

**CITY OF BILOXI
AGENDA ITEM
FACT SHEET**

Item No.: 4 F

Council Meeting Date: November 5, 2024

ITEM TITLE: RESOLUTION

INTRODUCED BY: Mayor Andrew "FoFo" Gilich

CONTACT PERSON: E. Michael Leonard, CAO *em*
 Jerry Creech, Director of Community Development

SUMMARY EXPLANATION:

Resolution granting Minor Subdivision Final Plat approval for a property site currently identified as three unaddressed parcels fronting Oleander Lane.

Ward 4, Case No 24-061, Kenneth Jones

Resolution Ordinance _____ Public Hearing _____ Routine Agenda _____

Exhibits for Review

Contract _____ Minutes _____ Plans/Maps _____ Deed _____ Lease _____

Other (Specify): proposed plat

Submittal Authorization: Council President _____ Mayor

STAFF RECOMMENDATION: Staff recommends approval

COUNCIL ACTION: Motion By: _____ Second By: _____

Vote:	Councilmember	Yes	No	AFR	ABST	Councilmember	Yes	No	AFR	ABST
	Lawrence	___	___	___	___	Tisdale	___	___	___	___
	Gines	___	___	___	___	Glavan	___	___	___	___
	Newman	___	___	___	___	Shoemaker	___	___	___	___
	McGilvary	___	___	___	___					

ACTION TAKEN:

RESOLUTION NO. _____

RESOLUTION GRANTING **MINOR SUBDIVISION FINAL PLAT** APPROVAL FOR A PROPERTY SITE CURRENTLY IDENTIFIED AS THREE UNADDRESSED PARCELS FRONTING OLEANDER LANE

WHEREAS, on October 2, 2024, an application was submitted by Kenneth Jones on behalf of KJGM Rentals, LLC, Case No. 24-061 (which Case Number has been assigned for recording purposes only) requesting **Minor Subdivision Final Plat** approval, for property zoned **RS-7.5 Medium-Density Single-Family Residential** and currently identified as three parcels addressed to Oleander Lane (Tax Parcel Nos. 1109I-01-003.000, 1109I-001-003.001 & 1109I-01-029.000); and

WHEREAS, it should be noted that the Director of Community Development has reviewed this request for a **Minor Subdivision Final Plat**, for the property site which presently involves 7.46 acres of land, dividing same into four (4) distinct lots of record – Lot “1” totaling ninety-nine one-hundredths of an acre (.99); Lot “2” totaling one and forty-nine one-hundredths acres (1.49); Lot “3” totaling one and forty-one one-hundredths acres (1.41); and Lot “4” totaling three and fifty-seven one-hundredths acres (3.57); and

WHEREAS, on October 2, 2024, the Director of Community Development recommended approval and determined that the four (4) resulting lots, as offered, will:

1. Comply with the applicable standards for **Minor Subdivisions**, as recited in Section 23-2-4(F)(2)c within the Biloxi Land Development Ordinance;
2. Are in accordance with other applicable standards outlined in the Land Development Ordinance; and

3. Meet all requirements for development approvals for this property and are consistent with all other applicable city regulations.

NOW, THEREFORE, BE IT RESOLVED, THAT THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, hereby accept the recommendation of the Director of Community Development and hereby approves the request for a **Minor Subdivision Final Plat**, for the property site which presently involves 7.46 acre of land, dividing same into four (4) distinct lots of record – Lot "1" totaling ninety-nine one-hundredths of an acre (.99); Lot "2" totaling one and forty-nine one-hundredths acres (1.49); Lot "3" totaling one and forty-one one-hundredths acres (1.41); and Lot "4" totaling three and fifty-seven one-hundredths acres (3.57), having determined that said **Minor Subdivision Final Plat** (as attached) is in compliance with all requirements of the Biloxi Land Development Ordinance relative to the platting of a Minor Subdivision, these four parcels are fully described as follows:

LOT "1"

A parcel of land being situated in the Northeast ¼ of the Northeast ¼ of Section 22, Township 7 South, Range 10 West, City of Biloxi, Second Judicial District of Harrison County, Mississippi and being more particularly described as follows:

Commencing at a found iron rod at the Southeast corner of Lot 65, The Oaks Subdivision Phase Three; thence run along the South line of said Lot 65 South 89 degrees 43 minutes 36 seconds West 131.45 feet to a found iron rod on the East right-of-way of Oleander Lane; thence run along said right-of-way South 00 degrees 12 minutes 21 seconds West 25.00 feet to a set iron rod, also being the Point of Beginning of Lot #1; thence run North 89 degrees 43 minutes 36 seconds East 106.48 feet to a set iron rod; thence run South 00 degrees 07 minutes 32 seconds West 56.39 feet to a set iron rod; thence run South 00 degrees 11 minutes 22 seconds East 242.15 feet to a set iron rod; thence run South 79 degrees 29 minutes 37 seconds West 146.54 feet to a set iron rod; thence run North 00 degrees 32 minutes 24 seconds West 269.51 feet to a set iron rod on the south right-of-way of Oleander Lane; thence run along said right-of-way North 89 degrees 27 minutes 36 seconds East 39.27 feet to a concrete monument at the Southeast corner of said right-of-way; thence run along said right-of-way North 00 degrees 12 minutes 21 seconds East 54.89 feet back to the Point of Beginning. Said Lot #1 contains 0.99 acres more or less. Said Lot #1 is subject to any existing easements and/or rights-of-way.

LOT "2"

A parcel of land being situated in the Northeast ¼ of the Northeast ¼ of Section 22, Township 7 South, Range 10 West, City of Biloxi, Second Judicial District of Harrison County, Mississippi and being more particularly described as follows:

Beginning at a found iron rod at the Southeast corner of Lot 65, The Oaks Subdivision Phase Three; thence run South 00 degrees 07 minutes 32 seconds West 81.50 feet to a found iron rod; thence run South 00 degrees 11 minutes 22 seconds East 554.43 feet to a found iron rod; thence run North 57 degrees 48 minutes 25 seconds West 363.36 feet to a set iron rod; thence run North 56 degrees 12 minutes 15 seconds East 165.31 feet to a set iron rod; thence run North 79 degrees 29 minutes 37 seconds East 146.54 feet to a set iron rod; thence run North 00 degrees 11 minutes 22 seconds West 242.15 feet to a set iron rod; thence run North 00 degrees 07 minutes 32 seconds East 56.39 feet to a set iron rod; thence run South 89 degrees 43 minutes 36 seconds West 106.48 feet to a set iron rod on the East right-of-way of Oleander Lane; thence run along said right-of-way North 00 degrees 12 minutes 21 seconds East 25.00 feet to a found iron rod at the Southwest corner of Lot 65, The Oaks Subdivision Phase Three; thence run along the South line of said Lot 65 North 89 degrees 43 minutes 36 seconds East 131.45 feet back to the Point of Beginning. Said Lot #2 contains 1.49 acres more or less. Said Lot #2 is subject to any existing easements and/or rights-of-way.

LOT "3"

A parcel of land being situated in the Northeast ¼ of the Northeast ¼ of Section 22, Township 7 South, Range 10 West, City of Biloxi, Second Judicial District of Harrison County, Mississippi and being more particularly described as follows:

Commencing at a found iron rod at the Southeast corner of Lot 65, The Oaks Subdivision Phase Three; thence run along the South line of said Lot 65 South 89 degrees 43 minutes 36 seconds West 131.45 feet to a found iron rod on the East right-of-way of Oleander Lane; thence run along said right-of-way South 00 degrees 12 minutes 21 seconds West 79.89 feet to a concrete monument at the Southeast corner of said right-of-way; thence run along said right-of-way South 89 degrees 27 minutes 36 seconds West 39.27 feet to a set iron rod, also being the Point of Beginning of Lot #3; thence run South 00 degrees 32 minutes 24 seconds East 269.51 feet to a set iron rod; thence run South 56 degrees 12 minutes 15 seconds West 165.31 feet to a set iron rod; thence run North 57 degrees 48 minutes 25 seconds West 130.20 feet to a found iron rod; thence run North 85 degrees 02 minutes 06 seconds West 15.00 feet to a set iron rod; thence run North 27 degrees 25 minutes 35 seconds East 326.44 feet to a set iron rod on the South margin of a 25 feet wide right-of-way (AKA West Ivy Hill Drive); thence run along said South margin North 89 degrees 27 minutes 36 seconds East 109.61 feet back to the Point of Beginning. Said Lot #3 contains 1.41 acres more or less. Said Lot #3 is subject to any existing easements and/or rights-of-way.

LOT "4"

A parcel of land being situated in the Northeast ¼ of the Northeast ¼ of Section 22, Township 7 South, Range 10 West, City of Biloxi, Second Judicial District of Harrison County, Mississippi and being more particularly described as follows:

Commencing at a found iron rod at the Southeast corner of Lot 65, The Oaks Subdivision Phase Three; thence run along the South line of said Lot 65 South 89 degrees 43 minutes 36 seconds West 131.45 feet to a found iron rod on the East right-of-way of Oleander Lane; thence run along said right-of-way South 00 degrees 12 minutes 21 seconds West 79.89 feet to a concrete monument at Southeast corner of said right-of-way; thence run along said right-of-way. South 89 degrees 27 minutes 36 seconds West 39.27 feet to a set iron rod; thence continue along said right-of-way. South 89 degrees 27 minutes 36 seconds West 109.61 feet to a set iron rod, also being the Point of Beginning of Lot #4; thence run South 27 degrees 25 minutes 35 seconds West 326.44 feet to a set iron rod; thence run North 85 degrees 02 minutes 06 seconds West 88.13 feet to a found iron rod; thence run North 84 degrees 41 minutes 13 seconds West 355.31 feet to a found iron rod; thence run North 00 degrees 55 minutes 12 seconds West 398.30 feet to a found iron rod at the Northeast corner of Lot 11, The Revision of Lots 3 Through 12, Sunkist Manor Subdivision, Unit 6-A; thence run South 88 degrees 18 minutes 59 seconds West 76.46 feet to a found iron rod at the Southeast corner of Lot 84, The Oaks Subdivision Phase Three; thence run North 53 degrees 19 minutes 08 seconds East 121.59 feet to a found iron rod at the Southwest corner of Lot 83, The Oaks Subdivision Phase Three; thence run along the Southerly line of said Subdivision South 45 degrees 02 minutes 36 seconds East 315.42 feet to a found iron rod; thence run North 90 degrees 00 minutes 00 seconds West 30.87 feet to a set iron rod; thence run South 43 degrees 59 minutes 48 seconds East 168.14 feet to a set iron rod; thence run North 41 degrees 48 minutes 01 second East 130.89 feet to a point not set, due to an oak tree; thence run North 89 degrees 21 minutes 30 seconds East 50.00 feet to a set iron rod; thence run North 00 degrees 37 minutes 00 seconds West 14.74 feet to a set iron rod; thence run North 89 degrees 20 minutes 13 seconds East 83.23 feet to a set iron rod; thence run North 01 degree 47 minutes 51 seconds West 10.11 feet to a set iron rod on the South margin of a 25 feet wide right-of-way (AKA West Ivy Hill Drive); thence run along said South margin North 89 degrees 27 minutes 36 seconds East 48.14 feet back to the Point of Beginning. Said Lot #4 contains 3.57 acres more or less. Said Lot #4 is subject to any existing easements and/or rights-of-way.

And also subject to a Utility Easement to The City of Biloxi, being situated in the Northeast ¼ of the Northeast ¼ of Section 22, Township 7 South, Range 10 West, City of Biloxi, Second Judicial District of Harrison County, Mississippi and being more particularly described as follows:

Beginning at a found iron rod at the Southwest corner of Lot 83, The Oaks Subdivision Phase Three; thence run along the Southerly line of said Subdivision South 45 degrees 02 minutes 36 seconds East 315.42 feet to a found iron rod; thence run North 90 degrees

00 minutes 00 seconds West 30.87 feet to a set iron rod; thence run South 43 degrees 59 minutes 48 seconds East 18.34 feet to a set iron rod; thence run North 90 degrees 00 minutes 00 seconds West 81.87 feet to a point not set due to landing in a swamp; thence run North 45 degrees 02 minutes 36 seconds West 203.40 feet to a point not set due to landing in a creek; thence run North 00 degrees 55 minutes 12 seconds West 21.96 feet to a found iron rod at the Northeast corner of Lot 11, The Revision of Lots 3 Through 12, Sunkist Manor Subdivision, Unit 6-A; thence run South 88 degrees 18 minutes 59 seconds West 76.46 feet to a found iron rod at the Southeast corner of Lot 84, The Oaks Subdivision Phase Three; thence run North 53 degrees 19 minutes 08 seconds East 121.59 back to the Point of Beginning.

For properties further described as land most nearly bounded by the following streets: situated to the North of Back Bay of Biloxi; to the South of and fronting to Oleander Lane; to the East of Baywood Drive; and to the West of Lively Lane.

.....A



Authorization for Filing Minor Subdivision Plat
 City of Biloxi Planning Division
Mailing Address: P.O. Box 508, Biloxi, MS 39530
 Office Location: 676 Dr. MLK Blvd.,
 Planning (228) 435-6266 Fax (228) 435-6188

TO BE COMPLETED BY APPLICANT

PREPARED BY NAME/ADDRESS: KJCM Rentals, LLC
Kenneth Jones - 919 2nd St., Gulfport, MS 39501

DATE:

10/3/24

A Minor Subdivision is a division of land other than an Exempt Subdivision where:

- A. No more than four residential lots or two nonresidential lots are created;
 - B. Each resulting lot fronts on an existing publicly maintained street;
 - C. Each resulting lot either has access to public water and sewer facilities (including taps for water and sewer service), if the city provides water or sewer service to the area, or has potential (by means of size and geological characteristics, or by access to existing facilities) for resolving all water access and sewage disposal issues;
 - D. No construction, expansion, or improvements of any public infrastructure other than sidewalks is required or involved; and
 - E. No dedication to the city of any public infrastructure or right-of-way is required or involved.
- Development of a Minor Subdivision requires approval of a Minor Subdivision Plat in accordance Section 23-2-4(F)(4), Minor Subdivision, and approval of a Final Plat in accordance with Section 23-2-4(F)(7), Final Plat.

PROPERTY INFORMATION:

Present Zoning Classification:

Name of Rightful Owner(s): KJCM Rentals, LLC Name of Applicant (if different than Owner)

Address of Property:

0 Oleander Lane

Flood Zone

X, X500, AE, 1 VE

Ward

Parcel # 1109101029000 Parcel # 1109101003001

Parcel # 1109101003000

Mailing Address of Property Owner:

919 2nd St.

Mailing Address of Applicant (if different than Owner):

City: Gulfport

State: MS

Zip: 39501

County: Harrison

Telephone: (228) - 596-4471

Property is most nearly bounded by what streets?

North

Oleander Ln.

South

East

West

AUTHORIZATION TO FILE MINOR SUBDIVISION PLAT

Signature of Rightful Owner(s)

[Handwritten Signature]

Signature of Rightful Owner(s)

Notary Signature
 CARYLE D. LENA

Commission Expires
 Sept. 12, 2025

Notary Signature
 (Seal)

Director of Community Development

[Handwritten Signature] 10/2/24

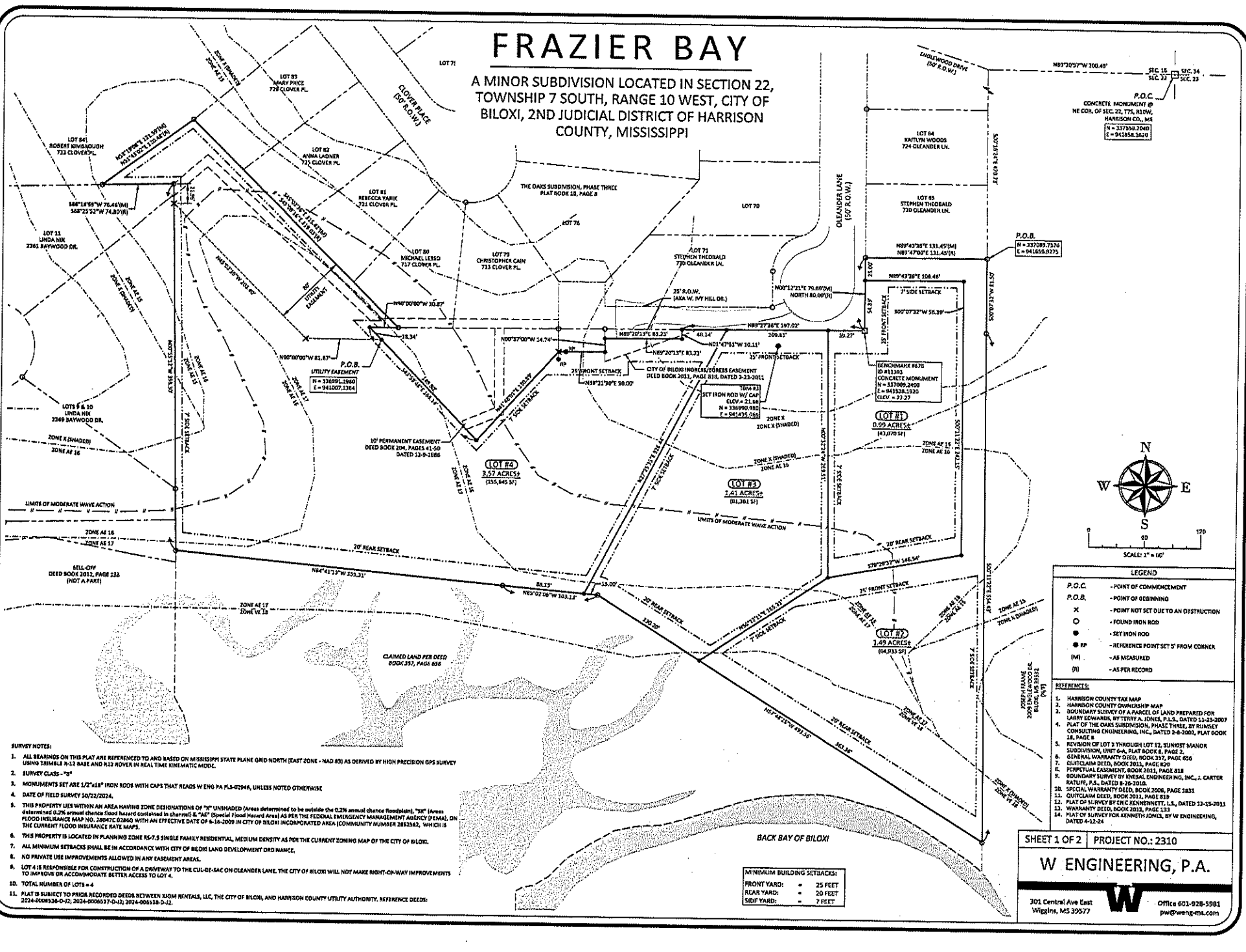
10/2/24
 Date

Notary Signature
 (Seal)
 CARYLE D. LENA

Commission Expires
 Sept. 12, 2025

FRAZIER BAY

A MINOR SUBDIVISION LOCATED IN SECTION 22,
TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF
BILOXI, 2ND JUDICIAL DISTRICT OF HARRISON
COUNTY, MISSISSIPPI

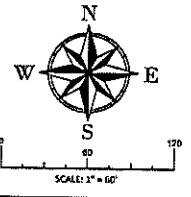


P.O.C.
CONCRETE MONUMENT @
NE COR. OF SEC. 22, T7S, R10W,
HARRISON CO., MS
N = 23789.7040
E = 941858.1220

P.O.B.
N = 33709.7370
E = 941655.9273

P.O.B.
N = 33695.1960
E = 941007.1384

BENCHMARK #578
@ #1393
CONCRETE MONUMENT
N = 33709.2400
E = 941329.1210
ELEV. = 22.27'



LEGEND	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
X	POINT NOT SET DUE TO AN OBSTRUCTION
○	FOUND IRON ROD
●	SET IRON ROD
⊙	REFERENCE POINT SET 5' FROM CORNER
(M)	AS MEASURED
(R)	AS PER RECORD

- REFERENCES:
- HARRISON COUNTY TAX MAP
 - HARRISON COUNTY OWNERSHIP MAP
 - BOUNDARY SURVEY OF A PARCEL OF LAND PREPARED FOR LARRY EDWARDS, BY TERRY A. JONES, P.L.S., DATED 11-25-2007
 - PLAN OF THE OAKS SUBDIVISION, PHASE THREE, BY RUSKEY CONSULTING ENGINEERING, INC., DATED 2-8-2003, PLAT BOOK 28, PAGE 8
 - REVISION OF LOT 3 THROUGH LOT 13, SUNRISE MANOR SUBDIVISION, UNIT 6-A, PLAT BOOK 8, PAGE 2
 - GENERAL WARRANTY DEED, BOOK 337, PAGE 856
 - QUITCLAIM DEED, BOOK 303, PAGE 829
 - PERPETUAL EASEMENT, BOOK 2013, PAGE 818
 - BOUNDARY SURVEY BY SNEAL ENGINEERING, INC., A. CARTER RATLIFF, P.S., DATED 8-26-2010
 - SPECIAL WARRANTY DEED, BOOK 2006, PAGE 1831
 - QUITCLAIM DEED, BOOK 303, PAGE 819
 - PLAN OF SURVEY BY ERIC KENNEDY, L.L.S., DATED 12-15-2011
 - WARRANTY DEED, BOOK 302, PAGE 133
 - PLAN OF SURVEY FOR KENNETH JONES, BY W ENGINEERING, DATED 4-12-24

- SURVEY NOTES:
- ALL BEARINGS ON THIS PLAN ARE REFERENCED TO AND BASED ON MISSISSIPPI STATE PLANE GRID NORTH (EAST ZONE - NAD 83) AS DERIVED BY HIGH PRECISION GPS SURVEY USING TRIMBLE R-12 BASE AND R2S ROVER IN REAL TIME KINEMATIC MODE.
 - SURVEY CLASS - "M"
 - MONUMENTS SET ARE 1/2" x 1/8" IRON RODS WITH CAPS THAT READS W ENO PA PL-8-0294, UNLESS NOTED OTHERWISE
 - DATE OF FIELD SURVEY 10/22/2024
 - THIS PROPERTY LIES WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "M" UNSHADED (Area determined to be outside the 0.2% annual chance floodplain), "M" (Area determined 0.2% annual chance flood hazard contained in channel) & "AE" (Special Flood Hazard Area) AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE MAP NO. 26047C 02860 WITH AN EFFECTIVE DATE OF 6-18-2009 IN CITY OF BILOXI INCORPORATED AREA (COMMUNITY NUMBER 282382, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS.
 - THIS PROPERTY IS LOCATED IN PLANNING ZONE RS-7.5 SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY AS PER THE CURRENT ZONING MAP OF THE CITY OF BILOXI.
 - ALL MINIMUM SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BILOXI LAND DEVELOPMENT ORDINANCE.
 - NO PRIVATE USE IMPROVEMENTS ALLOWED IN ANY EASEMENT AREAS.
 - LOT 4 IS RESPONSIBLE FOR CONSTRUCTION OF A DRIVEWAY TO THE CUL-DE-SAC ON CLEANDER LANE. THE CITY OF BILOXI WILL NOT MAKE RIGHT-OF-WAY IMPROVEMENTS TO IMPROVE OR ACCOMMODATE BETTER ACCESS TO LOT 4.
 - TOTAL NUMBER OF LOTS = 4
 - PLAN IS SUBJECT TO PRIOR RECORDED DEEDS BETWEEN KUM RENTALS, LLC, THE CITY OF BILOXI, AND HARRISON COUNTY UTILITY AUTHORITY. REFERENCE DEEDS: 2024-000036-0-01; 2024-000037-0-01; 2024-000038-0-1.

MINIMUM BUILDING SETBACKS:	
FRONT YARD:	= 25 FEET
REAR YARD:	= 20 FEET
SIDE YARD:	= 7 FEET

SHEET 1 OF 2 PROJECT NO.: 2310

W ENGINEERING, P.A.

301 Central Ave East
Wiggins, MS 39377

Office 601-928-5981
pw@weng-mi.com

FRAZIER BAY

A MINOR SUBDIVISION LOCATED IN SECTION 22,
TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF
BILOXI, 2ND JUDICIAL DISTRICT OF HARRISON
COUNTY, MISSISSIPPI

LEGAL DESCRIPTION:

A parcel of land being situated in the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 7 South, Range 10 West, City of Biloxi, Second Judicial District of Harrison County, Mississippi and being more particularly described as follows:
Commencing at a found concrete monument at the Northeast corner of Section 22, T7S, R10W, Harrison Co, MS; thence run North 89 degrees 20 minutes 57 seconds East 200.49 feet to a found iron rod at the Northeast corner of Lot 60, The Oaks Subdivision Phase Three; thence run along the East line of said Subdivision South 00 degrees 18 minutes 24 seconds East 470.75 feet to a found iron rod, also being the Point of Beginning; thence run South 00 degrees 07 minutes 32 seconds West 81.30 feet to a found iron rod; thence run South 00 degrees 11 minutes 22 seconds East 394.43 feet to a found iron rod on the approximate edge of the Back Bay of Biloxi; thence run along said edge of the Back Bay of Biloxi as follows: North 37 degrees 44 minutes 25 seconds West 493.38 feet to a found iron rod; thence North 03 degrees 02 minutes 08 seconds West 305.13 feet to a found iron rod; thence North 04 degrees 41 minutes 33 seconds West 395.21 feet to a found iron rod; thence North 03 degrees 18 minutes 25 seconds East 348.30 feet to a found iron rod at the Northeast corner of Lot 11, The Revision of Lots 3 Through 23, Sunlit Manor Subdivision, Unit 1-A; thence run South 88 degrees 18 minutes 59 seconds West 78.46 feet to a found iron rod at the Southwest corner of Lot 84, The Oaks Subdivision Phase Three; thence run North 83 degrees 10 minutes 08 seconds East 123.59 feet to a found iron rod at the Southwest corner of Lot 65, said Subdivision; thence run along the Southwesterly line of said Subdivision South 45 degrees 02 minutes 56 seconds East 315.43 feet to a found iron rod; thence run North 89 degrees 00 minutes 00 seconds West 30.87 feet to a set iron rod; thence run South 43 degrees 59 minutes 48 seconds East 116.54 feet to a set iron rod; thence run North 41 degrees 46 minutes 01 second East 130.89 feet to a point not set, due to an oak tree; thence run North 89 degrees 21 minutes 20 seconds East 50.00 feet to a set iron rod on the South right-of-way North 00 degrees 13 minutes 00 seconds West 14.74 feet to a set iron rod; thence run North 89 degrees 20 minutes 13 seconds East 83.13 feet to a set iron rod; thence run North 21 degrees 47 minutes 51 seconds West 10.11 feet to a set iron rod; thence run along said East right-of-way North 00 degrees 13 minutes 21 seconds East 78.89 feet to a found iron rod at the Southwest corner of Lot 65, The Oaks Subdivision, Phase Three; thence run along the South line of said Lot 65 North 89 degrees 43 minutes 36 seconds East 131.49 feet back to the Point of Beginning.

Said parcel contains 7.49 some more or less.
Said parcel is subject to any existing easements and/or rights-in-lieu.
And also subject to a Utility Easement to The City of Biloxi, being situated in the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 7 South, Range 10 West, City of Biloxi, Second Judicial District of Harrison County, Mississippi and being more particularly described as follows:

Commencing at a found concrete monument at the Northeast corner of Section 22, T7S, R10W, Harrison Co, MS; thence run North 89 degrees 20 minutes 57 seconds East 200.49 feet to a found iron rod at the Northeast corner of Lot 60 of The Oaks Subdivision Phase Three; thence run along the East line of said Subdivision South 00 degrees 18 minutes 24 seconds East 470.75 feet to a found iron rod at the Southwest corner of Lot 65 of said Subdivision; thence run along the South line of said Lot 65 South 89 degrees 43 minutes 36 seconds West 131.49 feet to a found iron rod at the Southwest corner of said Lot 65 and on the East right-of-way line South 00 degrees 12 minutes 21 seconds West 70.89 feet to a concrete monument on the South line of said Oaks Subdivision Phase Three; thence run along said South line South 00 degrees 27 minutes 36 seconds West 187.02 feet to a set iron rod; thence run South 01 degree 47 minutes 51 seconds East 123.11 feet to a set iron rod; thence run South 89 degrees 20 minutes 13 seconds West 83.13 feet to a set iron rod; thence run South 00 degrees 27 minutes 00 seconds East 14.74 feet to a set iron rod; thence run South 89 degrees 21 minutes 20 seconds West 54.00 feet to a point not set due to an oak tree; thence run South 43 degrees 58 minutes 48 seconds East 116.54 feet to a set iron rod; thence run North 41 degrees 46 minutes 01 second West 130.89 feet to a set iron rod, also being the point of beginning of the Easement; thence run North 89 degrees 20 minutes 13 seconds West 83.13 feet to a point not set due to an oak tree; thence run North 89 degrees 20 minutes 13 seconds West 14.74 feet to a set iron rod; thence run North 21 degrees 47 minutes 51 seconds West 10.11 feet to a found iron rod at the Southwest corner of Lot 65, The Oaks Subdivision Phase Three; thence run North 89 degrees 19 minutes 09 seconds East 21.39 feet to a found iron rod at the Southwest corner of Lot 65, said Subdivision; thence run along the Southwesterly line of said Subdivision South 45 degrees 02 minutes 56 seconds East 315.43 feet to a found iron rod; thence run North 89 degrees 00 minutes 00 seconds West 30.87 feet to a set iron rod; thence run South 43 degrees 59 minutes 48 seconds East 116.54 feet back to the Point of Beginning.



VICINITY MAP
SCALE: 1" = 1000'

OWNER'S CERTIFICATE AND DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DECLARES THIS TO BE A CORRECT PLAT OF THE FRAZIER BAY SUBDIVISION, AND THAT SAID OWNER HEREBY DEDICATES THE UTILITIES AND EASEMENTS UNTO THE CITY OF BILOXI, SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, FOR THE PUBLIC USE FOREVER.

WITNESS MY SIGNATURE THIS _____ DAY OF _____, 2024.

KJGM RENTALS, LLC

BY: _____ TITLE: _____
NAME

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI, COUNTY OF HARRISON
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 2024, WITHIN MY JURISDICTION, THE WITHIN NAMED _____ WHO ACKNOWLEDGED TO ME THAT HE/SHE IS AN AUTHORIZED AGENT OF KJGM RENTALS, LLC, A LIMITED LIABILITY COMPANY, AND AS THE ACT AND DEED OF SAID COMPANY, HE/SHE EXECUTED AND DELIVERED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID LIMITED LIABILITY COMPANY TO DO SO.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI BY ORDER DULY ADOPTED ON THE _____ DAY OF _____, 20____, AND ENTERED IN THE OFFICIAL MINUTES OF THE CITY OF BILOXI IN MINUTE BOOK _____ ON PAGE _____ CITY OF BILOXI

BY: _____ DATE OF EXECUTION _____
MAYOR

BY: _____ DATE OF EXECUTION _____
PRESIDENT OF CITY COUNCIL

BY: _____ DATE OF EXECUTION _____
MUNICIPAL CLERK

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE BILOXI SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A FINAL SUBDIVISION PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF THE SAID RULES AND REGULATIONS.
BILOXI PLANNING COMMISSION

BY: _____ DATE OF EXECUTION _____
DIRECTOR OF COMMUNITY DEVELOPMENT

SURVEYOR'S CERTIFICATE

I HOLLIS S. "PETE" WILLIAMS, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

WITNESS MY SIGNATURE AND SEAL THIS _____ DAY OF _____, 20____.

HOLLIS S. "PETE" WILLIAMS, PLS NO. 2948

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THE ORIGINAL PLAT WITH THIS DUPLICATE PLAT OF THE FRAZIER BAY SUBDIVISION, AND FIND THE SAME TO BE AN EXACT DUPLICATE THEREOF.

WITNESS OUR SIGNATURES THIS _____ DAY OF _____, 20____.

DEPUTY CLERK

HOLLIS S. "PETE" WILLIAMS PLS NO. 2948

RECORDING CERTIFICATE

FILED AND RECORDED IN DUPLICATE IN THE RECORD OF PLATS OF HARRISON COUNTY, MISSISSIPPI, IN PLAT BOOK _____ ON PAGE _____, ON THIS _____ DAY OF _____, 20____.

CHANCERY CLERK

BY: _____ DEPUTY CLERK

SHEET 2 OF 2 PROJECT NO.: 2310

W ENGINEERING, P.A.
301 Central Ave East
Wiggins, MS 39577
Office 601-928-5981
pw@weng-ms.com