# EXHIBIT E

## Parcel Information

PIDN: 81807045.030

GISP: 764.19-04-0001.00

### Owner Information

Name: DEES LIMITED PARTNERSHIP

Percent of Ownership: 100

Name2:

Mailing Address: 15078 LAURELWOOD DR
GULFPORT MS 39503

Physical Address: HOMESTEAD BLVD DRO GAUTIER

### Land Information

Section, Township, Range: 19 7S 6W

Acreage: 49.53

Street Name: HOMESTEAD BLVD

### Value and Tax Information

Total Assessed Value: 740

Total Appraised Value: 4930

Improvement Value: 0

Land Value: 4930

Tax Amount: 100

SQ. FT: 0

Year Built: 0000

### Legal Description

Description: COM SWC CLM 7 E 2446' TO POB N 1140'TO S/M HOMESTEAD SELY 1554' S 81*E 78'S 10*W 477.4'S 60* E 78.5'S 69*E 135.9'N 64*E 102' N 72*E 113.4'N55*E 70'NLY 348.35' N 19*E 226.3'S 56*E 115.6'N 14* E 85'S 80* E 1700' TO RIVER SLY 708' W 1970' W TO POB DB1162-257 (1 MAP764.19-04)

Deed Book / Page: 1162 / 257

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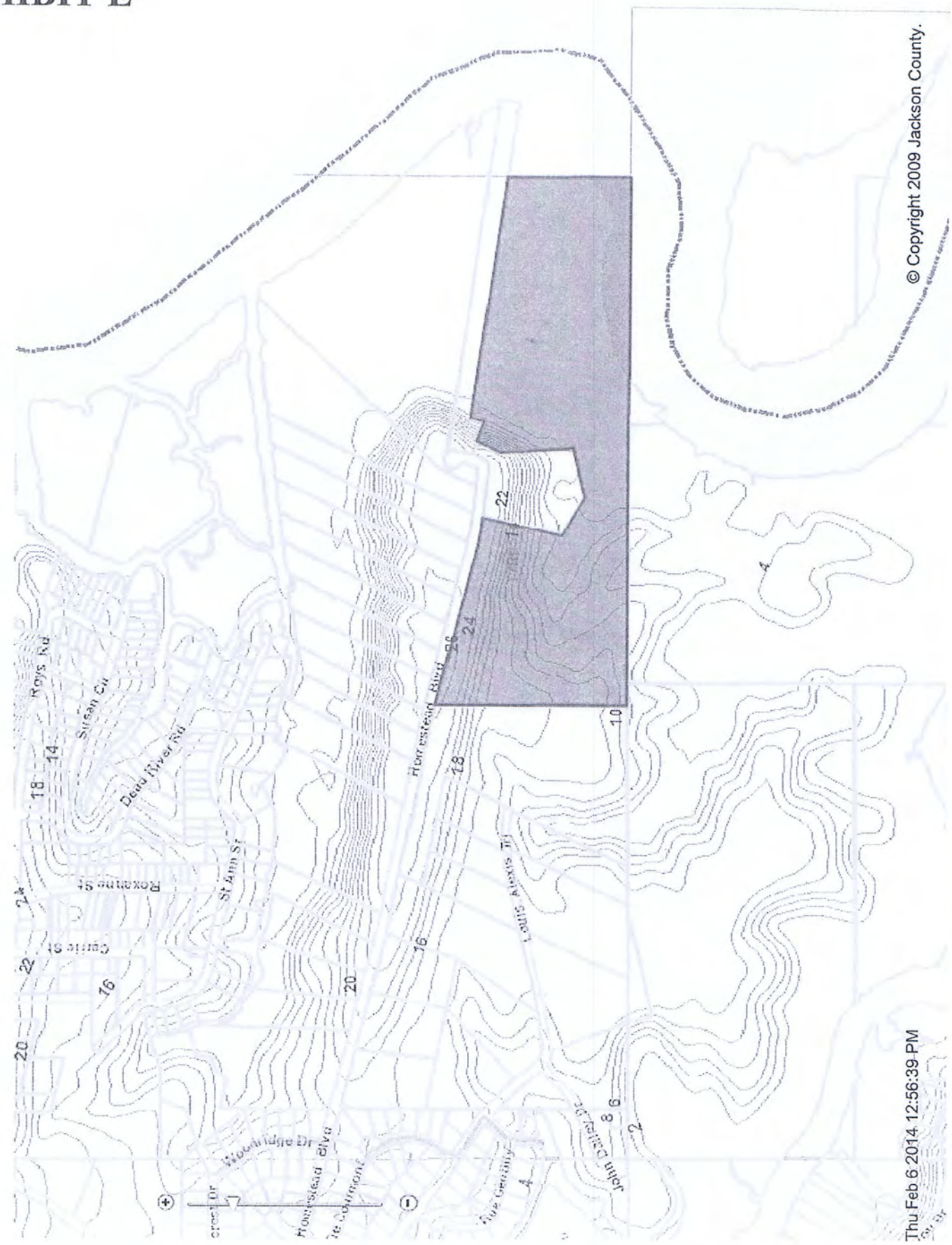
# EXHIBIT E

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Thu Feb 6 2014 12:56:39 PM

# EXHIBIT E

## Parcel Information

PIDN: 81807045.000

GISP: 764.19-04-0003.00

### Owner Information

Name: DEES DORA VIRGINIA

Percent of Ownership: 100

Name2:

Mailing Address: 15078 LAURELWOOD DR
GULFPORT MS 39503

Physical Address: 701 HOMESTEAD BLVD GAUTIER

### Land Information

Section, Township, Range: 19 7S 6W

Acreage: 5.3499999

Street Name: HOMESTEAD BLVD

### Value and Tax Information

Total Assessed Value: 11766

Total Appraised Value: 78440

Improvement Value: 0

Land Value: 78440

Tax Amount: 1527

SQ. FT: 0

Year Built: 0000

### Legal Description

Description: COM SWC CL 7 E 1576 N 24*E1201.3 N76*W 607.6 N26*E 148 TO S/M HOM ESTEAD SE 770.2 S 73*E 1133.3 S 81*E 78.03 POB S 10*W 477.4 S60 *E 78.5 S69*E 135.9 N64*E 102.15 N72*E 113.4 N55*E 70.4 NLY 348.3 N19*E226.3N56*W80SLY125M/L WLY POBDB196-211;344DB206-132DB484- 398DB614-

Deed Book / Page: 196 / 211

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# EXHIBIT E

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# EXHIBIT F

**CITY OF GAUTIER**
**DEVELOPMENT ORDER**
**GPC CASE NO. 13-28-SD**

**DEES LANDING DEVELOPMENT ORDER FOR THE SUBDIVISION OF LAND**

**REGARDING PARCEL ID NOS: 81807045.030, 81807045.000 & 81807045.025**

The City of Gautier, at its regular meeting held on February 18, 2014, considered the application for a Development Order for the Subdivision of Land for a seven lot subdivision development in an R-1 Low Density Single-Family Residential zoning district as submitted by Wilbur Dees. The parcels subject to this Order are generally described as being located at the southeast end of Homestead Boulevard, Parcels 81807045.030, 81807045.000 & 81807045.025, Gautier, Mississippi, 39553. After due public notice, the City Council, having considered the Technical Review Committee's review, the Planning Commission's review, application, testimony and exhibits presented by the applicant, the report of the City Staff and all other relevant testimony, exhibits and other evidence, pursuant to applicable provisions of the City's Unified Development Ordinance, hereby approves the Development Order for the Subdivision of Land and orders as follows:

1. This proposed development is consistent with the character of the immediate vicinity of the proposed use.

2. The proposed development of the subdivision of land requires a replat of 82.2± acres for a seven lot subdivision development permitted in the R-1 District.

3. Therefore, the City Council approves the application submitted on November 18, 2013 for a Development Order for the Subdivision of Land

5. The City Council adopted this Development Order for Subdivision of Land on a recorded vote of _____ ayes to _____ nays to approve the application of Wilbur Dees for a seven lot subdivision development to be located at the southeast end of Homestead Boulevard Gautier, Mississippi, and identified as Jackson County Parcel Nos. 81807045.030, 81807045.000 & 81807045.025.

# EXHIBIT F

February 18, 2014

Date of Issuance

Attest:

Cynthia Russell
City Clerk

Gordon Gollott, Mayor
City of Gautier, Mississippi
3330 Highway 90
Gautier, MS 39553

# EXHIBIT G

Memo

To: B Logan

From: FF R McGarvey

Date: 23 January, 2013

Captain S Vlahos and FF R McGarvey attended the TRC meeting on 23 January, 2014 at 0900 to discuss plans for property development on the south side of Homestead in Gautier. The surface of the road is sixteen (16) feet wide, paved, and it has an adequate circle at the end to turn a fire engine around easily. There are four hydrants between Woodridge and the end of Homestead each having one 5" steamer and two 2 ½" threaded discharges which are spaced well along the southern side of the road to give proper fire coverage for the dwellings.

# EXHIBIT G

## Babs Logan

**From:** Chad Jordan [chad.jordan@clearwatersol.com]
**Sent:** Friday, January 24, 2014 8:45 AM
**To:** blogan@gautier-ms.gov
**Cc:** cnicholson@gautier-ms.gov; zduke@gautier-ms.gov
**Subject:** RE: Dees Landing TRC Meeting

**Categories:** Purple Category, Red Category

Babs,
Public Works has no issues or comments at this stage of the development. I would certainly like to be involved in review of construction plans and final plat to review for conformity to our water, sewer and drainage requirements. Thanks.

*Chad N. Jordan, P.E., Project Manager*
ClearWater Solutions, LLC
3305 Gautier Vancleave Road
Gautier, MS 39553
Cell 251.209.6292
www.clearwatersol.com
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**From:** Babs Logan [mailto:blogan@gautier-ms.gov]
**Sent:** Thursday, January 23, 2014 10:44 AM
**To:** chad.jordan@clearwatersol.com
**Cc:** cnicholson@gautier-ms.gov; zduke@gautier-ms.gov
**Subject:** Dees Landing TRC Meeting

Chad,

Could you send me an email with your comments about the Dees Landing Subdivision from this morning? I took notes but I need something from you to place with my packet.

Thanks

**Babs Logan**
Planning Technician

City of Gautier, MS
3330 Highway 90
Gautier, MS 39553

(O) 228-497-8026
e-mail: blogan@gautier-ms.gov
web-site: www.gautier-ms.gov

# ATTACHMENT 1:

# EXHIBIT SUBMITTED AS A PART OF

# DECEMBER 5, 2013

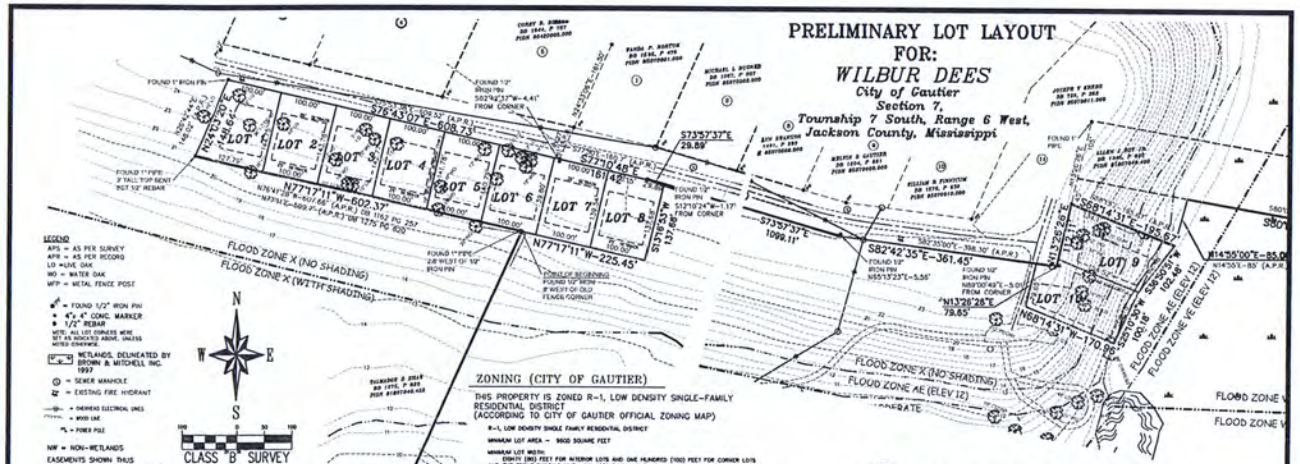
# GPC PACKET

- Preliminary Plat *(Applicant's initial submittal included 10 developable lots with a minimum lot size of approximately 1/3 acre.)*

# PRELIMINARY

## PRELIMINARY LOT LAYOUT FOR: WILBUR DEES

City of Gautier
Section 7,
Township 7 South, Range 6 West,
Jackson County, Mississippi




LEGEND
APS = AS PER SURVEY
APR = AS PER RECORD
LO = LIVE OAK
WO = WATER OAK
WFP = METAL FENCE POST

= FOUND 1/2" IRON PIN
= 4"x 4" CONC. MARKER
= 1/2" REBAR
NOTE: ALL LOT CORNERS WERE SET AS NOTED ABOVE, UNLESS NOTED OTHERWISE

= WETLANDS, DELINEATED BY BROWN & MITCHELL INC. 1997
= SEWER MANHOLE
= EXISTING FIRE HYDRANT
= OVERHEAD ELECTRICAL LINES
= WOOD LINE
= POWER POLE

NW = NON-WETLANDS

EASEMENTS SHOWN THUS ALONG ROADS ARE FOR UTILITIES (TYPICALLY 10 FEET IN WIDTH)

EASEMENTS SHOWN THUS ALONG THE LOT LINES ARE FOR DRAINAGE TO DETENTION PONDS

ELEVATION ON TOP OF CONC. MRK. BASE ON MSL

SEE RECORED COVENANTS AND SHELL LANDING DESIGN GUIDELINES FOR LANDSCAPE, SITE PREPARATION AND BUILDING REQUIREMENTS.

STATE PLANE COORDINATES ARE REFERENCED TO "GRID NORTH" NAD(83), MISSISSIPPI EAST ZONE TAKEN FROM USC & GS MARKER "HILDA" & "HILDA AZ 3"

LAT=N030° 25' 03.12" = GEOGRAPHIC COORDINATES IN
LONG=W088° 23' 36.19" LATITUDE AND LONGITUDE

N 337137.365 = STATE PLANE COORDINATES IN
E 1049377.875 US SURVEY FEET

Convergence from Grid North to True North=(00°06'16")
Combined Scale Factor = 0.99995485 Ground to Grid

REFERENCE MATERIAL
1. BENT TREE POINT S/D PLAT PB 15 PG 46, 4/13/1995
2. THE HAMMOCK S/D PLAT PB 15 PG 36, 7/28/1981
3. DEED BOOK 1215 PAGE 820
4. DEED BOOK 1345 PAGE 802
5. AERIAL PHOTOGRAPH
6. DELTA COMPUTER SYSTEM WEB SITE
7. JACKSON COUNTY GIS MAP
8. DEED BOOK 199 PAGE 211
9. DEED BOOK 1182 PAGE 257

POINT OF COMMENCING
AT A FOUND 3/4" PIPE AT THE SOUTHWEST CORNER OF THE CLAIMED SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST, JACKSON COUNTY, MISSISSIPPI

N89°59'51"E-1566.88'
EAST-1575.00' (A.P.R.)

### ZONING (CITY OF GAUTIER)

THIS PROPERTY IS ZONED R-1, LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT
(ACCORDING TO CITY OF GAUTIER OFFICIAL ZONING MAP)

R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

MINIMUM LOT AREA – 9600 SQUARE FEET

MINIMUM LOT WIDTH:
EIGHTY (80) FEET FOR INTERIOR LOTS AND ONE HUNDRED (100) FEET FOR CORNER LOTS AND THE FRONT BUILDING LINE. ALL LOTS SHALL HAVE A MINIMUM OF FORTY (40) FEET ON A PUBLIC OR PLATTED STREET.

MINIMUM SETBACK FOR PRINCIPAL STRUCTURE:
FRONT–TWENTY-FIVE (25) FEET
SIDE–TEN (10) FEET FOR INTERIOR LOTS AND THIRTY-FIVE (35) FEET FOR CORNER LOTS
REAR–TWENTY-FIVE (25) FEET

MINIMUM SETBACK FOR ACCESSORY STRUCTURES:
FRONT–ALL ACCESSORY STRUCTURES SHALL BE LOCATED IN THE REAR YARD OF THE PRINCIPAL USE OR IN THE SIDE YARD, BEHIND THE MAIN STRUCTURE FRONT BUILDING LINE.
SIDE–TEN (10) FEET
REAR–FIVE (5) FEET

MAXIMUM BUILDING HEIGHT:
THIRTY-FIVE (35) FEET FOR PRINCIPAL DWELLINGS;
TWENTY-FIVE (25) FEET FOR ACCESSORY STRUCTURES

MAXIMUM LOT COVERAGE:
TWENTY-FIVE (25) PERCENT FOR THE PRINCIPAL STRUCTURE AND ACCESSORY STRUCTURES. ACCESSORY STRUCTURES SHALL NOT EXCEED TWENTY (20) PERCENT OF THE REAR LOT AREA OR FIFTY (50) PERCENT OF THE MAIN BUILDING AREA, WHICH EVER IS LESS.

MINIMUM LIVING AREA OF DWELLING UNITS:
THIRTEEN HUNDRED TWENTY-FIVE (1,325) SQUARE FEET.

HOMESTEAD BOULEVARD HAS AN ADDITIONAL SETBACK OF 10 FEET FOR BOTH SIDES TO THE TERRACES.

### FLOOD STATEMENT:

THE UPLANDS OF THIS PROPERTY IS LOCATED IN FLOOD ZONE "X– NO SHADING", "X–WITH SHADING" AND FLOOD ZONE "AE (12) ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER: 28059C0331G & 28059C0336G WITH A REVISION DATE OF MARCH 18, 2009.

FLOOD ZONE "X–NO SHADING" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FLOOD ZONE "X–WITH SHADING" AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FLOOD ZONE "AE–ELEV 12" ARE AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) WITH BASE FLOOD ELEVATIONS DETERMINED (ELEVATION 12 FOR A PORTION OF THIS PROPERTY).

PORTIONS OF THE THIS PROPERTY IS LOCATED IN FLOOD ZONE "VE– ", ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER: 28059C0336G WITH A REVISION DATE OF MARCH 18, 2009.

FLOOD ZONE "VE–ELEV 12" & "VE–ELEV 13" ARE AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) WITH VELOCITY HAZARD (WAVE ACTION). BASE FLOOD ELEVATIONS DETERMINED (ELEVATION 12 & 13 FOR A PORTION OF THIS PROPERTY).

THE FLOOD BOUNDARIES SHOWN ON THE SURVEY ARE BASED UPON GRAPHIC PLOTTING OF THE AFORESAID MAPS.

NOTES:
1. BEARINGS ARE REFERENCED TO GRID NORTH, MISSISSIPPI STATE PLANE COORDINATES NAD 83, EAST ZONE WITH DISTANCE SHOWN IS U.S. SURVEYORS FEET. COORDINATES DERIVED BY USING REALTIME GPS UNIT AND EARL DUDLEY REFERENCE NETWORK STATIONS.

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. 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 EFFECT THIS PARCEL.

6. ALL PINS FOUND ARE 18" X 1/2" REBAR WITH A GUARD STAKE UNLESS NOTED.

7. RIGHT-OF-WAY OF HOMESTEAD BOULEVARD BASED UPON ADJOINING SUBDIVISION PLATS AND FOUND FIELD MONUMENTATION.

**DESCRIPTION OF SURVEY: TRACT 1**

A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 7, Township 7 South, Range 6 West, Jackson County, Mississippi, being more particularly described as:

Commencing at a Found 3/4" Pipe at the Southwest Corner of said Section 7; thence run N89°59'51"E 1,566.88 feet to a Found 3/4" Pipe with 4" wood guard post; thence run N24°10'21"E 1,200.27 feet to a Found 3/4" iron pin and the POINT OF BEGINNING; thence run N77°17'11"W 602.37 feet to a Found 1" Pipe; thence run N24°13'20"E 148.64 feet to a Found 1" Iron Pin; thence run S76°43'07"E 608.73 feet to a Found 3/4" Iron Pin; thence run S77°10'48"E 161.42 feet Found 3/4" Iron Pin; thence run S73°57'37"E 29.89 feet; thence run S13°16'53"W 137.68 feet; thence run N77°17'11"W 225.45 feet back to the POINT OF BEGINNING.
Containing 115,570 square feet or 2.65 acres, more or less.

**DESCRIPTION OF SURVEY: TRACT 2**

A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 7, Township 7 South, Range 6 West, Jackson County, Mississippi, being more particularly described as:

Commencing at a Found 3/4" Pipe at the Southwest Corner of said Section 7; thence run N89°59'51"E 1,566.88 feet to a Found 3/4" Pipe with a 4" wood guard post; thence run N24°10'21"E 1,200.27 feet to a Found 3/4" Iron Pin; thence run S77°17'11"E 225.45 feet; thence run N13°16'53"E 137.68 feet; thence run S73°57'37"E 1,099.11 feet to a Found 3/4" Iron Pin; thence run S82°42'35"E 361.45 feet to the POINT OF BEGINNING; thence continue S82°42'35"E 36.85 feet to a Found 3/4" Iron Pin; thence run N13°26'26"E 112.11 feet; thence run S68°14'31"E 195.67 feet; thence run S36°50'51"W 102.48 feet; thence run S25°10'30"W 100.18 feet; thence run N68°14'31"W 170.96 feet; thence run N13°26'26"E 79.65 feet back to the POINT OF BEGINNING.
Containing 34,837 square feet or 0.80 acres, more or less.

PLAT BOOK ____ PAGE ____

SCALE: 1" = 100'
DATE: 10/22/2013
DRAWN BY: TARRIN

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

| SHEET 3 OF 3 | DATE 10/22/2013 | PRELIMINARY PLAT |
|---|---|---|
| | DR. BY TARRIN | |
| | CHECKED ARDN | |
| | SCALE 1"=100' | BATSON AND BROWN, INC. CONSULTING ENGINEERS WIGGINS ☐ LUCEDALE ☐ PASCAGOULA, MISSISSIPPI |

45619-PLAT

# ATTACHMENT 2:

# EXHIBITS SUBMITTED AT

# MARCH 6, 2014

# GPC MEETING

- Revised Preliminary Plat *(Applicant wishes to have 10 developable lots carved out as submitted initially in 2013 while maintaining the minimum ½ acre lot size as discussed with adjacent neighbors.)*
- Aerial Photography with Revise Plat Overlay *(Staff requested a drawing with aerial photography, the proposed lots, and existing lots on north side of Homestead all shown for clarity and reference.)*
- Revised Architectural Standard Package *(The Architect made a few changes to the renderings for his presentation exhibits from what was included in the March 6, 2014 Planning Commission Packets. The changes made did not reflect the change in lots made by the Engineer reflected in the Preliminary Plat listed above. This conflict created a lot of confusion at the Planning Commission Meeting. See "Exhibits Submitted After March 6, 2014 GPC Meeting for Clarification" for a correction to the Architectural drawings.)*