLOOR CEILING HT
- EL = 0'-0" F.F.



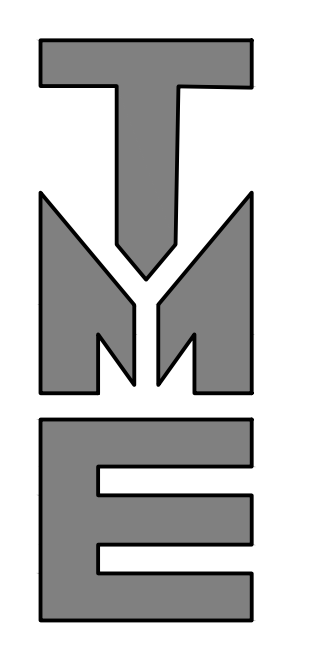
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

- EL = 31'-8" 3RD FLOOR CEILING HT
- EL = 29'-8" 8' WINDOW/DOOR HT
- EL = 21'-8" 3RD FLOOR FINISH FLOOR
- EL = 20'-4" 2ND FLOOR CEILING HT
- EL = 18'-4" 8' WINDOW/DOOR HT
- EL = 10'-4" 2ND FLOOR FINISH FLOOR
- EL = 9'-0" 1ST FLOOR CEILING HT
- EL = 0'-0" F.F.

NOTE:
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24-017

TERRY MORAN ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4733
TERRY MORAN,
P.E., P.L.S



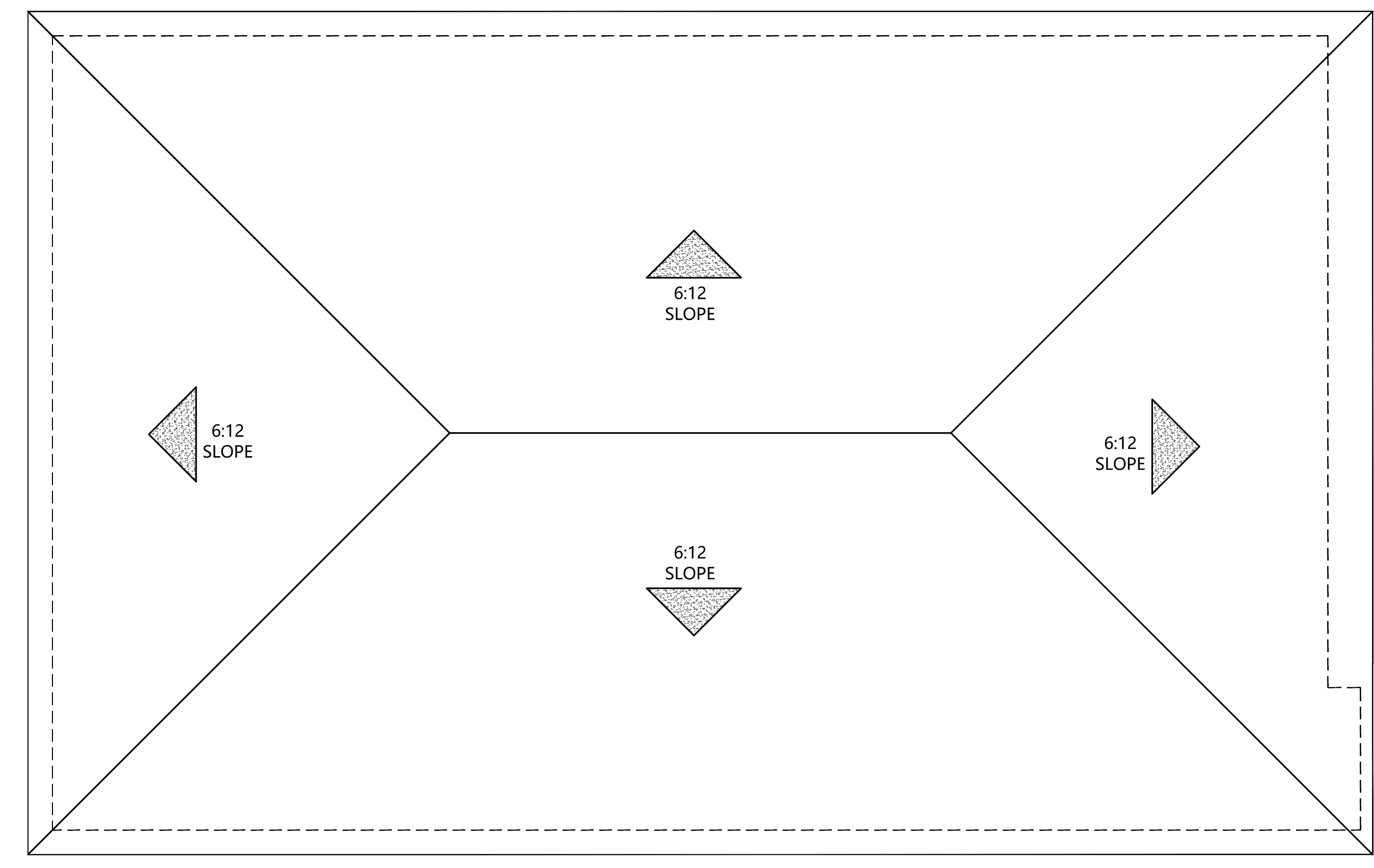
In Association With

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
13334 Seaway Rd, Ste. 202
Gulfport, MS 39503
228-574-3659

Date 10-11-2024
Drawn By C.A.B.
Check By T.J.M.
REV. 11-04-2024

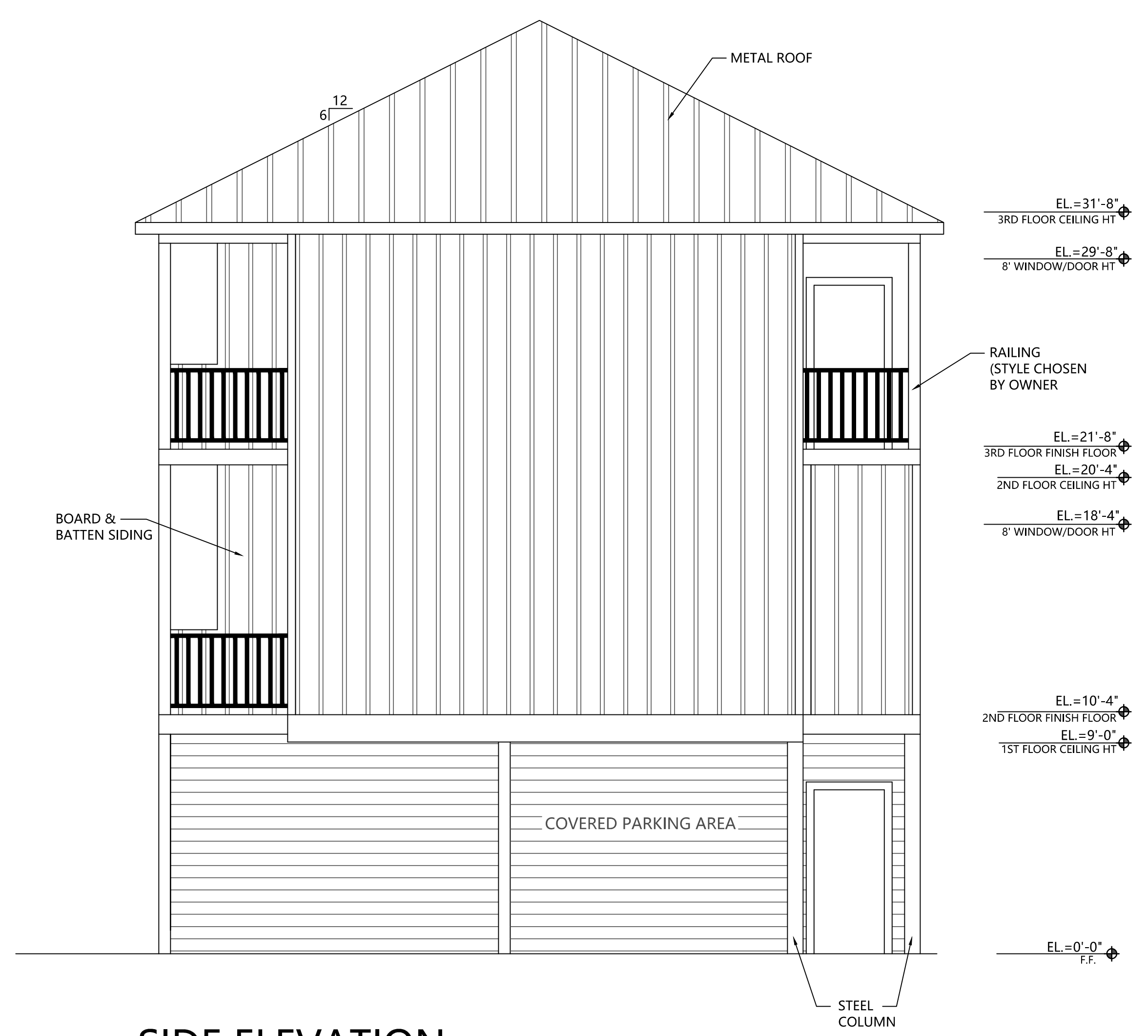
PROPOSED BOUTIQUE HOTEL
N BEACH BLVD
BAY ST LOUIS, MS

B2.1



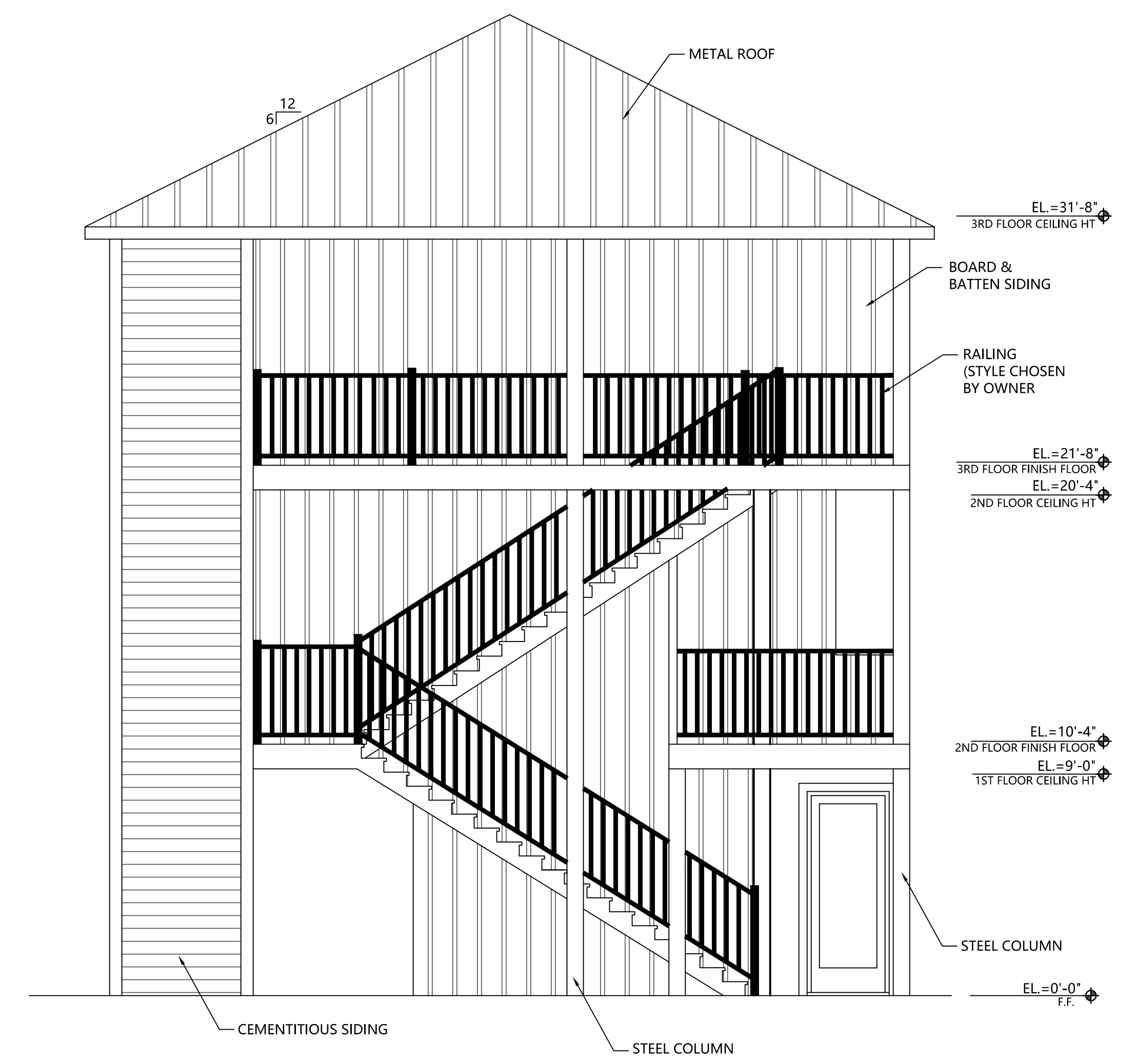
ROOF PLAN

SCALE: 1/4"=1'-0"



SIDE ELEVATION

SCALE: 1/4"=1'-0"



SIDE ELEVATION

SCALE: 1/4"=1'-0"

NOTE:
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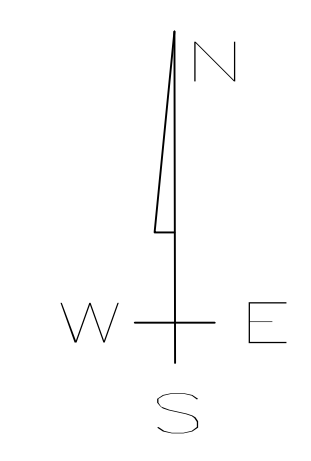


In Association With

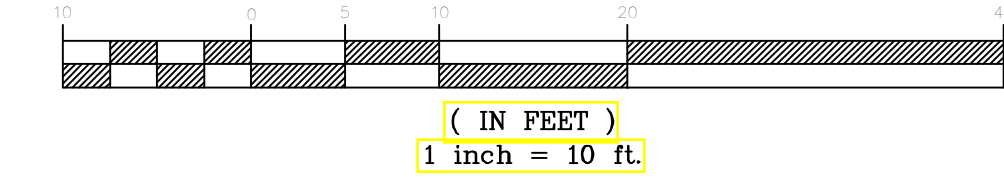
FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
13334 Seaway Rd, Ste. 202
Gulfport, MS 39503
228-574-3659

Date 10-11-2024
Drawn By F.O.F.
Check By T.J.M.
REV 11-04-2024
12-11-2024

PROPOSED BOUTIQUE HOTEL
N BEACH BLVD
BAY ST LOUIS, MS



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

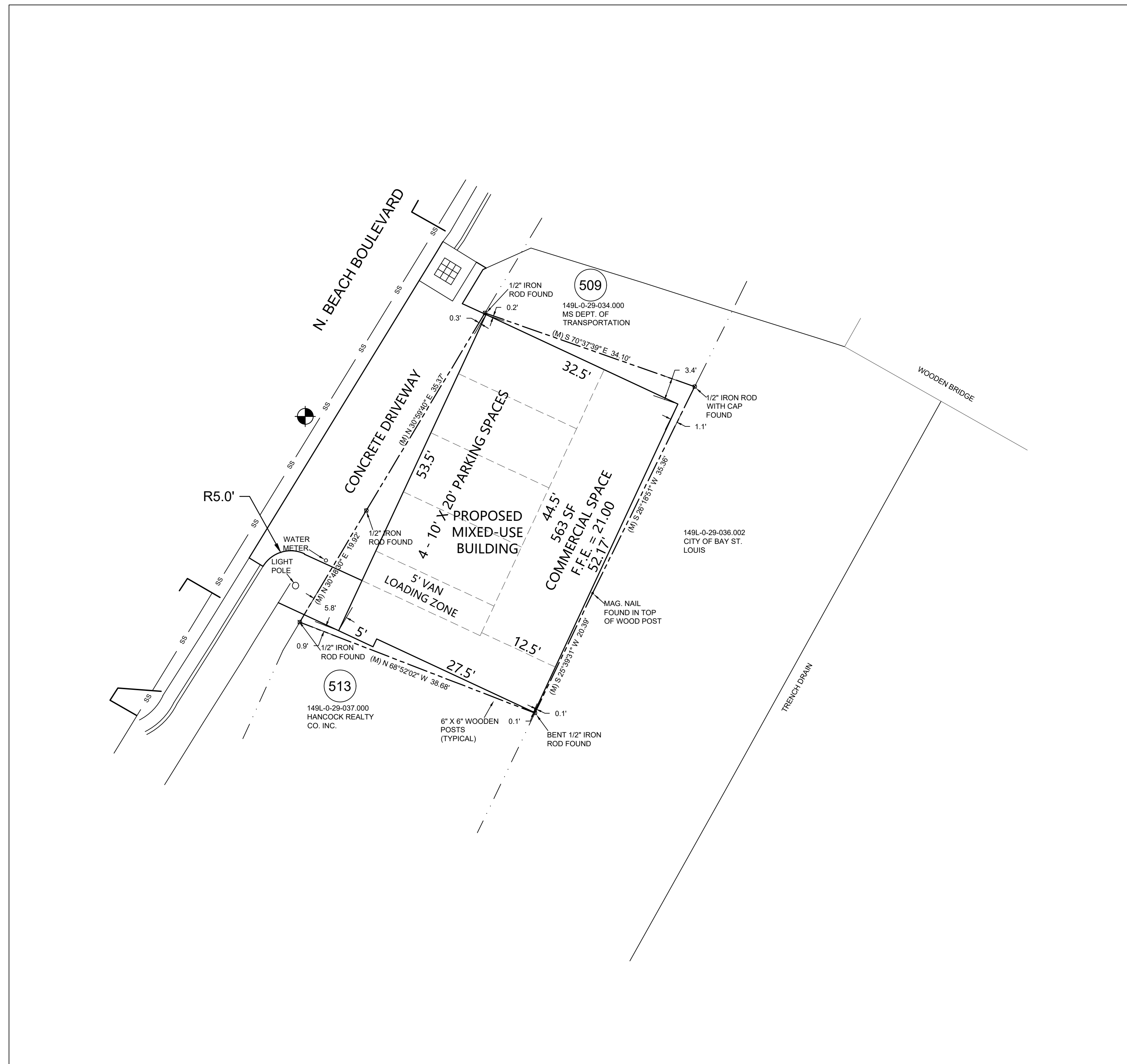
	NEW MAG NAIL SET BY SURVEYOR IN ASPHALT OF N BEACH BLVD
ELEV. = TBD	

BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING;
TOPOGRAPHIC INFORMATION BASED ON THE SAME
SUBJECT PROPERTY LIES WITHIN "X 500" FLOOD
ZONE PER FEMA PANEL 28045C0362D DATED
OCTOBER 16, 2009.

SITE DATA TABLE

ACREAGE: 0.071 +/- AC
ZONING: C-1
SETBACKS:
FYSB - 0 FT
SYSB - 0 FT
RYSB - 0 FT

COMMERCIAL SPACE - 675 SF +/-
OF HOTEL UNITS - 4
OF ON-SITE PARKING SPACES - 4



SITE PLAN

SCALE: 1"=10'

NOTE:
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TO: Planning and Zoning Commission
City of Bay St. Louis

RE: PPM Development

13131 Hwy 603, Bay St Louis, MS

Parcels 133-0-07-006.000, PT S ½ 7-8S-14W;

Parcel 133-0-07-004.002, PS SE1/4 7-8-14;

Parcel 133Q-0-08-002.000, PT LOTS 2 & 4 W OF BAY-KILN RD;

Parcel 133Q-0-08-002.002, PT NW ¼-SW ¼ 8-8S-14W;

Parcel 133Q-0-08-002.001, PT LOT 4 8-8S-14W

HEARING DATE: November 13, 2024

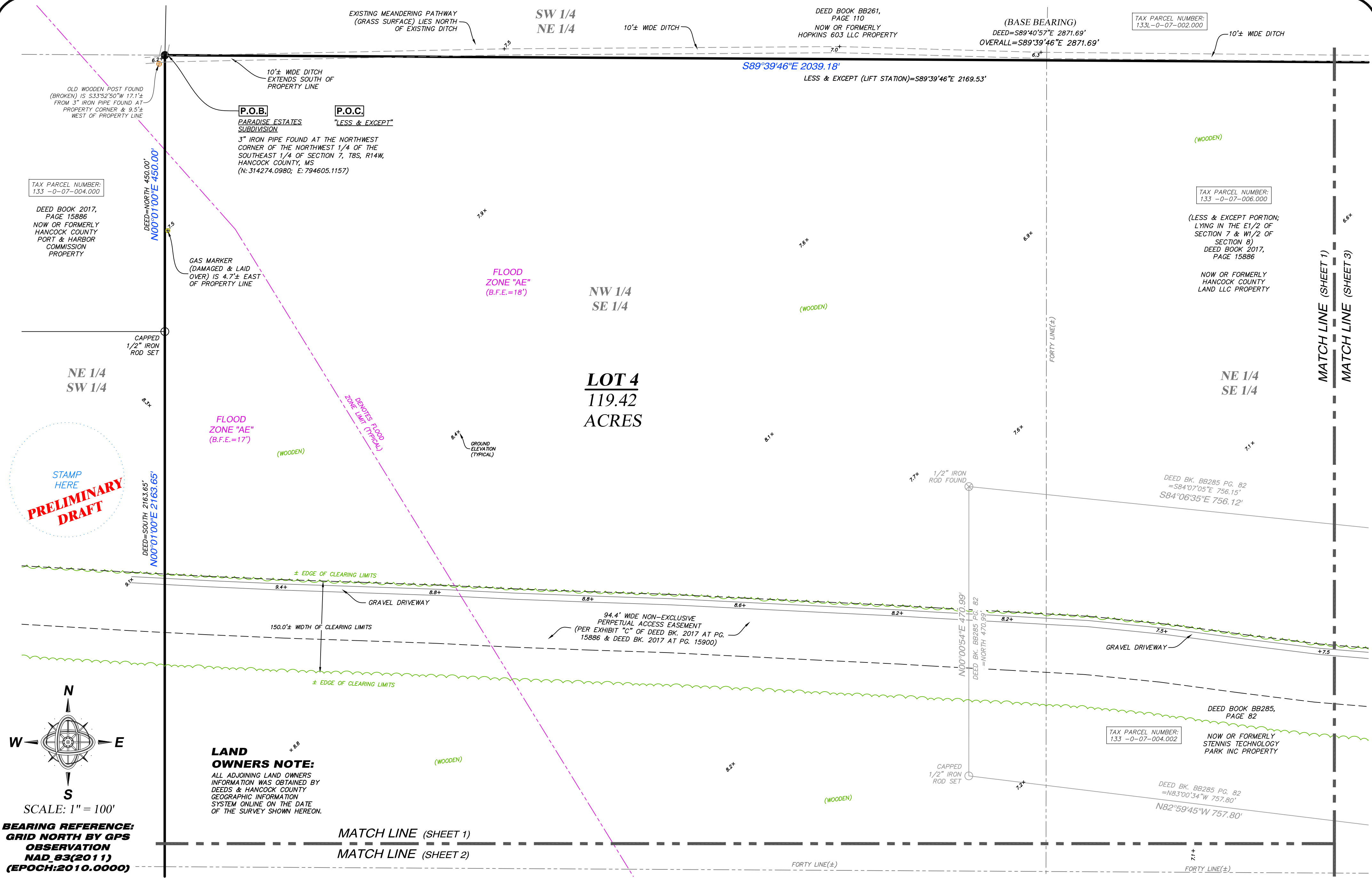
PPM Development has submitted a Sketch Plat application for the proposed Paradise Estates Subdivision, located at 13131 Hwy 603 at the northwest corner of I-10 West and Highway 603. The five parcels are zoned C-3 Highway Commercial District, comprising five parcels totaling 146.53 acres.

The applicant requests sketch plat approval to reconfigure the five existing parcels into four new parcels.

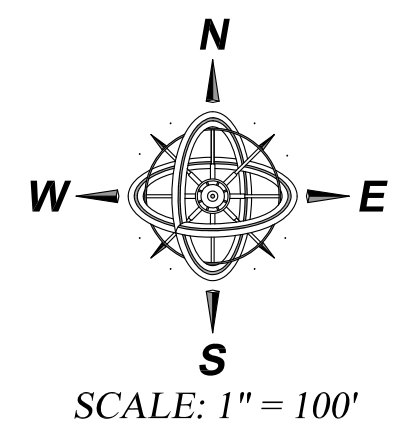
The administration recommends the approval of this sketch plat.

- All parcels meet minimum lot size requirements.

Jeremy L Burke
Zoning Administrator



STAMP
HERE
**PRELIMINARY
DRAFT**

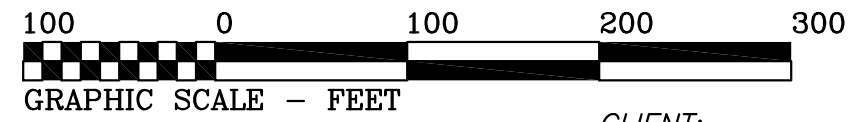


BEARING REFERENCE:
GRID NORTH BY GPS
OBSERVATION
NAD_83(2011)
(EPOCH:2010.0000)

LAND OWNERS NOTE:
ALL ADJOINING LAND OWNERS
INFORMATION WAS OBTAINED BY
DEEDS & HANCOCK COUNTY
GEOGRAPHIC INFORMATION
SYSTEM ONLINE ON THE DATE
OF THE SURVEY SHOWN HEREON.

FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE
"AE" (B.F.E.=17') & "AE" (B.F.E.=18') ACCORDING TO FEMA MAP NUMBER
28045C0331D, DATED OCTOBER 16, 2009. CHECK WITH BUILDING OFFICIALS
FOR COMMUNITY DETERMINED BASE FLOOD ELEVATION. AN EXACT DESIGNATION
CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. THE ABOVE
STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS
SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR
ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

FLOOD ZONE EXPLANATION:
AE - BASE FLOOD ELEVATIONS DETERMINED.



- LEGEND:**
- ⊗ --- (IRF) IRON ROD FOUND
 - --- (IRS) IRON ROD SET (CAPPED)
 - --- (IFP) IRON PIPE FOUND (MEASURED ON THE OUTSIDE)
 - ▲ --- MAGNETIC NAIL FOUND
 - △ --- MAGNETIC NAIL SET
 - ⊠ --- (CMF) CONCRETE MONUMENT FOUND
 - ⊕ --- (FCP) CENTER OF FENCE POST

CLIENT:
HENRY FURR
PRELIMINARY PLAT
(PARADISE ESTATES SUBDIVISION)
DRAFTED: 11/14/2024
DATE OF FIELD SURVEY: 5/7/2024
DRAWN BY: PTPD
DRAWING: P241465
CRD FILE: P24254_GE01D18

PREPARED BY:

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

SHEET 1 OF 4

MATCH LINE (SHEET 1)

MATCH LINE (SHEET 2)

TAX PARCEL NUMBER:
133 -0-07-004.001

DEED BOOK 2017,
PAGE 15886
NOW OR FORMERLY
HANCOCK COUNTY
PORT & HARBOR
COMMISSION
PROPERTY

(425.46± ACRES
DESCRIBED IN EXHIBIT "B";
TRACT NORTH OF U.S.
INTERSTATE 10)
DEED BOOK 2017,
PAGE 15886

SE 1/4
SW 1/4

REFERENCE MATERIALS:

- 1.) HANCOCK COUNTY GIS WEBSITE AND TAX MAP, CURRENT EDITION.
- 2.) CITY OF BAY ST. LOUIS WEBSITE AND ZONING MAP, CURRENT EDITION.
- 3.) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A DATED OF FEBRUARY 1, 2024 AT 8:00 AM. COMMITMENT MAPLES & RIGHEY, PLLC ISSUING OFFICE FILE No. 2023-4320.
- 4.) PRIOR SURVEYS, SITE PLANS, AND INFORMATION PROVIDED BY CLIENT.
- 5.) WARRANTY DEED BOOK 2017 AT PAGE 15886.
- 6.) SPECIAL WARRANTY DEED BOOK BB258 AT PAGE 191.
- 7.) WARRANTY DEED BOOK BB285 AT PAGE 82.
- 8.) QUITCLAIM DEED BOOK BB261 AT PAGE 110.
- 9.) WARRANTY DEED BOOK 2017 AT PAGE 15878.
- 10.) MEMORANDUM OF LEASE DEED BOOK BB195 AT PAGE 167.
- 11.) WARRANTY DEED BOOK BB224 AT PAGE 345.
- 12.) ASSIGNMENT AND ASSUMPTION OF OPTION AND LAND LEASE AGREEMENT DEED BOOK 197 AT PAGE 222.
- 13.) WARRANTY DEED BOOK S-10 AT PAGE 569.
- 14.) WARRANTY DEED BOOK S-10 AT PAGE 570.
- 15.) WARRANTY DEED BOOK S-6 AT PAGE 418.
- 16.) WARRANTY DEED BOOK N-2 AT PAGE 178.
- 17.) WARRANTY DEED BOOK N-2 AT PAGE 180.
- 18.) QUITCLAIM DEED BOOK U-2 AT PAGE 540.
- 19.) WARRANTY DEED BOOK BB75 AT PAGE 125.
- 20.) WARRANTY DEED BOOK BB78 AT PAGE 699.
- 21.) SPECIAL COURT OF EMINENT DOMAIN (CIVIL ACTION NO. 11,349) DEED BOOK BB85 AT PAGE 413.
- 22.) WARRANTY DEED BOOK BB178 AT PAGE 745.
- 23.) WARRANTY DEED BOOK BB256 AT PAGE 512.
- 24.) ACCESS AND RIGHT OF WAY EASEMENT DEED BOOK 2011 AT PAGE 5482.
- 25.) WARRANTY DEED BOOK 2011 AT PAGE 5492.
- 26.) RIGHT OF WAY EASEMENT DEED BOOK 2011 AT PAGE 5496.
- 27.) TEMPORARY CONSTRUCTION EASEMENT DEED BOOK 2012 AT PAGE 13056.
- 28.) ACCESS EASEMENT DEED BOOK 2017 AT PAGE 15900.
- 29.) WARRANTY DEED BOOK BB75 AT PAGE 117.
- 30.) WARRANTY DEED BOOK BB75 AT PAGE 125.
- 31.) PRIOR SURVEY PERFORMED BY J.R.L. INC, DATED MAY 19, 2005.
- 32.) PRIOR SURVEY PERFORMED BY MATTHEW ROBERTS, PLS, DATED OCTOBER 9, 2010.
- 33.) PRIOR SURVEY PERFORMED BY LESTER H. MARTIN, PS, (AN ASSOCIATE OF COMPTON ENGINEERING, INC.) DATED JULY 27, 2010.
- 34.) PRIOR SURVEY PERFORMED BY PAUL D. PITTS, JR., PS, (AN ASSOCIATE OF COMPTON ENGINEERING, INC.) DATED OCTOBER 15, 2013.
- 35.) MDT HWY 43 RIGHT-OF-WAY ACQUISITION PLANS BEING STATE PROJECT 79-0067-01-003-10.
- 36.) MDT HWY 603 RIGHT-OF-WAY PLANS BEING FEDERAL AID SECONDARY PROJECT NO. S-0107(3)A CONTRACT II.
- 37.) MDT HWY 603 RIGHT-OF-WAY PLANS BEING FEDERAL AID SECONDARY PROJECT NO. S-0107(4)A.
- 38.) MDT LIGHT AT THE INTERCHANGE OF I-10 AND S.R. 43 / 603 BEING FEDERAL AID PROJECT NO. III-0010-01(085).
- 39.) MDT HWY 43 RIGHT-OF-WAY PLANS BEING FEDERAL AID PROJECT NO. MA-STP-032-1(22).
- 40.) MDT INTERSTATE 10 RIGHT-OF-WAY PLANS BEING FEDERAL AID PROJECT NO. I-10-1(6)0-001 & PROJECT NO. I-10-1(7)0.
- 41.) HISTORIC TOWNSHIP PLATS OF THE BUREAU OF LAND MANAGEMENT (BLM), GENERAL LAND OFFICE (GLO) RECORDS.

TAX PARCEL NUMBER:
133 -0-07-006.000

(LESS & EXCEPT PORTION;
LYING IN THE E1/2 OF
SECTION 7 & W1/2 OF
SECTION 8)
DEED BOOK 2017,
PAGE 15886

NOW OR FORMERLY
HANCOCK COUNTY
LAND LLC PROPERTY

LOT 4
119.42
ACRES

SW 1/4
SE 1/4

SE 1/4
SE 1/4

FLOOD
ZONE "AE"
(B.F.E.=18')

FLOOD
ZONE "AE"
(B.F.E.=17')

GROUND
ELEVATION
(TYPICAL)

N00°01'00"E 2163.65'
DEED=SOUTH 2163.65'

GROUND
ELEVATION
(TYPICAL)

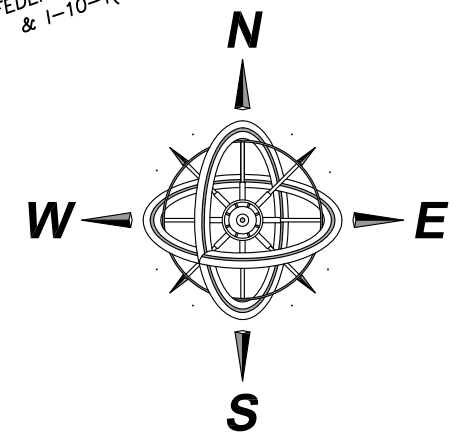
LOCATION OF NORTHERN MARGIN OF INTERSTATE
10 PER MDT PLANS BEING FEDERAL AID
PROJECT No. I-10-1(7)0 & PARCEL No. 2 OF
DEED BK. S-6 AT PG. 418 & PARCEL No. 2 OF
DEED BK. U-2 AT PG. 540.

S70°40'58"W 2776.10'
DEED(REMAINING)=S70°40'51"W 2848.1'
S70°40'55"W 2848.10'

"NO ACCESS"

U.S. INTERSTATE 10
PUBLIC RIGHT-OF-WAY VARIES IN
WIDTH PER MDT PLANS BEING
FEDERAL AID PROJECT I-10-1(6)0-001
& I-10-1(7)0 (ASPHALT SURFACE)

PUBLIC RIGHT-OF-WAY VARIES IN
WIDTH PER MDT PLANS BEING
FEDERAL AID PROJECT I-10-1(6)0-001
& I-10-1(7)0 (ASPHALT SURFACE)

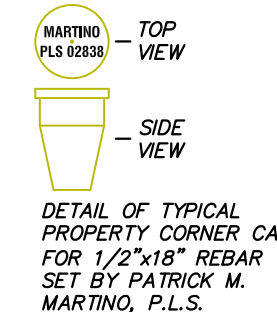


SCALE: 1" = 100'

**BEARING REFERENCE:
GRID NORTH BY GPS
OBSERVATION
NAD_83(2011)
(EPOCH:2010.0000)**

- LEGEND:**
- ⊗ --- (IRF) IRON ROD FOUND
 - --- (IRS) IRON ROD SET (CAPPED)
 - --- (IPF) IRON PIPE FOUND (MEASURED ON THE OUTSIDE)
 - ▲ --- MAGNETIC NAIL FOUND
 - △ --- MAGNETIC NAIL SET
 - ⊠ --- (CMF) CONCRETE MONUMENT FOUND
 - ⊕ --- (FCP) CENTER OF FENCE POST

**CAP
DETAIL:
(PROPERTY
CORNER)**



STAMP
HERE
**PRELIMINARY
DRAFT**

PREPARED BY:

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

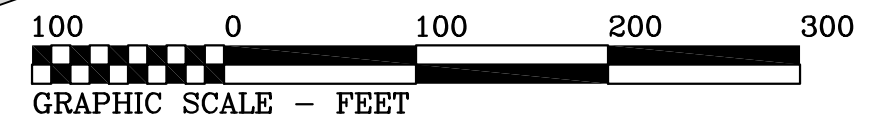
SHEET 2 OF 4

CLIENT:
HENRY FURR
PRELIMINARY PLAT
(PARADISE ESTATES SUBDIVISION)
DRAFTED: 11/14/2024
DATE OF FIELD SURVEY: 5/7/2024
DRAWN BY: PTPD
DRAWING: P241465
CRD FILE: P24254_GEOID18

**A PRELIMINARY PLAT OF
PARADISE ESTATES SUBDIVISION**

A SUBDIVISION BEING SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, AND THE WEST 1/2 OF SECTION 8 LYING NORTH OF U.S. INTERSTATE 10 AND WEST OF MISSISSIPPI HIGHWAY 603/43, ALL BEING WITHIN TOWNSHIP 8 SOUTH, RANGE 14 WEST, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI.

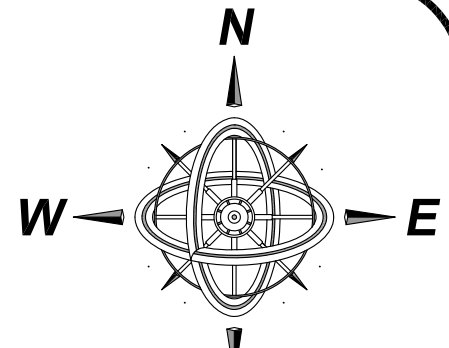
LAND OWNERS NOTE:
ALL ADJOINING LAND OWNERS
INFORMATION WAS OBTAINED BY DEEDS
& HANCOCK COUNTY GEOGRAPHIC
INFORMATION SYSTEM ONLINE ON THE
DATE OF THE SURVEY SHOWN HEREON.



A PRELIMINARY PLAT OF PARADISE ESTATES SUBDIVISION

A SUBDIVISION BEING SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE WEST 1/2 OF SECTION 8 LYING NORTH OF U.S. INTERSTATE 10 AND WEST OF MISSISSIPPI HIGHWAY 603/43, ALL BEING WITHIN TOWNSHIP 8 SOUTH, RANGE 14 WEST, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI.

GOVERNMENT LOT 2 (SUPPLEMENTAL TOWNSHIP PLAT) W1/2 SECT. 8

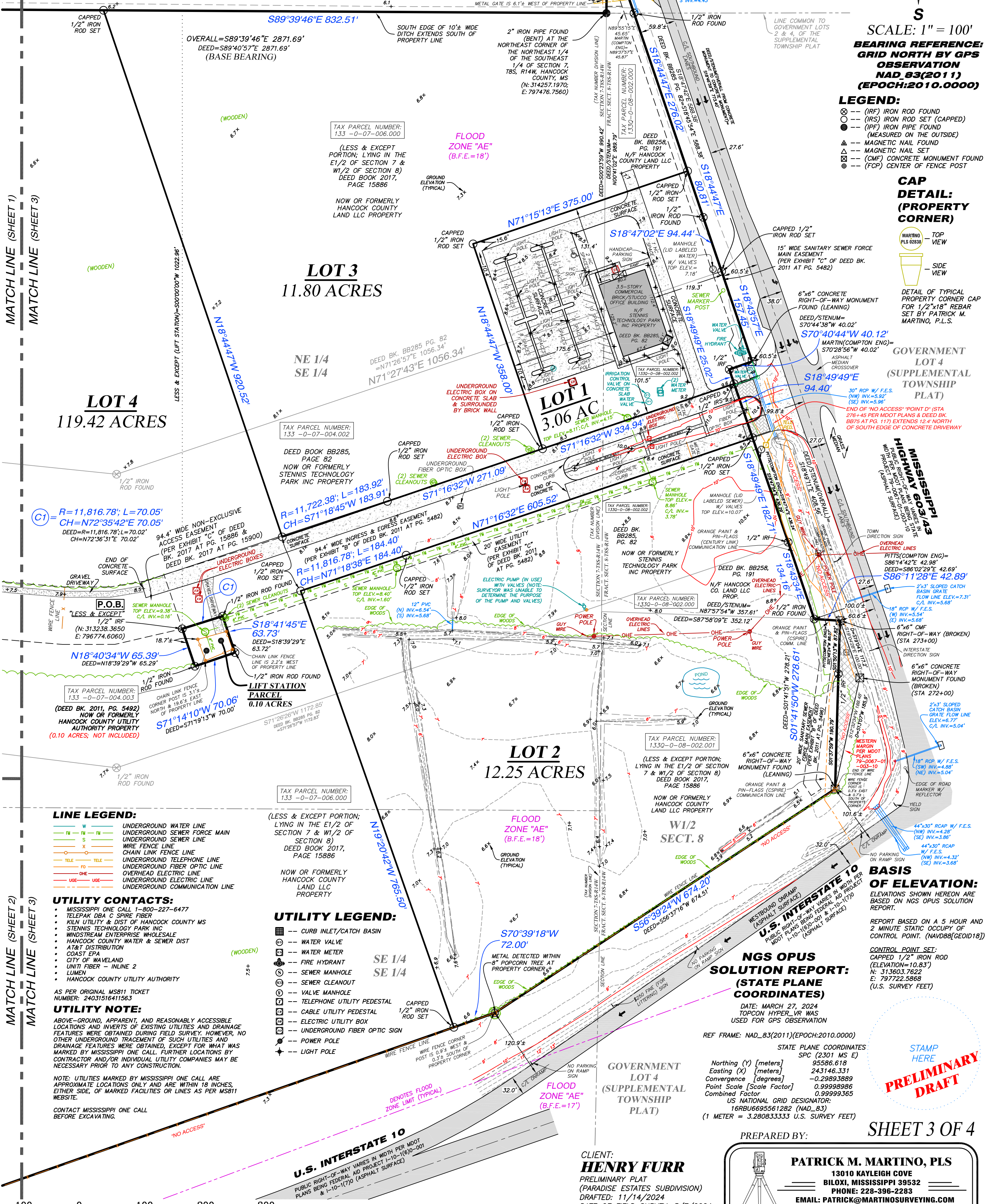


SCALE: 1" = 100'
BEARING REFERENCE: GRID NORTH BY GPS OBSERVATION NAD_83(2011) (EPOCH:2010.0000)

LEGEND:
--- (IRF) IRON ROD FOUND
--- (IRS) IRON ROD SET (CAPPED)
--- (IPF) IRON PIPE FOUND (MEASURED ON THE OUTSIDE)
--- MAGNETIC NAIL FOUND
--- MAGNETIC NAIL SET
--- (CMF) CONCRETE MONUMENT FOUND
--- (FCP) CENTER OF FENCE POST

CAP DETAIL: (PROPERTY CORNER)
--- TOP VIEW
--- SIDE VIEW
DETAIL OF TYPICAL PROPERTY CORNER CAP FOR 1/2"x18" REBAR SET BY PATRICK M. MARTINO, P.L.S.

GOVERNMENT LOT 4 (SUPPLEMENTAL TOWNSHIP PLAT)



MATCH LINE (SHEET 1)
MATCH LINE (SHEET 3)

MATCH LINE (SHEET 2)
MATCH LINE (SHEET 3)

LOT 3
11.80 ACRES

LOT 4
119.42 ACRES

LOT 1
3.06 AC

LOT 2
12.25 ACRES

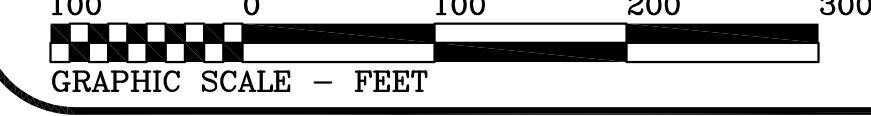
LINE LEGEND:
--- UNDERGROUND WATER LINE
--- UNDERGROUND SEWER FORCE MAIN
--- UNDERGROUND SEWER LINE
--- WIRE FENCE LINE
--- CHAIN LINK FENCE LINE
--- UNDERGROUND TELEPHONE LINE
--- UNDERGROUND FIBER OPTIC LINE
--- OVERHEAD ELECTRIC LINE
--- UNDERGROUND ELECTRIC LINE
--- UNDERGROUND COMMUNICATION LINE

UTILITY CONTACTS:
MISSISSIPPI ONE CALL 1-800-227-6477
TELEPAK DBA C SPIRE FIBER
KILN UTILITY & DIST OF HANCOCK COUNTY MS
STENNIS TECHNOLOGY PARK INC
WINDSTREAM ENTERPRISE WHOLESAL
HANCOCK COUNTY WATER & SEWER DIST
AT&T DISTRIBUTION
COAST EPA
CITY OF WAVELAND
UNITI FIBER - IN-LINE 2
LUMEN
HANCOCK COUNTY UTILITY AUTHORITY
AS PER ORIGINAL MS811 TICKET NUMBER: 24031516411563

UTILITY NOTE:
ABOVE-GROUND, APPARENT, AND REASONABLY ACCESSIBLE LOCATIONS AND INVERTS OF EXISTING UTILITIES AND DRAINAGE FEATURES WERE OBTAINED DURING FIELD SURVEY. HOWEVER, NO OTHER UNDERGROUND TRACEMENT OF SUCH UTILITIES AND DRAINAGE FEATURES WERE OBTAINED, EXCEPT FOR WHAT WAS MARKED BY MISSISSIPPI ONE CALL. FURTHER LOCATIONS BY CONTRACTOR AND/OR INDIVIDUAL UTILITY COMPANIES MAY BE NECESSARY PRIOR TO ANY CONSTRUCTION.
NOTE: UTILITIES MARKED BY MISSISSIPPI ONE CALL ARE APPROXIMATE LOCATIONS ONLY AND ARE WITHIN 18 INCHES, EITHER SIDE, OF MARKED FACILITIES OR LINES AS PER MS811 WEBSITE.
CONTACT MISSISSIPPI ONE CALL BEFORE EXCAVATING.

(LESS & EXCEPT PORTION LYING IN THE E1/2 OF SECTION 7 & W1/2 OF SECTION 8)
DEED BOOK 2017, PAGE 15886
NOW OR FORMERLY HANCOCK COUNTY LAND LLC PROPERTY

UTILITY LEGEND:
--- CURB INLET/CATCH BASIN
--- WATER VALVE
--- WATER METER
--- FIRE HYDRANT
--- SEWER MANHOLE
--- SEWER CLEANOUT
--- VALVE MANHOLE
--- TELEPHONE UTILITY PEDESTAL
--- CABLE UTILITY PEDESTAL
--- ELECTRIC UTILITY BOX
--- UNDERGROUND FIBER OPTIC SIGN
--- POWER POLE
--- LIGHT POLE



NGS OPUS SOLUTION REPORT: (STATE PLANE COORDINATES)
DATE: MARCH 27, 2024
TOPCON HYPER_VR WAS USED FOR GPS OBSERVATION
REF FRAME: NAD_83(2011)(EPOCH:2010.0000)
STATE PLANE COORDINATES
SPC (2301 MS E)
Northing (Y) [meters] 95586.618
Easting (X) [meters] 243146.331
Convergence [degrees] -0.29893889
Point Scale [Scale Factor] 0.99998986
Combined Factor 0.99999365
US NATIONAL GRID DESIGNATOR: 16RBU695561282 (NAD_83)
(1 METER = 3.280833333 U.S. SURVEY FEET)

BASIS OF ELEVATION:
ELEVATIONS SHOWN HEREON ARE BASED ON NGS OPUS SOLUTION REPORT.
REPORT BASED ON A 5 HOUR AND 2 MINUTE STATIC OCCUPY OF CONTROL POINT. (NAVD88[GEOD18])
CONTROL POINT SET: CAPPED 1/2" IRON ROD (ELEVATION=10.83')
N: 313603.7622
E: 797722.5868
(U.S. SURVEY FEET)

PREPARED BY:
PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

CLIENT:
HENRY FURR
PRELIMINARY PLAT (PARADISE ESTATES SUBDIVISION)
DRAFTED: 11/14/2024
DATE OF FIELD SURVEY: 5/7/2024
DRAWN BY: PTPD
DRAWING: P241465
CRD FILE: P24254_GEOID18

SHEET 3 OF 4

STAMP HERE
PRELIMINARY DRAFT

A PRELIMINARY PLAT OF PARADISE ESTATES SUBDIVISION

A SUBDIVISION BEING SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/2 OF SECTION 8 LYING NORTH OF U.S. INTERSTATE 10 AND WEST OF MISSISSIPPI HIGHWAY 603/43, ALL BEING WITHIN TOWNSHIP 8 SOUTH, RANGE 14 WEST, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI.



GENERAL NOTES:

- THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT.
- THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "AS SHOWN HEREON" ACCORDING TO FEMA MAP NUMBER 28045C0331D, DATED OCTOBER 16, 2009.
- TOTAL NUMBER OF LOTS = 4 LOTS.
- TOTAL AREA = 146.53 ACRES.
- A TEN (10) FOOT WIDE STRIP OF LAND, LOCATED ALONG THE PROPERTY LINE ADJACENT TO THE STREET RIGHT-OF-WAY AND ALONG ALL COMMON PROPERTY LINES SHALL BE LANDSCAPED.
- THIS SURVEY MEETS MISSISSIPPI MINIMUM REQUIREMENTS FOR A CLASS "B" SURVEY.
- ALL LOT CORNERS ARE SET 1/2" IRON RODS WITH CAP STAMPED "MARTINO PLS 02838", UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH BY GPS OBSERVATION NAD 83(2011) (EPOCH:2010.0000).
- ALL ADJOINING LAND OWNER NAMES WERE OBTAINED BY HANCOCK COUNTY LAND ROLL RECORDS ON THE DATE OF THIS PLAT.
- THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, AND RIGHTS-OF-WAY OF RECORD.
- EXCAVATION IN WETLANDS, GRADING, LAND-CLEARING WITH HEAVY EQUIPMENT, SOME PILE SUPPORTED STRUCTURES, SLAB ON GRADE CONSTRUCTION OF STRUCTURES, BUILT UP ROADS AND OTHER TYPES OF FILL ARE NOT ALLOWED WITHIN THE AREAS DESIGNATED AS WETLANDS AND THESE AREAS MAY BE REGULATED UNDER STATE AND FEDERAL LAWS. BEFORE CONDUCTING WORK IN OR ADJACENT TO WETLANDS, LOT OWNER(S) SHOULD COORDINATE THE WORK WITH THE U.S. ARMY CORPS OF ENGINEERS, THE MISSISSIPPI DEPARTMENT OF MARINE RESOURCES, AND THE MISSISSIPPI DEPARTMENT ENVIRONMENTAL QUALITY. PRIOR TO ANY PROPOSED ACTIVITIES OR CONSTRUCTION THAT IMPACTS WETLANDS, ALL NECESSARY APPROVALS AND PERMITS MUST BE OBTAINED FROM THE REGULATORY AGENCIES HAVING JURISDICTION RELATED THERETO.
- WHEN SETBACKS OVERLAP EASEMENTS OR WETLANDS, SETBACKS ARE TO BE SET OUTSIDE OF EASEMENT OR WETLAND LINES.
- THE LOT CONFIGURATION AND THE LAYOUT OF MITIGATED WETLANDS SHOWN HEREON WERE PROVIDED BY H. H. FURR ARCHITECTURE & DEVELOPMENT, PLLC.
- OVERALL SUBJECT PROPERTY BEING COMPOSED OF PARCEL NUMBERS: 133 -0-07-004.002, 133 -0-07-006.000, 133Q-0-08-002.000, 133Q-0-08-002.001, & 133Q-0-08-002.002

CERTIFICATION OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THIS DUPLICATE PLAT WITH THE ORIGINAL PLAT OF PARADISE ESTATES SUBDIVISION, AND FIND ONE TO BE AN EXACT COPY AND DUPLICATE OF THE OTHER.

WITNESS OUR SIGNATURE THIS THE _____ DAY OF _____, 2024.

BY: _____
CHANCERY CLERK, HANCOCK COUNTY

BY: _____
DEPUTY CLERK, HANCOCK COUNTY

OWNER'S CONSENT AND DEDICATION

THIS IS TO CERTIFY THAT XXXXXXXX, A MISSISSIPPI CORPORATION IS THE OWNER OF THE LANDS HEREIN PLATTED, DO HEREBY DECLARES THIS TO BE A PLAT OF PARADISE ESTATES SUBDIVISION, AND THAT SAID OWNER HEREBY DEDICATES ALL STREETS, RIGHT-OF-WAYS, EASEMENTS AND OTHER IMPROVEMENTS TO THE PUBLIC OR PRIVATE USE OF PARADISE ESTATES SUBDIVISION TO HANCOCK COUNTY, MISSISSIPPI.

WITNESS THIS SIGNATURE OF THE OWNER THIS THE _____ DAY OF _____, 2024.

BY: _____ TITLE: _____
XXXXXXXXXXXX, OWNER

CERTIFICATE OF NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE COUNTY OF _____, STATE OF MISSISSIPPI, PERSONALLY APPEARED THE AFORENAMED, XXXXXXXX, ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE ABOVE AND FOREGOING DEDICATION OF THIS PLAT.

WITNESS MY SIGNATURE AND OFFICIAL SEAL ON THIS _____ DAY OF _____, 2024.

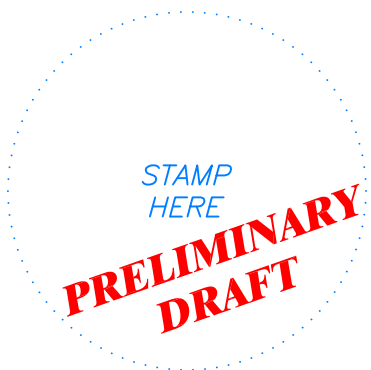
NOTARY PUBLIC MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

I, PATRICK M. MARTINO, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

WITNESS MY SIGNATURE AND SEAL THIS _____ DAY OF _____, 2024.

PATRICK M. MARTINO, P.L.S. #02838



CERTIFICATE OF NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE COUNTY OF _____, STATE OF MISSISSIPPI, PERSONALLY APPEARED THE AFORENAMED, PATRICK M. MARTINO, ACKNOWLEDGED BEFORE ME THAT HE SIGNED, SEALED, AND DELIVERED THE FOREGOING CERTIFICATION ON THE DAY AND YEAR MENTIONED FOR THE PURPOSE(S) THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL ON THIS _____ DAY OF _____, 2024.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

CHANCERY CLERK'S OFFICE

FILE AND RECORDED BY DUPLICATE IN THE RECORD OF PLATS OF HANCOCK

COUNTY, MISSISSIPPI IN PLAT BOOK _____ ON PAGE(S) _____

RECORDED ON THIS THE _____ DAY OF _____, 2024.

BY: _____
CHANCERY CLERK
HANCOCK COUNTY, MISSISSIPPI

BY: _____
DEPUTY CLERK
HANCOCK COUNTY, MISSISSIPPI

CERTIFICATION OF APPROVAL AND ACCEPTANCE

THIS SUBDIVISION PLAT HAS BEEN SUBMITTED AND APPROVED BY THE BOARD OF SUPERVISORS, HANCOCK COUNTY, MISSISSIPPI, BY ORDER DULY ADOPTED ON THE _____ DAY OF _____, 2024 AND ENTERED IN THE

OFFICIAL MINUTES OF THE CITY OF BAY ST. LOUIS IN MINUTE BOOK No. _____, PAGE(S) _____

CITY OF BAY ST. LOUIS

BY: _____ DATE OF EXECUTION _____
MAYOR

BY: _____ DATE OF EXECUTION _____
PRESIDENT OF CITY COUNCIL

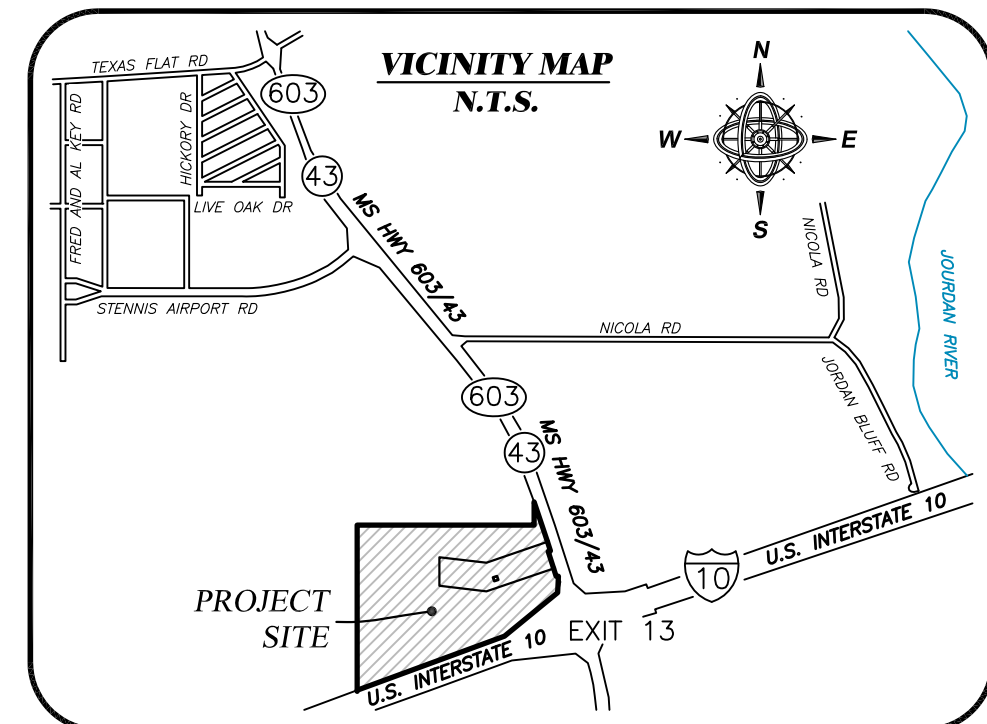
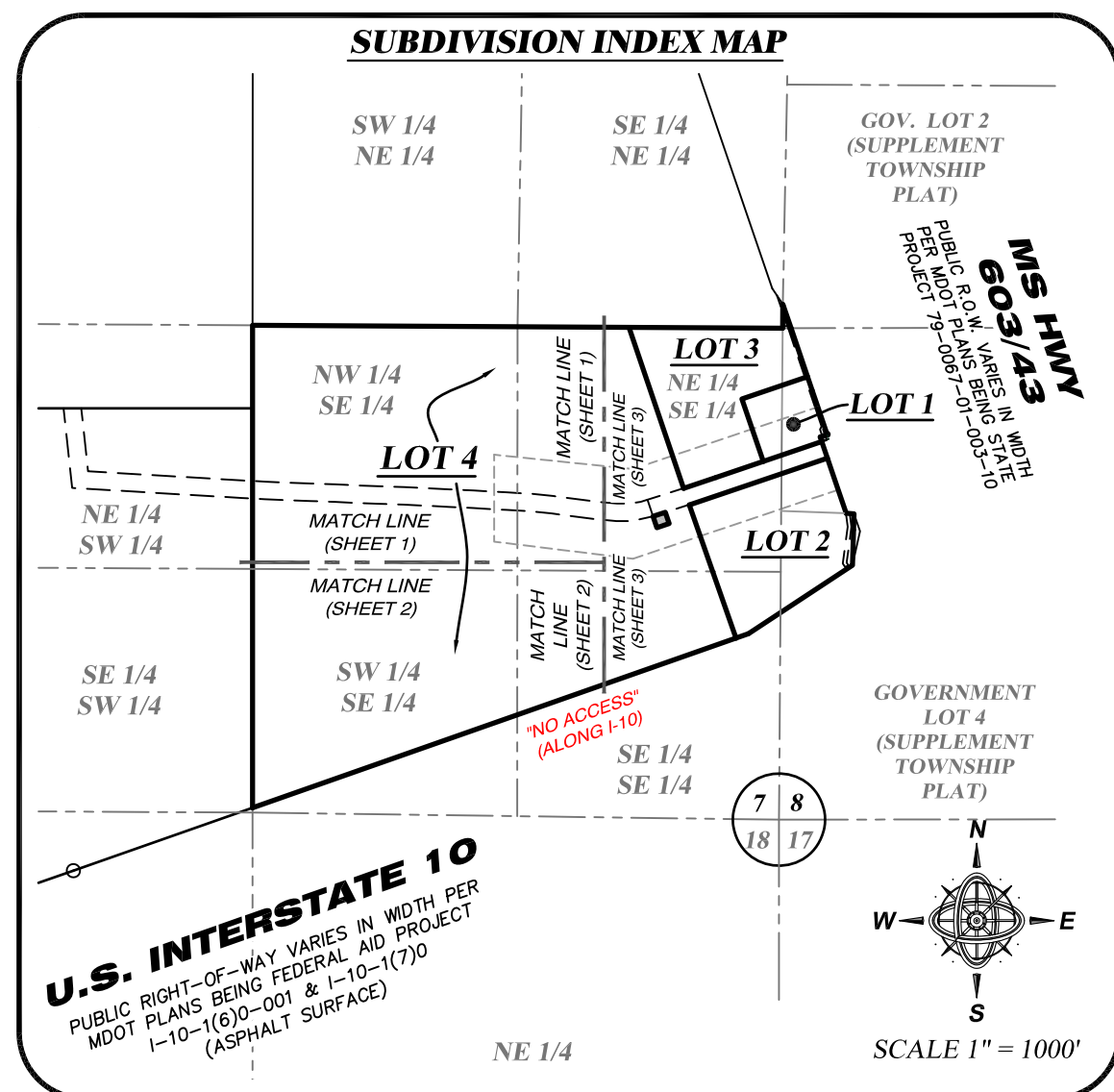
BY: _____ DATE OF EXECUTION _____
MUNICIPAL CLERK

CERTIFICATION OF FINAL APPROVAL

ALL REQUIREMENTS OF THE HANCOCK COUNTY SUBDIVISION RULES AND REGULATIONS RELATED TO THE PREPARATION AND SUBMISSION OF A SUBDIVISION PLAT HAVING BEEN FULFILLED, APPROVED OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF THE SAID RULES AND REGULATIONS.

CITY OF BAY ST. LOUIS PLANNING COMMISSION

BY: _____ DATE OF EXECUTION _____
ADMINISTRATOR



ZONING INFORMATION:

PARCEL OF LAND IS LOCATED IN A "C-3" (HIGHWAY COMMERCIAL) DISTRICT ACCORDING TO THE CITY OF BAY ST. LOUIS ZONING MAP, DATED NOVEMBER 2022.

EXISTING AVAILABLE PARKING SPACES:
REGULAR = 82 SPACES
HANDICAP = 3 SPACES
TOTAL = 85 PARKING SPACES

ZONING MINIMUM BUILDING SETBACK LIMITS:
FRONT - 25 FEET
SIDE - 0 FEET
REAR - 0 FEET

PERIMETER LANDSCAPED AREA
A TEN (10) FOOT WIDE STRIP OF LAND, LOCATED ALONG THE PROPERTY LINE ADJACENT TO THE STREET RIGHT-OF-WAY AND ALONG ALL COMMON PROPERTY LINES SHALL BE LANDSCAPED.

CONTACT THE CITY OF BAY ST. LOUIS PLANNING DEPARTMENT FOR ALL ZONING RULES AND REGULATIONS PRIOR TO CONSTRUCTION AND/OR DESIGNING.

LEGAL DESCRIPTION: (AS PER SURVEY DIMENSION)

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, AND THE WEST 1/2 OF SECTION 8 LYING NORTH OF U.S. INTERSTATE 10 AND WEST OF MISSISSIPPI HIGHWAY 603/43, ALL BEING WITHIN TOWNSHIP 8 SOUTH, RANGE 14 WEST, HANCOCK COUNTY, MISSISSIPPI AS SHOWN ON THE PLAT OF SURVEY PREPARED BY PATRICK M. MARTINO P.L.S., INC. DATED MAY 10, 2024 (SURVEY BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD_83(2011)(EPOCH:2010.0000); GRID VALUES USING A COMBINED FACTOR OF 0.99999364 AND A CONVERGENCE ANGLE OF [NEG]-0017'56.18" DETERMINED SPECIFICALLY FOR THIS PROJECT USING GRID BEARINGS DERIVED FROM STATIC OBSERVATIONS FROM A BASE STATION LOCATED AT N:313603.7622; E:797722.5868 OBTAINED BY AN OPUS SOLUTION, ALL LINES RELATIVE TO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3" IRON PIPE FOUND (N:314274.0980;E:794605.1157) AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, SAID BEING THE SOUTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY OF HOPKINS 603 LLC, AS DESCRIBED IN DEED BOOK BB281 AT PAGE 110; THENCE ALONG THE SOUTH LINE OF SAID HOPKINS 603 LLC PROPERTY, S89°39'46"E 2871.69 FEET TO A BENT 2" IRON PIPE FOUND (N:314257.1970; E:797476.7580) AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, SAID POINT BEING THE SOUTHWEST CORNER OF SAID HOPKINS 603 LLC PROPERTY; THENCE ALONG THE EAST LINE OF SAID HOPKINS 603 LLC PROPERTY, N00°30'57"E 129.77 FEET TO A BROKEN 6"x6" CONCRETE RIGHT-OF-WAY MONUMENT FOUND LYING ON THE WESTERN MARGIN OF MISSISSIPPI HIGHWAY 603/43, PER MISSISSIPPI DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS BEING STATE PROJECT 79-0067-01-003-10; THENCE ALONG THE WESTERN MARGIN OF MISSISSIPPI HIGHWAY 603/43, S18°55'46"E 137.11 FEET TO A 1/2" IRON ROD FOUND; THENCE CONTINUE ALONG THE WESTERN MARGIN OF MISSISSIPPI HIGHWAY 603/43, S18°44'47"E 356.82 FEET TO A 1/2" IRON ROD FOUND; THENCE CONTINUE ALONG THE WESTERN MARGIN OF MISSISSIPPI HIGHWAY 603/43, S18°47'02"E 94.44 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED "MARTINO PLS 02838"; THENCE CONTINUE ALONG THE WESTERN MARGIN OF MISSISSIPPI HIGHWAY 603/43, S18°43'57"E 157.45 FEET TO A LEANING 6"x6" CONCRETE RIGHT-OF-WAY MONUMENT FOUND; THENCE CONTINUE ALONG THE WESTERN MARGIN OF MISSISSIPPI HIGHWAY 603/43, S70°40'44"W 40.12 FEET TO A 1/2" IRON ROD FOUND; THENCE CONTINUE ALONG THE WESTERN MARGIN OF MISSISSIPPI HIGHWAY 603/43, S18°49'49"E 302.13 FEET TO A 1/2" IRON ROD FOUND; THENCE CONTINUE ALONG THE WESTERN MARGIN OF MISSISSIPPI HIGHWAY 603/43, S18°43'34"E 134.16 FEET; THENCE CONTINUE ALONG THE WESTERN MARGIN OF MISSISSIPPI HIGHWAY 603/43, S86°11'28"E 42.89 FEET TO A BROKEN 6"x6" CONCRETE RIGHT-OF-WAY MONUMENT FOUND; THENCE S01°41'50"W 278.61 FEET TO A BROKEN 6"x6" CONCRETE RIGHT-OF-WAY MONUMENT FOUND LYING ON THE NORTHERN MARGIN OF U.S. INTERSTATE 10, PER MISSISSIPPI DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS BEING FEDERAL AID PROJECT I-10-(16)0-001 & I-10-(17)0; THENCE ALONG THE NORTHERN MARGIN OF U.S. INTERSTATE 10, S56°39'24"W 674.20 FEET TO METAL DETECTED WITHIN A 8" MAPLE TREE FOUND AT PROPERTY CORNER; THENCE CONTINUE ALONG THE NORTHERN MARGIN OF U.S. INTERSTATE 10, S70°40'55"W 2848.10 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED "MARTINO PLS 02838" AT THE SOUTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY HANCOCK COUNTY PORT & HARBOR COMMISSION, AS DESCRIBED IN DEED BOOK 2017 AT PAGE 15886 (LYING NORTH OF U.S. INTERSTATE 10); THENCE ALONG THE EAST LINE OF SAID HANCOCK COUNTY PORT & HARBOR COMMISSION PROPERTY, N00°01'00"E 2163.65 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED "MARTINO PLS 02838"; THENCE CONTINUE ALONG THE EAST LINE OF SAID HANCOCK COUNTY PORT & HARBOR COMMISSION PROPERTY, N00°01'00"E 450.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 146.63 ACRES, MORE OR LESS.

LESS & EXCEPT

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 14 WEST, HANCOCK COUNTY, MISSISSIPPI AS SHOWN ON THE PLAT OF SURVEY PREPARED BY PATRICK M. MARTINO P.L.S., INC. DATED MAY 10, 2024 (SURVEY BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD_83(2011)(EPOCH:2010.0000); GRID VALUES USING A COMBINED FACTOR OF 0.99999364 AND A CONVERGENCE ANGLE OF [NEG]-0017'56.18" DETERMINED SPECIFICALLY FOR THIS PROJECT USING GRID BEARINGS DERIVED FROM STATIC OBSERVATIONS FROM A BASE STATION LOCATED AT N:313603.7622; E:797722.5868 OBTAINED BY AN OPUS SOLUTION, ALL LINES RELATIVE TO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" IRON PIPE FOUND (N:314274.0980;E:794605.1157) AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, SAID BEING THE SOUTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY OF HOPKINS 603 LLC, AS DESCRIBED IN DEED BOOK BB261 AT PAGE 110; THENCE ALONG THE SOUTH LINE OF SAID HOPKINS 603 LLC PROPERTY, S89°39'46"E 2169.53 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, S00°00'00"W 1022.96 FEET TO A 1/2" IRON ROD FOUND (N:313238.3650; E:796774.6060) AT THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,816.78 FEET, AN ARC LENGTH OF 70.05 FEET, AND A CHORD BEARING AND DISTANCE BEING N72°35'42"E 70.05 FEET TO A 1/2" IRON ROD FOUND; THENCE S18°41'45"E 63.73 FEET TO A 1/2" IRON ROD FOUND; THENCE S71°14'10"W 70.06 FEET TO A 1/2" IRON ROD FOUND; THENCE N18°40'34"W 65.39 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING THE SAME AS THAT PROPERTY NOW OR FORMERLY OF HANCOCK COUNTY UTILITY AUTHORITY PROPERTY, AS DESCRIBED IN DEED BOOK 2011 AT PAGE 5492 WHICH CONTAINS 0.10 ACRES, MORE OR LESS.

THE INTENT OF THIS DESCRIPTION IS TO "LESS & EXCEPT" 0.10 ACRES OF LAND FROM THE OVERALL 146.63 ACRES WHICH LEAVES A REMAINING 146.53 ACRES AS THE SUBJECT PROPERTY.

PREPARED BY: SHEET 4 OF 4

CLIENT:
HENRY FURR
PRELIMINARY PLAT
(PARADISE ESTATES SUBDIVISION)
DRAFTED: 11/14/2024
DATE OF FIELD SURVEY: 5/7/2024
DRAWN BY: PTPD
DRAWING: P241465
CRD FILE: P24254_GEOID18

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