

**CITY OF GAUTIER  
MEMORANDUM**

**To:** Samantha Abell, City Manager  
**From:** Chandra Nicholson, Economic Development and Planning Director  
**Date:** November 13, 2014  
**Subject:** Dees Landing Subdivision Final Plat

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**REQUEST:**

The Economic Development & Planning Department recommends the Council accept the Final Plat for the Dees Landing Subdivision and authorize recording the Final Plat (GPC # 13-28-SD).

**BACKGROUND:**

The project is located at the southeast end of Homestead Boulevard, and identified as Jackson County Parcel Nos. 81807045.030, 81807045.000 & 81807045.025. City Council approved the Preliminary Plat and Development Order for the Dees Landing Subdivision, March 18, 2014. The required infrastructure improvements have been made by the Owner and inspected as complete by the Public Works Director, Chad Jordan in accordance with the approved construction plans, specifications, Preliminary Plat, and Development Order. All required submittals have been received. Staff finds no substantial change between the Preliminary Plat and the Final Plat.

**RECOMMENDATION:**

Pursuant to state statute, City Council must accept a Final Plat if all improvements have been made in accordance with the Preliminary Plat approval.

**ATTACHMENT(S):**

Final Plat

**SUBDIVISION PLAT FOR  
DEES LANDING SUBDIVISION  
HOMESTEAD ROAD  
CLAIM SECTION 7, TOWNSHIP 7 SOUTH, RANGE 6 WEST  
JACKSON COUNTY, MISSISSIPPI  
CITY OF GAUTIER**

CERTIFICATION BY PROFESSIONAL LAND SURVEYOR

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

THIS TO CERTIFY THAT I, B. ARON CHESNEY, REGISTERED SURVEYOR, HAVE SURVEYED THE LAND DESCRIBED ON THE FACE OF THIS PLAT AND HAVE SUBDIVIDED SAID LAND INTO LOTS AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF.

SIGNED, THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
B. ARON CHESNEY, PLS  
BATSON AND BROWN, INC.  
4347 OLD SPANISH TRAIL  
GAUTIER, MS 39553

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

PERSONALLY CAME AND APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE JURISDICTION AFORESAID, THE WITHIN NAMED B. ARON CHESNEY, WHO ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE FOREGOING CERTIFICATE ON THE DATE THEREIN WRITTEN AND FOR THE PURPOSE THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND OFFICAL SEAL OF OFFICE, THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_ (SEAL)

CERTIFICATION BY OWNER

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

KNOW ALL MEN BY THESE PRESENTS THAT I, WILBUR DEES, WHO AS OWNER OF ALL THE LAND SHOWN ON THIS PLAT OF DEES LANDING SUBDIVISION, CERTIFY THAT THIS PLAT WAS MADE AT THE REQUEST AND ACCORDING TO THE DIRECTIONS OF SAID UNDERSIGNED OWNER, AND THE SAME IS HEREBY APPROVED, AND AS OWNER HAVE CAUSED THIS PLAT OF DEES LANDING SUBDIVISION TO BE SIGNED AND DELIVERED. ALL ROADS AND RIGHT-OF-WAYS SHOWN ARE DEDICATED TO THE PUBLIC AS SUCH FOREVER.

WITNESS OUR SIGNATURES, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
WILBUR DEES  
15078 LAURELWOOD DRIVE  
GULFPORT, MS 39503

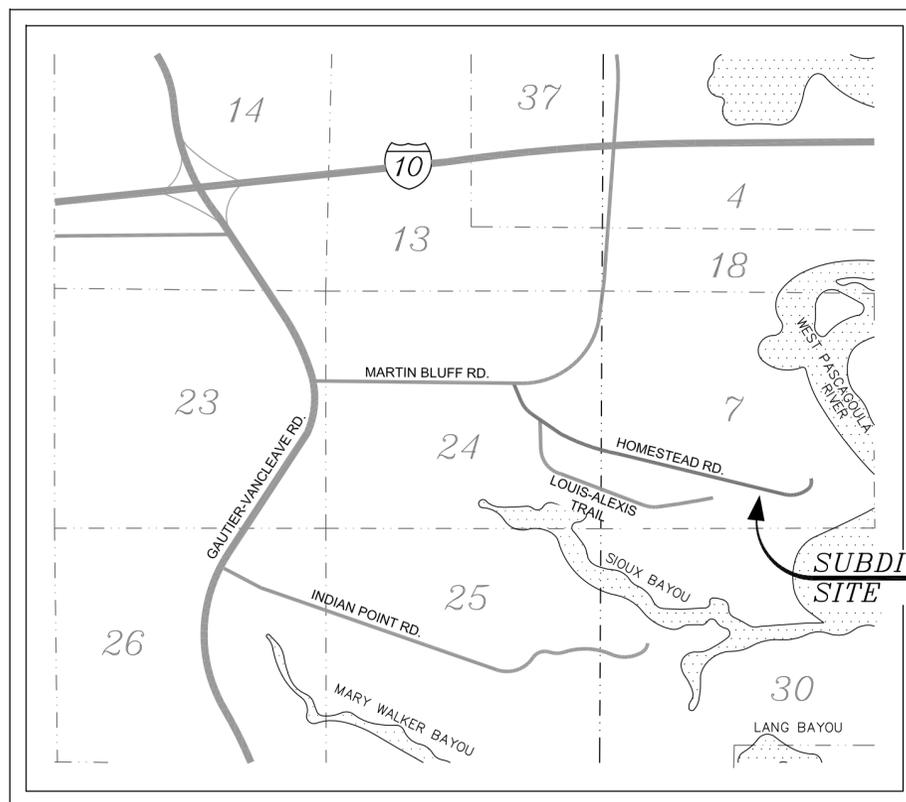
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GIVEN UNDER MY HAND AND OFFICAL SEAL OF OFFICE, THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_ (SEAL)



CERTIFICATION OF APPROVAL OF FINAL PLAT

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

FINAL APPROVAL OF PLAT BY THE CITY OF GAUTIER, AT THE REGULAR MEETING OF SAID CITY HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, SAID PROCEEDINGS BEING DULY RECORDED IN MINUTE BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

WITNESS OUR HAND AND THE OFFICIAL SEAL OF THE CITY OF GAUTIER, MISSISSIPPI THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

CITY ENGINEER \_\_\_\_\_ BY: CITY CLERK \_\_\_\_\_ MAYOR - CITY OF GAUTIER \_\_\_\_\_

CERTIFICATION OF COMPARISON

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

WE, THE UNDERSIGNED DO HEREBY CERTIFY THAT WE HAVE EACH COMPARED THIS RECORD PLAT WITH THE ORIGINAL PLAT OF DEES LANDING SUBDIVISION, AND THAT WE FIND THE SAME TO BE AN EXACT DUPLICATE THEREOF AND OF THE WHOLE SAID PLAT.

WITNESS OUR SIGNATURES, THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

CHANCERY CLERK \_\_\_\_\_ BY: DEPUTY CLERK \_\_\_\_\_ SURVEYOR \_\_\_\_\_

CERTIFICATION OF FINAL ACCEPTANCE

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

FINAL APPROVAL OF PLAT BY THE CITY OF GAUTIER CITY COUNCIL.  
THIS, THE \_\_\_\_\_ DAY \_\_\_\_\_, 2014.

BY: CITY CLERK \_\_\_\_\_ MAYOR - CITY OF GAUTIER \_\_\_\_\_

CERTIFICATION OF RECORDATION

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE AND RECORDED IN PLAT BOOK NO. \_\_\_\_\_, PAGE NO. \_\_\_\_\_, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

CHANCERY CLERK \_\_\_\_\_ BY: DEPUTY CLERK \_\_\_\_\_



# DEES LANDING SUBDIVISION

City of Gautier  
Claim 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
  - MFP = METAL FENCE POST
  - = FOUND 1/2" IRON PIN
  - ⊙ = SET 4" CONC. MARKER WITH ELEVATIONS
  - = SET REBAR WITH 1" LOGO CAP
  - NOTE: ALL LOT CORNERS WERE SET AS INDICATED ABOVE, UNLESS NOTED OTHERWISE.
  - ⊙ = SEWER MANHOLE
  - ⊙ = EXISTING FIRE HYDRANT
  - = OVERHEAD ELECTRICAL LINES
  - = WOOD LINE
  - PP = POWER POLE

EASEMENTS FOR DRAINAGE AND UTILITIES ARE DEDICATED TO THE CITY OF GAUTIER AND/OR ANY UTILITIES APPROVED BY SAID CITY OF GAUTIER. THESE EASEMENTS ARE NOT PUBLIC RIGHT-OF-WAY.

EASEMENTS SHOWN THUS ALONG ROADS ARE FOR UTILITIES & DRAINAGE (TYPICALLY 35 FEET IN WIDTH)

EASEMENTS SHOWN THUS ALONG THE SIDE LOT LINES ARE 20 FEET (10 FEET EACH LOT) FOR UTILITIES AND DRAINAGE EASEMENTS EXCEPT THE EASEMENT BETWEEN LOTS 5 AND 6 IS 30 FEET (15 FEET EACH LOT) AND IS FOR DRAINAGE AND UTILITIES.

EASEMENTS SHOWN THUS ALONG THE REAR LOT LINES ARE VARIABLE WIDTH AS SHOWN AND ARE DRAINAGE AND UTILITY EASEMENTS.

ELEVATION ON TOP OF CONC. MRK. BASE ON MSL

SEE RECORDED COVENANTS AND DEES LANDING DESIGN GUIDELINES FOR LANDSCAPE, SITE PREPARATION AND BUILDING REQUIREMENTS.

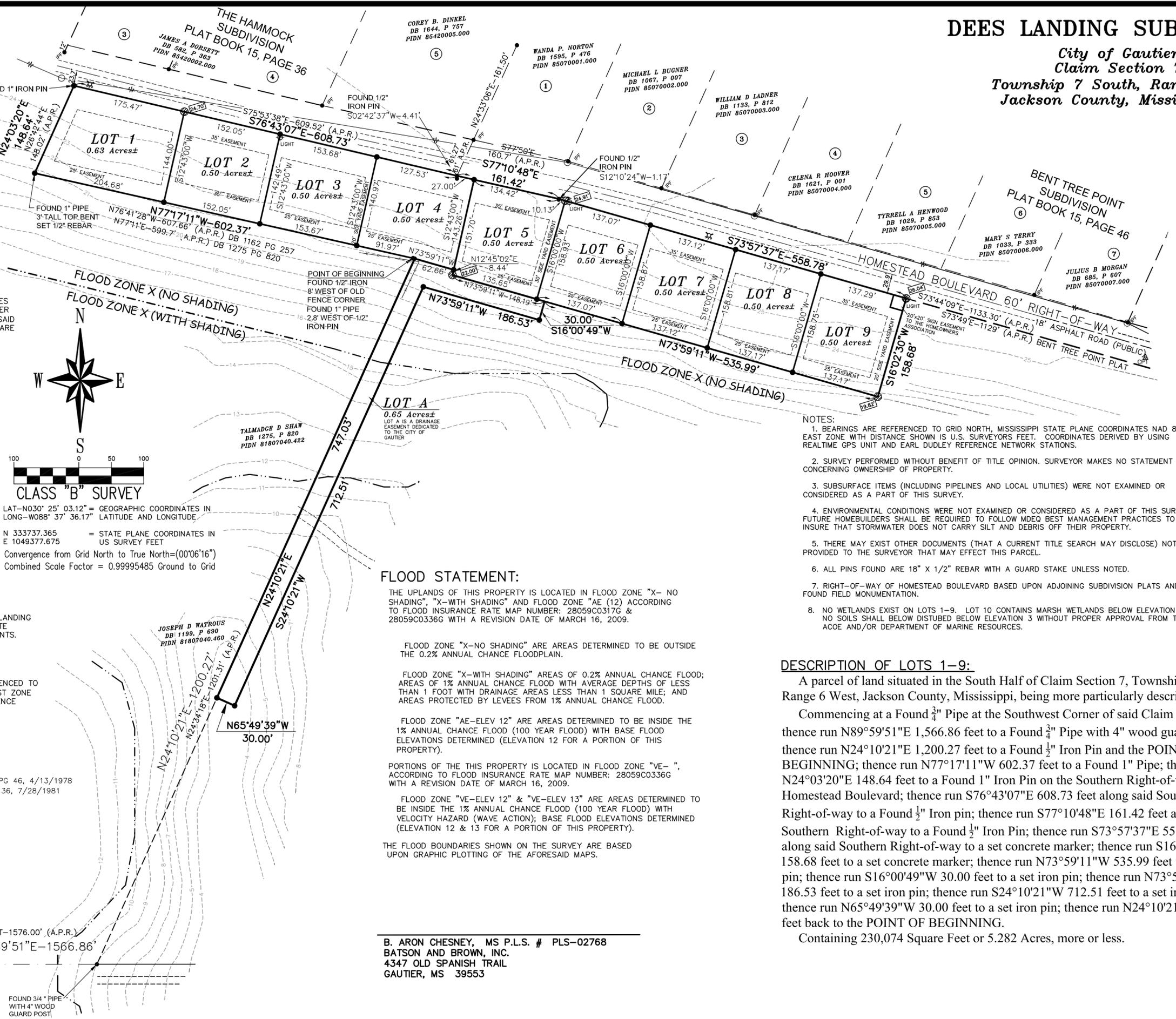
STATE PLANE COORDINATES ARE REFERENCED TO "GRID NORTH" NAD(83), MISSISSIPPI EAST ZONE TAKEN FROM EARL DUDLEY GPS REFERENCE STATION.

**REFERENCE MATERIAL**

1. BENT TREE POINT S/D PLAT PB 15 PG 46, 4/13/1978
2. THE HAMMOCK S/D PLAT PB 15 PG 36, 7/28/1981
3. DEED BOOK 1275 PAGE 820
4. DEED BOOK 1345 PAGE 602
5. AERIAL PHOTOGRAPH.
6. DELTA COMPUTER SYSTEM WEB SITE
7. JACKSON COUNTY GIS MAP
8. DEED BOOK 196 PAGE 211
9. DEED BOOK 1162 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



LAT-N03° 25' 03.12" = GEOGRAPHIC COORDINATES IN LONG-W088° 37' 36.17" LATITUDE AND LONGITUDE

N 333737.365 = STATE PLANE COORDINATES IN US SURVEY FEET  
E 1049377.675

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

**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: 28059C0317G & 28059C0336G WITH A REVISION DATE OF MARCH 16, 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 THIS PROPERTY IS LOCATED IN FLOOD ZONE "VE- ", ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER: 28059C0336G WITH A REVISION DATE OF MARCH 16, 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.

B. ARON CHESNEY, MS P.L.S. # PLS-02768  
BATSON AND BROWN, INC.  
4347 OLD SPANISH TRAIL  
GAUTIER, MS 39553

- 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. FUTURE HOMEBUILDERS SHALL BE REQUIRED TO FOLLOW MDEQ BEST MANAGEMENT PRACTICES TO INSURE THAT STORMWATER DOES NOT CARRY SILT AND DEBRIS OFF THEIR PROPERTY.
  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.
  8. NO WETLANDS EXIST ON LOTS 1-9. LOT 10 CONTAINS MARSH WETLANDS BELOW ELEVATION 3. NO SOILS SHALL BE DISTURBED BELOW ELEVATION 3 WITHOUT PROPER APPROVAL FROM THE ACOE AND/OR DEPARTMENT OF MARINE RESOURCES.

**DESCRIPTION OF LOTS 1-9:**

A parcel of land situated in the South Half of Claim 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 Claim Section 7; thence run N89°59'51"E 1,566.86 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 1/2" Iron Pin and the POINT OF BEGINNING; thence run N77°17'11"W 602.37 feet to a Found 1" Pipe; thence run N24°03'20"E 148.64 feet to a Found 1" Iron Pin on the Southern Right-of-way of Homestead Boulevard; thence run S76°43'07"E 608.73 feet along said Southern Right-of-way to a Found 1/2" Iron pin; thence run S77°10'48"E 161.42 feet along said Southern Right-of-way to a Found 1/2" Iron Pin; thence run S73°57'37"E 558.78 feet along said Southern Right-of-way to a set concrete marker; thence run S16°02'30"W 158.68 feet to a set concrete marker; thence run N73°59'11"W 535.99 feet to a set iron pin; thence run S16°00'49"W 30.00 feet to a set iron pin; thence run N73°59'11"W 186.53 feet to a set iron pin; thence run S24°10'21"W 712.51 feet to a set iron pin; thence run N65°49'39"W 30.00 feet to a set iron pin; thence run N24°10'21"E 747.03 feet back to the POINT OF BEGINNING.

Containing 230,074 Square Feet or 5.282 Acres, more or less.

# DEES LANDING SUBDIVISION

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

## CONTROL POINTS

POINT #	NORTHING	EASTING
CP#1	333315.1870	1051034.6000
CP#2	333221.6500	1051545.0700

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NOTE: ALL LOT CORNERS WERE SET AS INDICATED ABOVE, UNLESS NOTED OTHERWISE.

SEE SHEET 2 OF 3 FOR ZONING.

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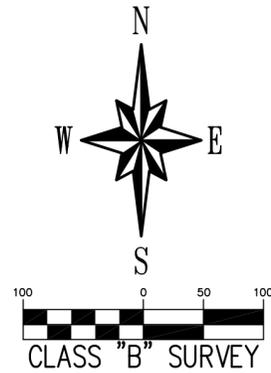
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**POINT OF COMMENCING**

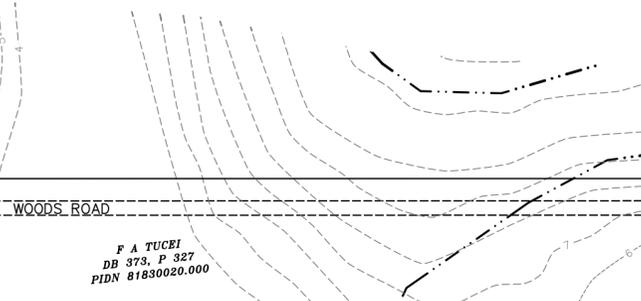
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EAST-1576.00' (A.P.R.)  
 N89°59'51"E-1566.86'

FOUND 3/4" PIPE WITH 3" PVC GUARD POST  
 T7S, R6W  
 T7S, R6W

FOUND 3/4" PIPE WITH 4" WOOD GUARD POST

B. ARON CHESNEY, MS P.L.S. # PLS-02768  
 BATSON AND BROWN, INC.  
 4347 OLD SPANISH TRAIL  
 GAUTIER, MS 39553



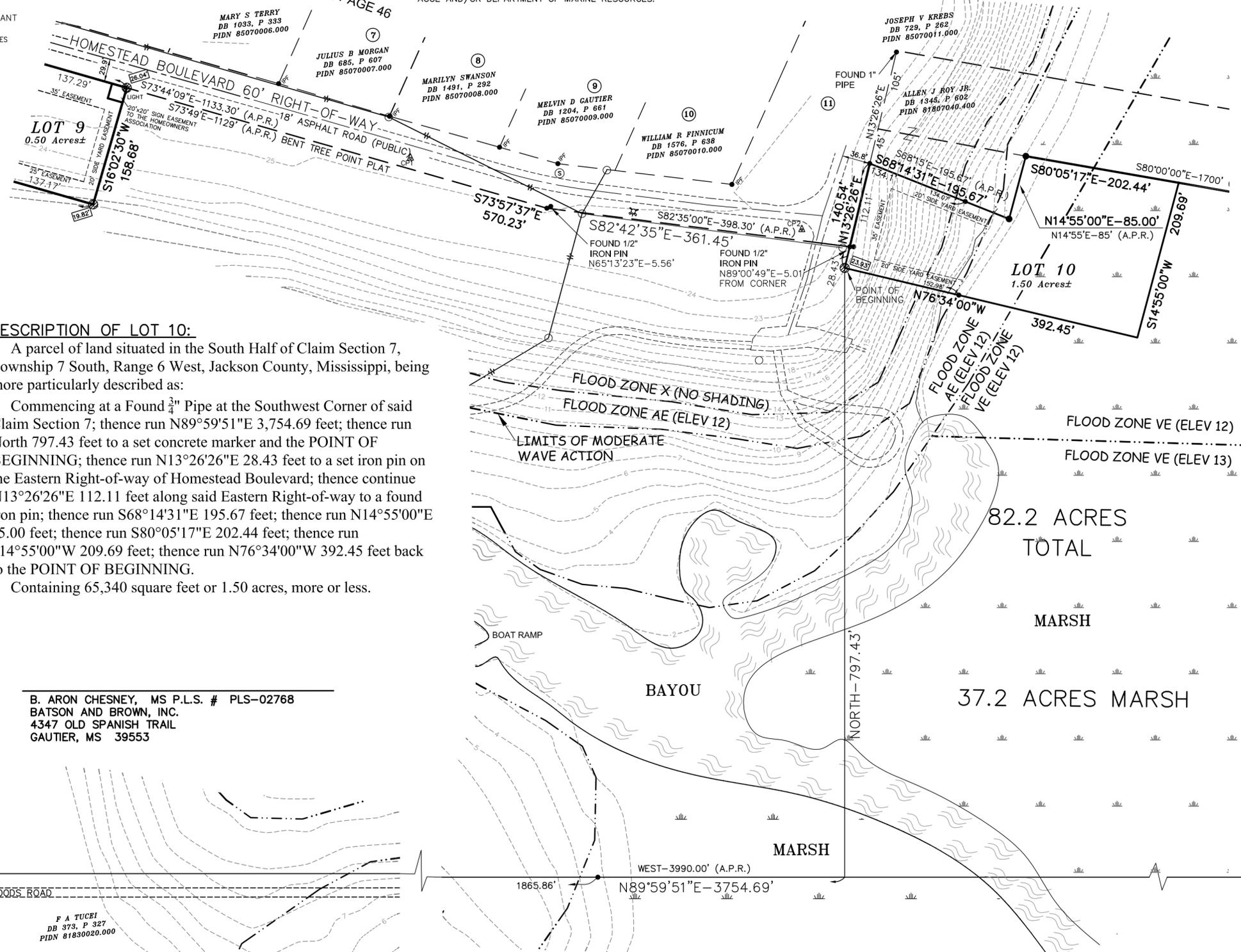
F A TUCCI  
 DB 373, P 327  
 PIDN 81830020.000

### DESCRIPTION OF LOT 10:

A parcel of land situated in the South Half of Claim 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 Claim Section 7; thence run N89°59'51"E 3,754.69 feet; thence run North 797.43 feet to a set concrete marker and the POINT OF BEGINNING; thence run N13°26'26"E 28.43 feet to a set iron pin on the Eastern Right-of-way of Homestead Boulevard; thence continue N13°26'26"E 112.11 feet along said Eastern Right-of-way to a found iron pin; thence run S68°14'31"E 195.67 feet; thence run N14°55'00"E 85.00 feet; thence run S80°05'17"E 202.44 feet; thence run S14°55'00"W 209.69 feet; thence run N76°34'00"W 392.45 feet back to the POINT OF BEGINNING.

Containing 65,340 square feet or 1.50 acres, more or less.



82.2 ACRES TOTAL  
 MARSH  
 37.2 ACRES MARSH

COVENANTS RECORDED DEED BOOK \_\_\_ PAGE \_\_\_ SHEET 3 OF 3

SCALE: 1" = 100'  
 DATE: 10/16/2014  
 DRAWN BY: TARRIN

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

PLAT BOOK \_\_\_ PAGE \_\_\_