

**CITY OF BILOXI
AGENDA ITEM
FACT SHEET**

Item No.: 4 C

Council Meeting Date: February 4, 2025

ITEM TITLE: RESOLUTION

INTRODUCED BY: Mayor Andrew "FoFo" Gilich

CONTACT PERSON: E. Michael Leonard, CAO *ELL*

Jerry Creech *JC* Director of Community Development

SUMMARY EXPLANATION:

Resolution to grant FINAL Subdivision Plat approval for a twenty-seven (27) lot commercial subdivision development with two common areas titled as Bayside Luxury Garage Condominiums, for property presently identified as 458 Back Bay Boulevard.

Ward 1, Case No. 24-058-PC, Steven Cartyer-Gutierrez

Resolution Ordinance Public Hearing Routine Agenda

Exhibits for Review

Contract Minutes Plans/Maps Deed Lease

Other (Specify): application, letter requesting final plat, Letter from engineering

Submittal Authorization: Council President Mayor

STAFF RECOMMENDATION: Staff recommends approval

COUNCIL ACTION: Motion By: Glavan Second By: McGilvary

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

ACTION TAKEN: Tabled subject to call on January 23, 2025

RESOLUTION NO. _____

RESOLUTION TO GRANT **FINAL SUBDIVISION PLAT** APPROVAL FOR A TWENTY-SEVEN (27) LOT COMMERCIAL SUBDIVISION DEVELOPMENT WITH TWO COMMONS AREAS - TITLED AS BAYSIDE LUXURY GARAGE CONDOMINIUMS, FOR PROPERTY PRESENTLY IDENTIFIED AS 458 BACK BAY BOULEVARD

WHEREAS, on Thursday, October 17, 2024, the Biloxi Planning Commission held a public hearing in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, 676 Dr. Martin Luther King, Jr. Boulevard, Biloxi, Mississippi, to hear Case No. 24-058-PC, Steven Carter-Gutierrez (owner) and Nick Gant (applicant), a request for **Preliminary Subdivision Plat** approval; and

WHEREAS, the Planning Commission members were apprised of the particulars of the case, being made cognizant of the fact Steven Carter-Gutierrez (owner) and Nick Gant (applicant), had requested **Preliminary Subdivision** that proposes twenty-seven (27) lots of which will be boat and RV Condos; and (2) common areas within this Phase I, known as Bayside Luxury Garage Condominiums, upon several parcels totaling six and twenty-nine one-hundredths acres (6.29) (more or less) in size, presently zoned **WF-Waterfront**, and identified as 458 Back Bay Boulevard (Tax Parcel Nos. 1410B-02-002.000, 1410B-02-003.000, 1410G-01-004.001, & 1410G-01-009.000); and

WHEREAS, on October 17, 2024, the Biloxi Planning Commission, upon careful reflection of the particulars of this case, voted 11-0, to recommend approval of this request for **Preliminary Subdivision Plat** that proposes twenty-seven (27) lots of which will be boat and RV Condos; and (2) common area which common area "A" will be maintained by a POA, along with access drives, known as Bayside Luxury Garage Condominiums (previously referred to as Bayside Boat and RV Storage Facility), upon several parcels totaling six and twenty-nine one-hundredths acres

(6.29) (more or less) in size, presently zoned **WF-Waterfront**, and identified as 458 Back Bay Boulevard (Tax Parcel Nos. 1410B-02-002.000, 1410B-02-003.000, 1410G-01-004.001, & 1410G-01-009.000); and

WHEREAS, on January 9, 2025, Steven Carter-Gutierrez (owner) and Nick Gant (applicant), submitted a request for **Final Subdivision Plat** for this first phase of the Bayside Luxury Garage Condominiums; and

WHEREAS, the submitted **Final Subdivision Plat** containing twenty-seven (27) lots and two (2) common areas has been found to conform to all appropriate platting requirements and procedures, as outlined in the City of Biloxi Land Development Ordinance. As determined by the City Engineering Department, no Public Improvements Bond or Maintenance Bond is required (See letter attached hereto and labeled Exhibit "A").

NOW, THEREFORE, BE IT RESOLVED, THAT THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, hereby accepts the recommendation of the City Engineering Department and approves the requested **Final Subdivision Plat** for this first phase which includes twenty-seven (27) lots of which will be boat and RV Condos; and (2) common areas, which common area "A" will be maintained by a POA, along with access drives, known as Bayside Luxury Garage Condominiums, upon several parcels totaling six and twenty-nine one-hundredths acres (6.29) (more or less) in size, and identified as 458 Back Bay Boulevard (Tax Parcel Nos. 1410B-02-002.000, 1410B-02-003.000, 1410G-01-004.001, & 1410G-01-009.000), having determined that Bayside Luxury Garage Condominiums, as submitted, has been found to be in the best interests of the City of Biloxi, and having further determined said **Final Subdivision Plat** to be in compliance with all requirements of the Land Development Ordinance.

.....A

RESOLUTION NO. _____

RESOLUTION CALLING FOR A PUBLIC HEARING WITH RESPECT TO THE REQUEST FOR **FINAL SUBDIVISION PLAT** APPROVAL FOR A TWENTY-SEVEN (27) LOT COMMERCIAL SUBDIVISION DEVELOPMENT WITH TWO COMMONS AREAS - TITLED AS BAYSIDE LUXURY GARAGE CONDOMINIUMS, FOR PROPERTY PRESENTLY IDENTIFIED AS 458 BACK BAY BOULEVARD

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WHEREAS, the Planning Commission members were apprised of the particulars of the case, being made cognizant of the fact Steven Carter-Gutierrez (owner) and Nick Gant (applicant), had requested Preliminary Subdivision that proposes twenty-seven (27) lots of which will be boat and RV Condos; and (2) common areas within this Phase I, known as Bayside Luxury Garage Condominiums, upon several parcels totaling six and twenty-nine one-hundredths acres (6.29) (more or less) in size, presently zoned WF-Waterfront, and identified as 458 Back Bay Boulevard (Tax Parcel Nos. 1410B-02-002.000, 1410B-02-003.000, 1410G-01-004.001, & 1410G-01-009.000); and

WHEREAS, on October 17, 2024, the Biloxi Planning Commission, upon careful reflection of the particulars of this case, voted 11-0, to recommend approval of this request for Preliminary Subdivision Plat that proposes twenty-seven (27) lots of which will be boat and RV Condos; and (2) common area which common area "A" will be maintained by a POA, along with access drives, known as Bayside Luxury Garage Condominiums (previously referred to as Bayside Boat and RV Storage Facility), upon several parcels totaling six and twenty-nine one-hundredths acres (6.29) (more or less) in size, presently zoned WF-Waterfront, and identified as 458 Back Bay Boulevard (Tax Parcel Nos. 1410B-

02-002.000, 1410B-02-003.000, 1410G-01-004.001, & 1410G-01-009.000); and

WHEREAS, on January 9, 2025, Steven Carter-Gutierrez (owner) and Nick Gant (applicant), submitted a request for Final Subdivision Plat for this first phase of the Bayside Luxury Garage Condominiums; and

WHEREAS, the submitted Final Subdivision Plat containing twenty-seven (27) lots and two (2) common areas has been found to conform to all appropriate platting requirements and procedures, as outlined in the City of Biloxi Land Development Ordinance. As determined by the City Engineering Department, no Public Improvements Bond or Maintenance Bond is required (See letter attached hereto and labeled Exhibit "A").

WHEREAS, the City Council of the City of Biloxi, Mississippi, has given the Planning Commission's recommendation full consideration and has determined that this is a matter of general public concern and, being so, it is in the best interest of the community to hold a public hearing on the matter before the City Council.

NOW, THEREFORE, BE IT RESOLVED, THAT THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, will conduct a public hearing in reference to Case No. 24-058-PC, Steven Carter-Gutierrez (owner) and Nick Gant (applicant) on a date to be set and in accordance with all requirements as prescribed by the City of Biloxi's Land Development Ordinance governing the conduct of public hearings.

..... B

RESOLUTION NO. _____

RESOLUTION TO DENY **FINAL SUBDIVISION PLAT** APPROVAL FOR A TWENTY-SEVEN (27) LOT COMMERCIAL SUBDIVISION DEVELOPMENT WITH TWO COMMONS AREAS - TITLED AS BAYSIDE LUXURY GARAGE CONDOMINIUMS, FOR PROPERTY PRESENTLY IDENTIFIED AS 458 BACK BAY BOULEVARD

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WHEREAS, the Planning Commission members were apprised of the particulars of the case, being made cognizant of the fact Steven Carter-Gutierrez (owner) and Nick Gant (applicant), had requested Preliminary Subdivision that proposes twenty-seven (27) lots of which will be boat and RV Condos; and (2) common areas within this Phase I, known as Bayside Luxury Garage Condominiums, upon several parcels totaling six and twenty-nine one-hundredths acres (6.29) (more or less) in size, presently zoned WF-Waterfront, and identified as 458 Back Bay Boulevard (Tax Parcel Nos. 1410B-02-002.000, 1410B-02-003.000, 1410G-01-004.001, & 1410G-01-009.000); and

WHEREAS, on October 17, 2024, the Biloxi Planning Commission, upon careful reflection of the particulars of this case, voted 11-0, to recommend approval of this request for Preliminary Subdivision Plat that proposes twenty-seven (27) lots of which will be boat and RV Condos; and (2) common area which common area "A" will be maintained by a POA, along with access drives, known as Bayside Luxury Garage Condominiums (previously referred to as Bayside Boat and RV Storage Facility), upon several parcels totaling six and twenty-nine one-hundredths acres (6.29) (more or less) in size, presently

zoned WF-Waterfront, and identified as 458 Back Bay Boulevard (Tax Parcel Nos. 1410B-02-002.000, 1410B-02-003.000, 1410G-01-004.001, & 1410G-01-009.000); and

WHEREAS, on January 9, 2025, Steven Carter-Gutierrez (owner) and Nick Gant (applicant), submitted a request for Final Subdivision Plat for this first phase of the Bayside Luxury Garage Condominiums; and

WHEREAS, the submitted Final Subdivision Plat containing twenty-seven (27) lots and two (2) common areas has been found to conform to all appropriate platting requirements and procedures, as outlined in the City of Biloxi Land Development Ordinance. As determined by the City Engineering Department, no Public Improvements Bond or Maintenance Bond is required (See letter attached hereto and labeled Exhibit "A").

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, that having given this request full consideration, hereby rejects and denies the requested **Final Subdivision Plat** for Bayside Luxury Garage Condominiums for land comprising six and twenty-nine one-hundredths acre (6.29) (more or less) in size, presently identified as 458 Back Bay Boulevard (Tax Parcel Nos. 1410B-02-002.000, 1410B-02-003.000, 1410G-01-004.001, & 1410G-01-009.000) Case No. 24-058-PC, Steven Carter-Gutierrez (owner) and Nick Gant (applicant), based upon a determination that this subdivision is not in full compliance with all requirements of the Land Development Ordinance, as requested for final acceptance and recording of said plat.

..... C

January 6, 2025

City of Biloxi
Planning Division
P.O. Box 508
676 Dr. MLK Boulevard
Biloxi, MS 39530

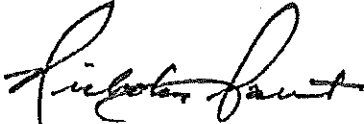
**RE: Application for Final Plat
Bayside Luxury Garage Condominiums
Ward 1, Biloxi, Harrison County, Mississippi**

To Whom It May Concern:

On behalf of Gutierrez, LLC (Steven Carter steven.carter4@icloud.com), we formally request Final Plat for Tax Parcel Nos. 1410B-02-002.000, 1410G-01-01-004.001, 1410B-02-003.000, and 1410G-01-09.000. Please find the attached with this request:

- Application for Final Plat
- Letter of Approval from City Engineer
- Final Plat

Sincerely,



Nick Gant, PE
Project Engineer



APPLICATION FOR FINAL PLAT
 Community Development Department
 Planning Division
 Mailing Address: P.O. Box 508, Biloxi, MS 39530
 Office Location: 676 Dr. MLK Blvd.,
 Planning (228) 435-0266 Fax (228) 435-6188

Case No. 24037

12/11/2024

1

Date Submitted

Ward Number

Tax Parcel Number(s): 1410B-02-003000

1410G-01-01-004.001

1410B-02-003000

1410G-01-01-004.001

Bayside Luxury Garage Condominiums

29

Name of Subdivision

Number of lots in Subdivision

Is this a phased subdivision? Yes No

1
Phase (if applicable)

29
No. of lots in this phase

Letter of Approval from City Engineer Attached. Yes No

Maintenance Bond (if applicable) Yes No

Copy proposed Final Plat attached. Yes No

Steven Carter - Gutierrez, LLC

Nick Gant - Brown, Mitchell & Alexander, Inc.

Name of Rightful Owner

Name of Applicant

109 Surgeres Place

131 Rue Magnolia

Mailing Address (If different)

Mailing Address (If different)

Ocean Springs, MS 39564

Biloxi, MS 39530

City, State and Zip Code

City, State and Zip Code

() (228) 218-4636
Home Phone Office Phone

() (228) 436-7612
Home Phone Office Phone

() steven.carter4@icloud.c
Fax Number e-mail address

() nick@bmaengineers.co
Fax Number e-mail address

[Signature]
Signature of Rightful Owner

[Signature]
Signature of Applicant

Melissa Hill
Notary Public
Commission Expires March 20, 2028
WILSON COUNTY

Angela Shaw
Notary Public
Commission Expires Feb. 21, 2025
WILSON COUNTY

If so no other applicant needs to be notified concerning this case, please note name(s), address, phone numbers and e-mail address(es) below:

Office Use Only

DATE RECEIVED: _____ PRELIMINARY SUBDIVISION CASE NO.: _____
 FEE RECEIVED: _____ RECEIPT NUMBER: _____
 PLAT REVIEWED BY: _____ CITY COUNCIL AGENDA DATE: _____

Engineering Department
Christy LeBatard, P.E., Director



214-A Delauney Street
P. O. Box 429
Biloxi, Mississippi 39533
Office: 228.435.6269
Fax: 228.435.6179
www.biloxi.ms.us

Memorandum

To: Jerry Creel
Community Development Director

From: Christy LeBatard, P.E. *CL*
Director of Engineering

Re: Bayside Luxury Boat RV – Back Bay Blvd. DRC No. 22-067

Date: December 6, 2024

The final plat for the above referenced development has been reviewed. There are existing water and sewer utilities to serve this development and no utilities or right-of-way will be dedicated to the city therefore, no Public Improvements Bond or Maintenance Bond is required. The Engineering department recommends City County approval of the final plat.

cc: File

Exhibit "A"

FINAL PLAT OF

BAYSIDE LUXURY GARAGE CONDOMINIUMS PHASE I

BEING A CONDOMINIUM DEVELOPMENT SITUATED IN THE CITY OF BILOXI,
SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI
PART OF BILOXI SECTION BLOCK 66, BILOXI, HARRISON COUNTY SECOND
JUDICIAL DISTRICT, MISSISSIPPI

LENDERS CERTIFICATION AND DEDICATION:

AS LENDER, _____ DOES HEREBY AGREE, CONSENT, AND JOIN IN THE
CONDOMINIUM PLAT OF BAYSIDE LUXURY GARAGE CONDOMINIUMS. EXECUTE THIS
_____ DAY OF _____

WITNESS MY SIGNATURE THIS THE _____ DAY OF _____

BY: _____

ACKNOWLEDGEMENT:

STATE OF MISSISSIPPI
CITY OF BILOXI

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR
THE AFORESAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____
WITHIN MY JURISDICTION, THE WITHIN NAMED _____ WHO
ACKNOWLEDGED THAT THEY ARE THE _____ AND THAT THEY
EXECUTED THE ABOVE AND FOREGOING DOCUMENT ON THE DAY AND YEAR SET FOR
ABOVE, AFTER FIRST BEING DULY AUTHORIZED TO DO SO.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

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 THE OWNER DOES HEREBY DEDICATE THE
PROPERTY DESCRIBED HEREIN AS A CONDOMINIUM PROJECT PURSUANT TO
_____ TO BE GOVERNED BY THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR BAYSIDE LUXURY GARAGE CONDOMINIUMS, AS
THE SAME MAY BE AMENDED AND THAT THE COMMON AREAS ARE DEDICATED TO
THE CONDOMINIUM OWNERS ASSOCIATION.

WITNESS MY SIGNATURE THIS _____ DAY OF _____

BY: STEVEN CARTER, GUTIERREZ, LLC

ACKNOWLEDGEMENT:

STATE OF MISSISSIPPI
CITY OF BILOXI

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE
SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____
WITHIN MY JURISDICTION, THE WITHIN NAMED _____ WHO ACKNOWLEDGED
TO ME THAT THEY ARE THE _____ AND THAT FOR
AND ON BEHALF OF SAID _____ AND AS THE ACT AND DEED OF SAID
COMPANY, HE EXECUTED AND DELIVERED THE ABOVE AND FOREGOING INSTRUMENT,
AFTER FIRST HAVING BEEN AUTHORIZED BY SAID _____ SO TO DO.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

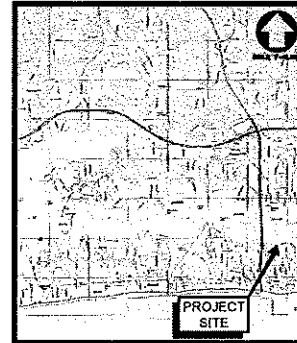
NOTARY PUBLIC
MY COMMISSION EXPIRES:

CERTIFICATE OF FINAL PLAT APPROVAL:

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

BILOXI PLANNING COMMISSION

BY: _____ EXECUTIVE PLANNER DATED: _____



VICINITY MAP

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS CONDOMINIUM 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 _____ AND ENTERED IN THE OFFICIAL MINUTES
OF THE CITY OF BILOXI, IN MINUTE BOOK NO: _____ PAGES _____

CITY OF BILOXI

BY: _____ DATE OF EXECUTION

BY: _____ DATE OF EXECUTION

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THIS
DUPLICATE PLAT OF BAYSIDE LUXURY GARAGE CONDOMINIUMS WITH THE ORIGINAL
PLAT HEREOF AND FIND THE SAME TO BE AN EXACT COPY THEREFORE.

WITNESS OUR SIGNATURES ON THIS _____ DAY OF _____

DEPUTY CLERK _____

CHRISTOPHER ALAN SEWARD, P.S.
MS. P.S. NO. 3282

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER ALAN SEWARD, A REGISTERED 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 ON THIS _____ DAY OF _____

Christopher Alan Seward, P.S.
MS. P.S. No. 3282
Mississippi Class "B" Survey

RECORDING CERTIFICATE

FILED AND RECORDED IN DUPLICATE IN THE RECORD OF PLATS OF SECOND
JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, IN PLATE BOOK _____ ON
PAGE _____ ON THE _____ DAY OF _____

CHANCERY CLERK _____ BY: _____ DEPUTY CLERK

SHEET
1
OF
3

CAD SURVEYOR DATE 12.02.24 SCALE 1"=60 BMA# 3896
BYN CAS 12.02.24
BAYSIDE LUXURY GARAGE CONDOS
CITY OF BILOXI, SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MS.
CONDOMINIUM PLAT

bma BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
www.bmaengineers.com

401 Cowan Road,
Suite A,
Gulfport, MS 39507
(228)844-7612
Fax: (228)844-7676
131 Rue Magnolia
Biloxi, MS 39530
(228)436-7612
Fax: (228)436-7676

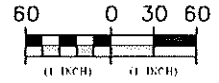
FINAL PLAT OF

BAYSIDE LUXURY GARAGE CONDOMINIUMS PHASE I

BEING A CONDOMINIUM DEVELOPMENT SITUATED IN THE CITY OF BILOXI, SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI PART OF BILOXI SECTION BLOCK 66, BILOXI, HARRISON COUNTY SECOND JUDICIAL DISTRICT, MISSISSIPPI



GRAPHIC SCALE (IN FEET)



LEGEND

- = 1/2" iron rod found (unless otherwise noted)
- = 1/2" iron rod set with cap (COA S-0007)
- (A.P.R.) As Per Record
- (A.P.S.) As Per Survey
- P.O.C. Point of Commencement
- P.O.B. Point of Beginning

Bearings are grid bearings based on the following datum: NAD83 (2011), Mississippi State Plane Coordinates, East Zone (2301), (epoch 2009.85). U.S. Feet, derived by a TOPCON Hiper VR series G.P.S. receiver utilizing a Real Time Network administered by Carl Dudley, Inc. Scale Factor = 0.999950207 Convergence Angle = -00°01'17.68187" (at the Point of Beginning)

GENERAL NOTES:

- COMMON AREA 'A': ALL COMMON AREAS, INCLUDING BUT NOT LIMITED TO LANDSCAPED AREAS, OPEN SPACES, PAVING, DETENTION PONDS, AND ANY OTHER DESIGNATED COMMON USE FACILITIES, SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION (POA). THE POA SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND UPKEEP OF ALL DESIGNATED COMMON AREAS WITHIN THIS AREA.
- COMMON AREA 'B': THIS AREA SHALL BE RETAINED BY THE DEVELOPER FOR FUTURE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND UPKEEP WITHIN THIS AREA.

SURVEY REFERENCE NOTES:

- UNDESIGNED SURVEY BY SHELDON J. BABISCHKIN, DATED 3/15/05. (PROVIDED BY CLIENT)
- SURVEY BY MICHAEL RAY LOVE, DATED 11/13/09
- SURVEY BY WAYNE M. VICE, DATED 2/8/23

LEGAL DESCRIPTION: GUTIERREZ, LLC.

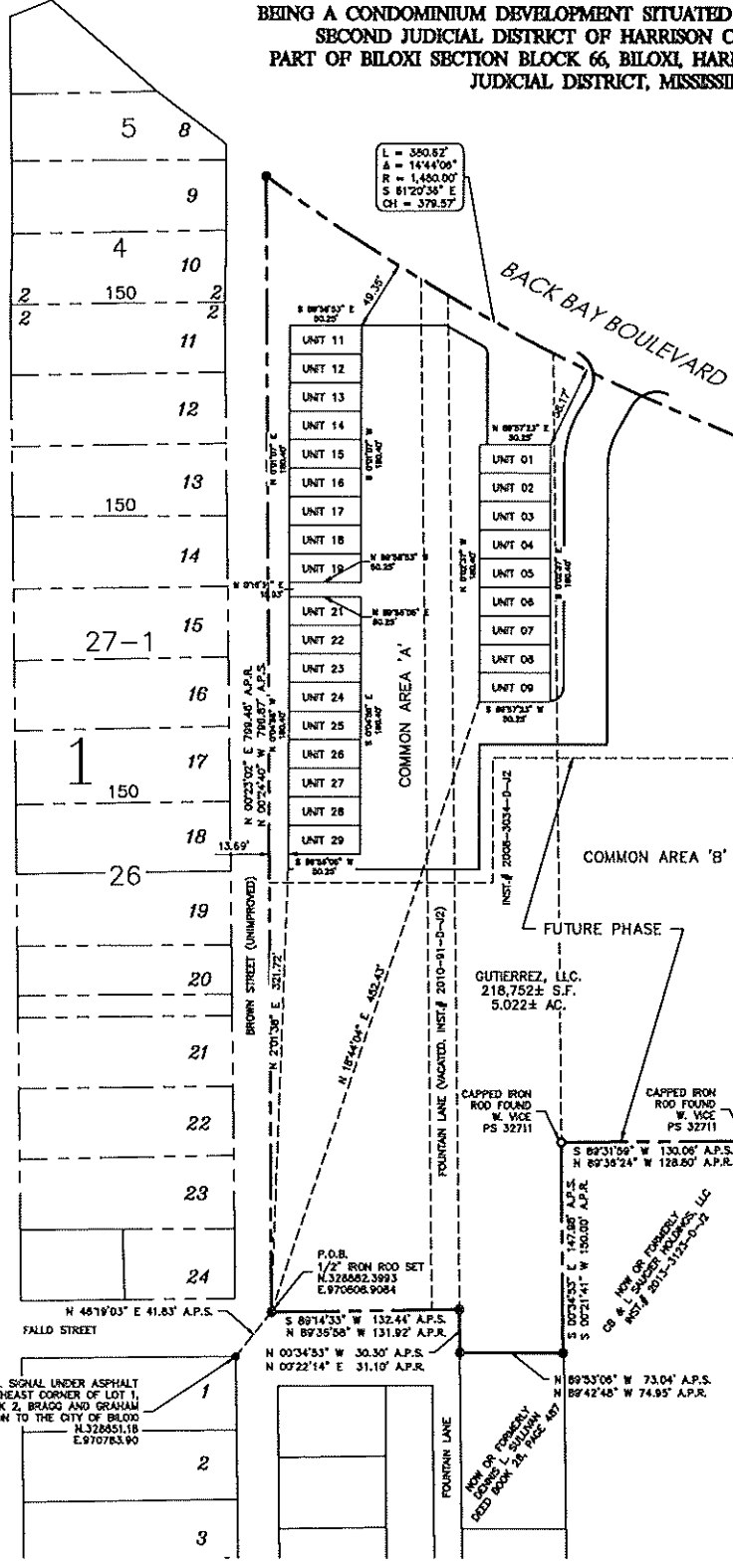
A parcel of land situated in the City of Biloxi, Second Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

Commencing at point being located at the locally accepted Northeast corner of Lot 1, Block 2, Bross and Graham Addition to the City of Biloxi, Mississippi; thence N 45°15'03" E - 41.83 feet to a 1/2" iron rod set at a point of intersection with the Northern right-of-way of Fallo Street with the Eastern, unimproved, right-of-way of Brown Street, also being the Point of Beginning, (said Point of Beginning having grid coordinates N 328882.40 and E 970808.91 based on the Mississippi State Plane Coordinate System, East Zone, NAD 83 (U.S. feet), coordinates and courses herein are grid values based on said coordinate system using a scale factor of 0.999950207 with a convergence angle of -00°01'17.68187" (at the Point of Beginning)); thence N 00°24'40" W 796.87 feet to a 1/2" iron rod set on the Southern right-of-way of Bayview Avenue as currently laid out and the beginning of a non-tangential curve to the left; thence Southeastery 380.62 feet along said Southern right-of-way and curve being concave to the North, having a central angle of 144°4'06", with a radius of 1,480.00 feet, and also having a chord bearing and distance of S 61°20'36" E 379.57 feet to a 1/2" iron rod set; thence S 00°48'29" E 494.53 feet along the Western boundary of property now or formerly to the Boys & Girls Clubs of the Gulf Coast, (Inst# 2020-4807-D-12), to a 1/2" iron rod found and being located at the Northeast corner of property now or formerly to CB & L Saucier Holdings, LLC; thence S 89°31'59" W 130.06 feet along the Northern boundary of said CB & L Saucier Holdings, LLC property to a 1/2" iron rod found; thence S 00°34'53" E 147.98 feet along the Western boundary of said CB & L Saucier Holdings, LLC property to a 1/2" iron rod set at the Northeast corner of property now or formerly to Dennis L. Sullivan, (Deed Book 28, Page 487); thence N 89°53'06" W 73.04 feet along the Northern boundary of said Dennis L. Sullivan property to a 1/2" iron rod set on the Eastern right-of-way of Fountain Lane; thence N 00°34'53" W 30.30 feet along said Eastern right-of-way to a 1/2" iron rod set at a point of intersection with said Eastern right-of-way with the Northern right-of-way of Fallo Street; thence S 89°14'33" W 132.44 feet along said Northern right-of-way of Fallo Street to the Point of Beginning.

Said parcel contains 218,752 square feet, or 5.022 acres, more or less.

NOTE: By graphical plotting only, this parcel is located in ZONE AE (EL 17) of the flood hazard boundary and flood insurance rate maps. Map No.: 28047C0294C 28047C0292C Effective Date: June 16, 2009

Christopher Alan Seward, P.S.
MS. P.S. No. 3282
Mississippi Class "B" Survey
Filed work completed: April 17, 2024
Drawing Date: May 2, 2024



HOLLEY STREET

BACK BAY BOULEVARD

GUTIERREZ, LLC.
218,752± S.F.
5.022± AC.

CAPPED IRON ROD FOUND
W. VICE
PS 32711

CAPPED IRON ROD FOUND
W. VICE
PS 32711

W. VICE
FOR THE PROPERTY OF
CB & L SAUCIER HOLDINGS, LLC
INST# 2020-4807-D-12

W. VICE
FOR THE PROPERTY OF
DEED BOOK 28, PAGE 487

W. VICE
FOR THE PROPERTY OF
DEED BOOK 28, PAGE 487

SHEET	CAD	BVN
2	SURVEYOR	CAS
OF	DATE	12/02/24
3	SCALE	1"=60'
	BMA#	3896
	3896_CONDO PLAT	

BAYSIDE LUXURY GARAGE CONDOS
CITY OF BILOXI, SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MS.
CONDOMINIUM PLAT

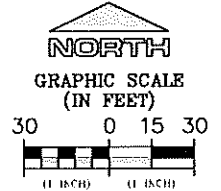
bma BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
www.bmaengineers.com

401 Cowan Road,
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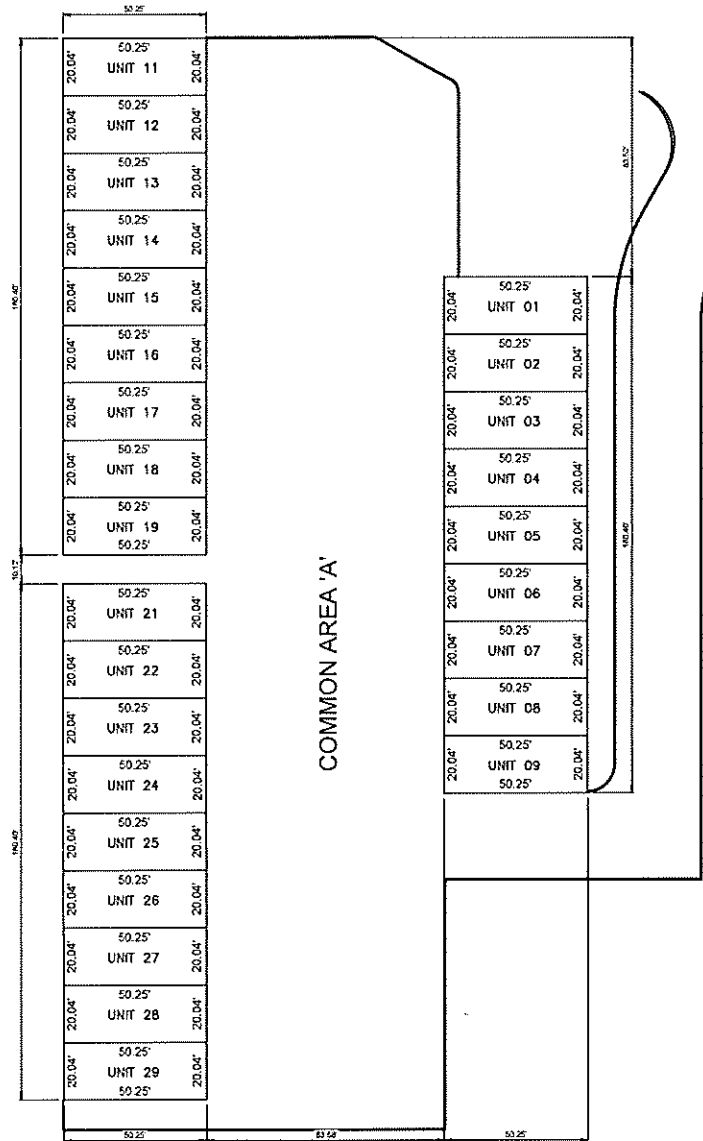
FINAL PLAT OF

BAYSIDE LUXURY GARAGE CONDOMINIUMS PHASE I

BEING A CONDOMINIUM DEVELOPMENT SITUATED IN THE CITY OF BILOXI,
SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI
PART OF BILOXI SECTION BLOCK 66, BILOXI, HARRISON COUNTY SECOND
JUDICIAL DISTRICT, MISSISSIPPI



Bearings are grid bearings based on the following datum: NAD83 (2011), Mississippi State Plane Coordinates, East Zone, (2301), (Epoch 2009.55), U.S. Feet, derived by a TOPCON HIPER VR series G.P.S. receiver utilizing a Real Time Network administered by Earl Dudley, Inc. Scale Factor = 0.999950207 Convergence Angle = -0°01'17.63187" (at the Point Of Beginning)



SHEET
3
OF
3

CAD SURVEYOR
DATE 12.02.24
SCALE 1"=30'
BMA# 3396

BVN CAS
12.02.24
1"=30'
3396

3396_CONDO PLAT

BAYSIDE LUXURY GARAGE CONDOS
CITY OF BILOXI, SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MS.
CONDOMINIUM PLAT

bma BROWN, MITCHELL & ALEXANDER, INC.
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