HEIDELBERG & ASSOCIATES INC.

APPRAISERS

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PASCAGOULA, MS 39567

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February 6, 2013

Ms. Samantha D. Abell, City Manager
City of Gautier, MS
3330 West Highway 90
Gautier, MS 39553

RE: Appraisal of:

An Existing 5,181 Square Foot or 0.119 Acre Waterline Easement
Traversing the Mildred G. Green and Howard Green Homestead
From the Northwest to the Southeast
2201 Guillotteville Road
Gautier, MS 39553
PIDN: 82512040.000 / 82512050.000
File # RL-200-13

Dear Mrs. Abell:

Pursuant to your request, I have personally inspected the above referenced subject property for the purpose of estimating the current market value (just compensation) of the unencumbered fee simple title of the land. I have completed the services requested, prepared a valuation analysis and offer the following completed summary narrative appraisal report for your reference and review. Based on all of the facts, data and information as presented, it is my professional opinion that the subject property has a current market value (just compensation) as of February 6, 2013 of:

$2,300.00

(TWO THOUSAND THREE HUNDRED DOLLARS)

Thank you.

Respectfully submitted,

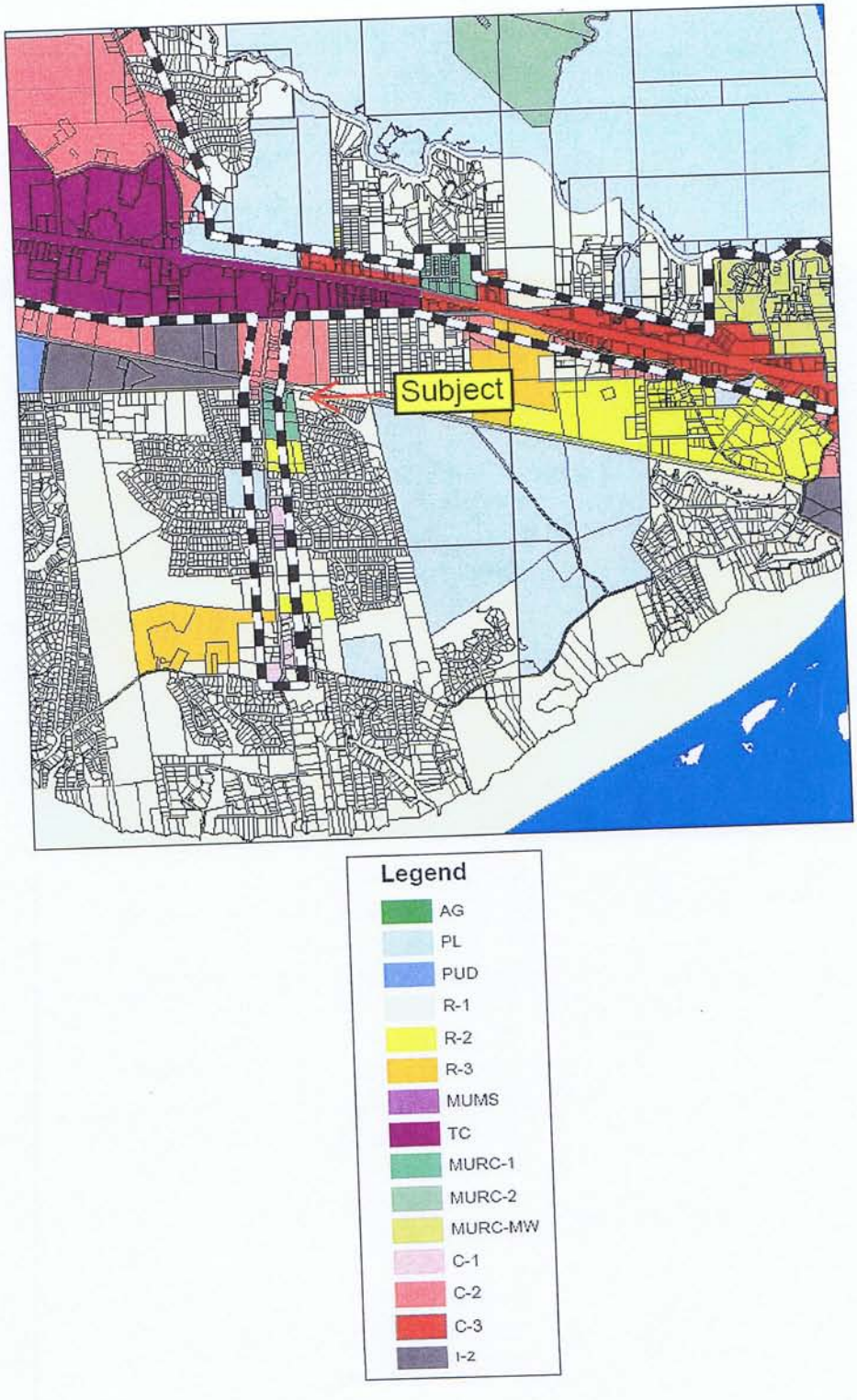
Michael J. Heidelberg
License # GA 66

MJH/lw
attachments

LOCATION MAP

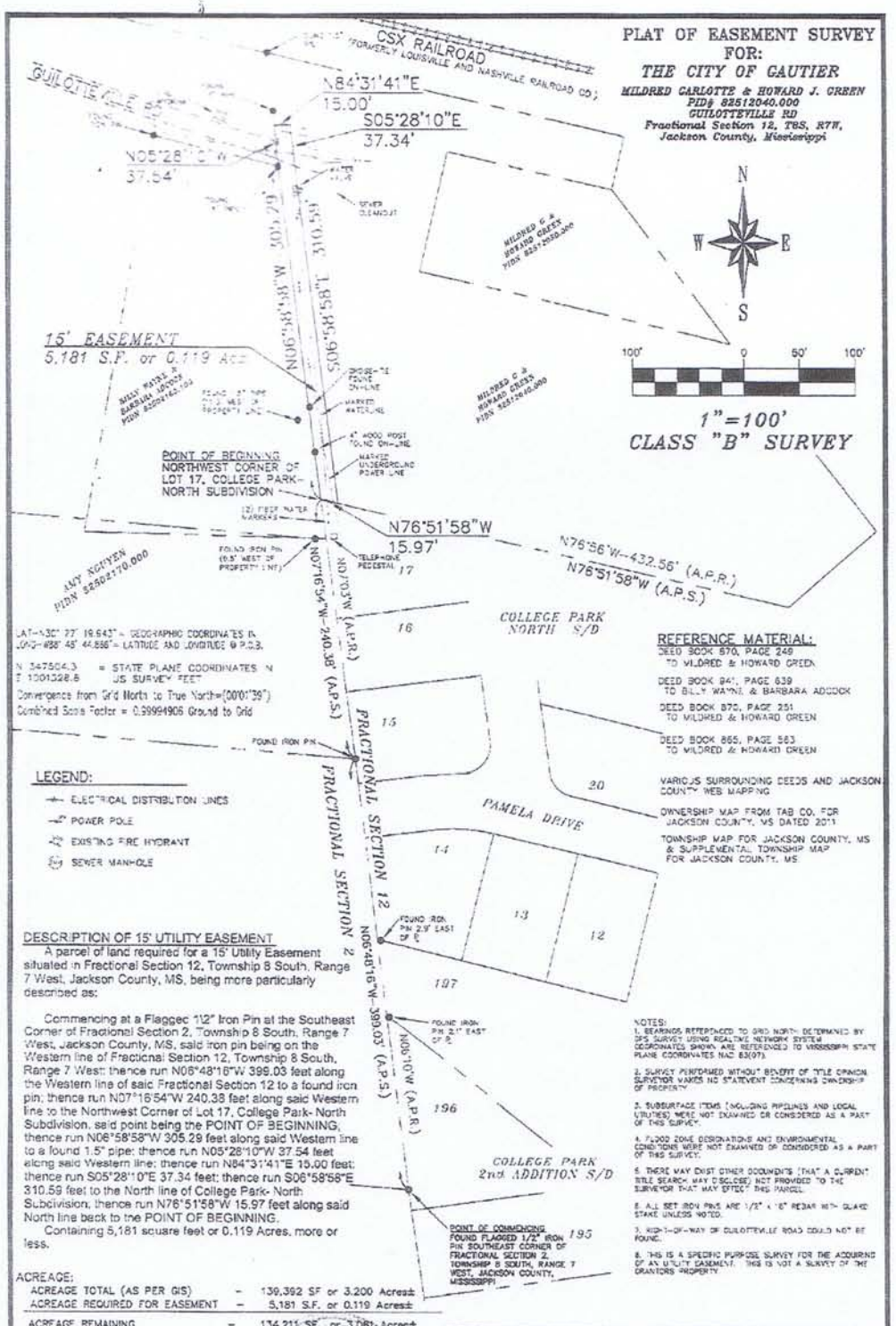
ZONING

SUBJECT PROPERTY



PLAT OF EASEMENT SURVEY FOR:
THE CITY OF GAUTIER

MILDRED CARLOTTE & HOWARD J. GREEN
PID# 82512040.000
GUILOTTEVILLE RD
Fractional Section 12, T8S, R7W,
Jackson County, Mississippi



LAT=30° 27' 19.943" = GEOGRAPHIC COORDINATES IN
LONG=088° 45' 44.586" = LATITUDE AND LONGITUDE @ P.O.B.

N 347504.3 = STATE PLANE COORDINATES IN
E 1001328.8 US SURVEY FEET

Convergence from Grid North to True North=(000°1'39")
Combined Scale Factor = 0.99994906 Ground to Grid

LEGEND:

- ELECTRICAL DISTRIBUTION LINES
- POWER POLE
- EXISTING FIRE HYDRANT
- SEWER MANHOLE

REFERENCE MATERIAL:

DEED BOOK 870, PAGE 249 TO MILDRED & HOWARD GREEN

DEED BOOK 941, PAGE 639 TO BILLY WAYNE & BARBARA ADDOCK

DEED BOOK 870, PAGE 251 TO MILDRED & HOWARD GREEN

DEED BOOK 865, PAGE 563 TO MILDRED & HOWARD GREEN

VARIOUS SURROUNDING DEEDS AND JACKSON COUNTY WEB MAPPING

OWNERSHIP MAP FROM TAB CO. FOR JACKSON COUNTY, MS DATED 2011

TOWNSHIP MAP FOR JACKSON COUNTY, MS & SUPPLEMENTAL TOWNSHIP MAP FOR JACKSON COUNTY, MS

DESCRIPTION OF 15' UTILITY EASEMENT

A parcel of land required for a 15' Utility Easement situated in Fractional Section 12, Township 8 South, Range 7 West, Jackson County, MS, being more particularly described as:

Commencing at a Flagged 1/2" Iron Pin at the Southeast Corner of Fractional Section 2, Township 8 South, Range 7 West, Jackson County, MS, said iron pin being on the Western line of Fractional Section 12, Township 8 South, Range 7 West; thence run N06°48'16"W 399.03 feet along the Western line of said Fractional Section 12 to a found iron pin; thence run N07°16'54"W 240.38 feet along said Western line to the Northwest Corner of Lot 17, College Park- North Subdivision, said point being the POINT OF BEGINNING, thence run N06°58'58"W 305.29 feet along said Western line to a found 1.5" pipe; thence run N05°28'10"W 37.54 feet along said Western line; thence run N84°31'41"E 15.00 feet; thence run S05°28'10"E 37.34 feet; thence run S06°58'58"E 310.59 feet to the North line of College Park- North Subdivision, thence run N76°51'58"W 15.97 feet along said North line back to the POINT OF BEGINNING.

Containing 5,181 square feet or 0.119 Acres, more or less.

ACREAGE:

ACREAGE TOTAL (AS PER GIS)	-	139,392 SF or 3.200 Acres±
ACREAGE REQUIRED FOR EASEMENT	-	5,181 S.F. or 0.119 Acres±
ACREAGE REMAINING	-	134,211 SF or 3.081 Acres±

NOTES:

1. BEARINGS REFERENCED TO GRID NORTH DETERMINED BY GPS SURVEY USING REALTIME NETWORK SYSTEM COORDINATES SHOWN ARE REFERENCED TO MISSISSIPPI STATE PLANE COORDINATES NAD 83(07).
2. SURVEY PERFORMED WITHOUT BENEFIT OF TITLE OPINION. SURVEYOR MAKES NO STATEMENT CONCERNING OWNERSHIP OF PROPERTY.
3. SUBSURFACE ITEMS (INCLUDING PIPELINES AND LOCAL UTILITIES) WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
4. FLOOD ZONE DESIGNATIONS AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
5. THERE MAY EXIST OTHER DOCUMENTS (THAT A CURRENT TITLE SEARCH MAY DISCLOSE) NOT PROVIDED TO THE SURVEYOR THAT MAY AFFECT THIS PARCEL.
6. ALL SET IRON PINS ARE 1/2" x 18" REBAR WITH FLAGGED STAKE UNLESS NOTED.
7. RIGHT-OF-WAY OF GUILOTTEVILLE ROAD COULD NOT BE FOUND.
8. THIS IS A SPECIFIC PURPOSE SURVEY FOR THE ACQUIRING OF AN UTILITY EASEMENT. THIS IS NOT A SURVEY OF THE GRANTORS PROPERTY.

B. Aron Chesney 5/24/12

B. ARON CHESNEY, P.L.S. # 02768
4347 OLD SPANISH TRAIL
GAUTIER, MS 39553
228-522-6353

PLAT OF EASEMENT SURVEY FOR:
JACKSON CO. ROAD DEPARTMENT
WOODLAKE LANE

BATSON AND BROWN, INC. CONSULTING ENGINEERS
☐GAUTIER LUCEDALE ☐PASCAGOULA, MISSISSIPPI

DATE SURVEYED: MAY 2012 SURVEYED BY: JC, JW DRAWN BY: BAC DRAWING #: 49317-OVERAL	4347 OLD SPANISH TRAIL, GAUTIER, MS 39553	TELEPHONE 228-522-6353 FAX 228-522-5400 EMAIL: [illegible]