

RESUBDIVISION OF PARCELS "1010M-02-001.000"
 INTO PARCELS "1", "2", "3", "4", "5", "6" & "7"
 SHEET 1 OF 5

- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- ▣ CMF = CONCRETE MONUMENT FOUND
- IRS = IRON ROD SET

CLOSURE = 1:15,000

CLASS "B" SURVEY

WATER & SEWER PROVIDED
 BY THE CITY OF GULFPORT



LAWLER ADDITION
 (PB 3, PG 72)

N 89°19'35" E
 113.88'

IRF

N 00°04'14" W 282.60'

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

LOT 4
 LOT 5

LOT 4
 LOT 5

LOT 4
 LOT 5

LOT 4
 LOT 5

LOT 4
 LOT 5

LOT 4
 LOT 5

LOT 4
 LOT 5

LOT 4
 LOT 5

LOT 4
 LOT 5

PARCEL I
 8.29 ACRES
 (VACANT)

MISSISSIPPI POWER COMPANY
 EASEMENT (DB 402, PG 180)
 [50' RIGHT-OF-WAY]

now or formerly of
 COLLINS BUILDING SERVICE
 (DB 452, PG 27)

now or formerly of
 WEBSTER

NEW R.O.W. BY D.O.T. PROJECT
 No. 94-9371-00-005-10

LINE TABLE		
LINE	LENGTH	BEARING
L1	68.39	N 70°34'35" E
L2	78.65	N 63°17'29" E
L3	61.50	N 66°32'45" E
L4	43.32	N 73°16'31" E
L5	43.52	N 78°40'18" E
L6	91.66	N 77°51'29" E
L7	31.87	N 86°21'12" E

By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 28047C0269G, revision date November 15, 2007. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

This is to CERTIFY that this map or plat and the survey on which it is based were made in accordance with "Minimum Standards for Land Surveying in the State of Mississippi".

PREPARED BY:

CASSADY & ASSOCIATES, INC.
 Professional Land Surveyors
 P.O. Box 1301 Gulfport, MS 39506
 (228)896-1155 Fax (228)896-8405

J. MICHAEL CASSADY, PS
 Dated: August 21, 2008

Scale:	1"=100'	Drawn By:	JET	Job Number:	96853-00
Date:	08/21/08	Revised:	--/--	Plotted:	Resub1.dwg

**RESUBDIVISION OF PARCELS "1010M-02-001.000"
INTO PARCELS "1", "2", "3", "4", "5", "6" & "7"
SHEET 2 OF 5**

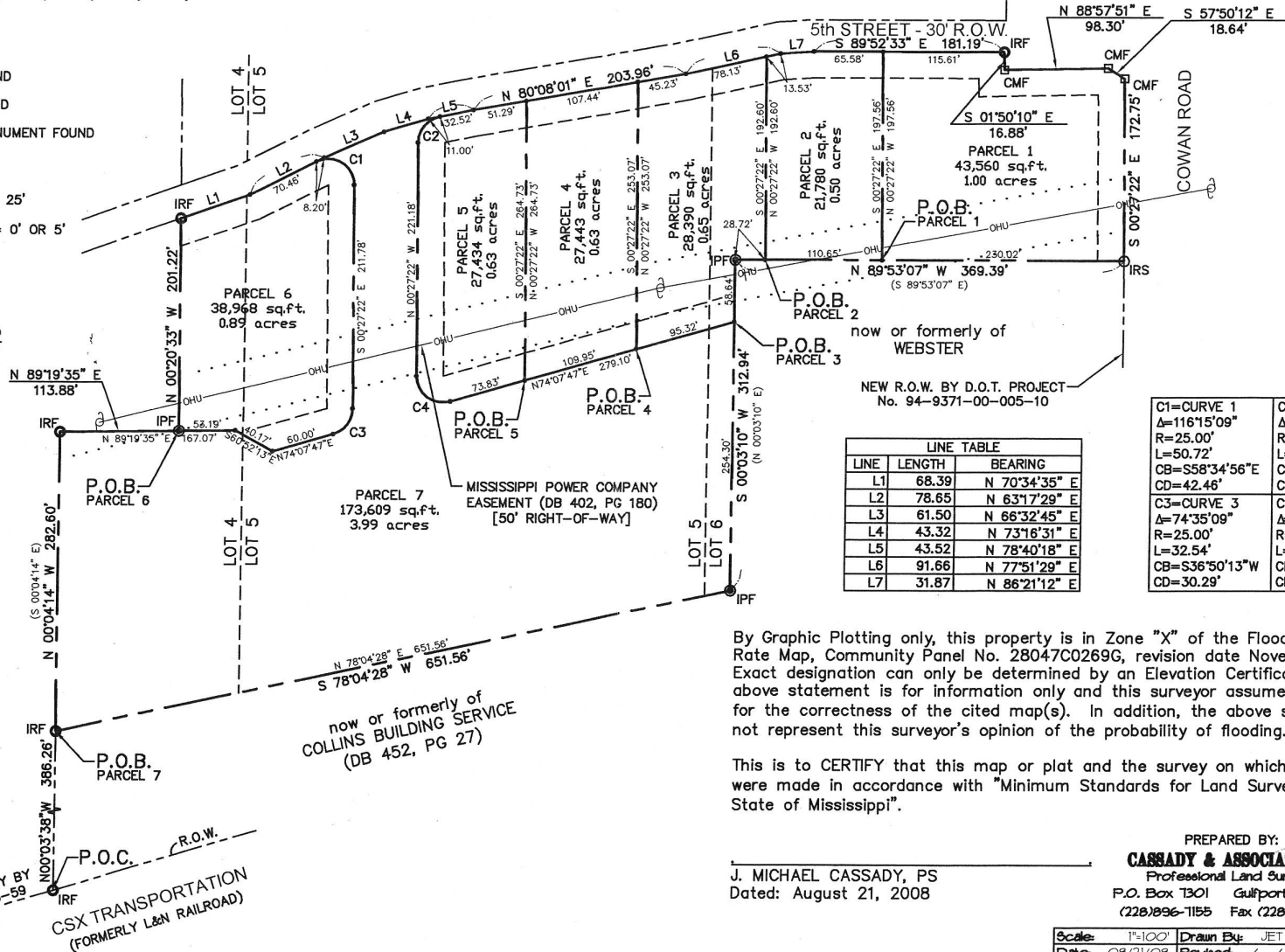
- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- CMF = CONCRETE MONUMENT FOUND
- IRS = IRON ROD SET

FRONT YARD SETBACKS = 25'
SIDE & REAR SETBACKS = 0' OR 5'

CLOSURE = 1:15,000

CLASS "B" SURVEY

WATER & SEWER PROVIDED
BY THE CITY OF GULFPORT



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LINE	LENGTH	BEARING
L1	68.39	N 70°34'35" E
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L6	91.66	N 77°51'29" E
L7	31.87	N 86°21'12" E

CURVE TABLE	
CURVE	DATA
C1=CURVE 1	Δ=116°15'09" R=25.00' L=50.72' CB=S58°34'56"E CD=42.46'
C2=CURVE 2	Δ=79°07'40" R=25.00' L=34.53' CB=N39°06'28"E CD=31.85'
C3=CURVE 3	Δ=74°35'09" R=25.00' L=32.54' CB=S36°50'13"W CD=30.29'
C4=CURVE 4	Δ=105°24'51" R=25.00' L=46.00' CB=N53°09'47"W CD=39.78'

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This is to CERTIFY that this map or plat and the survey on which it is based were made in accordance with "Minimum Standards for Land Surveying in the State of Mississippi".

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J. MICHAEL CASSADY, PS
Dated: August 21, 2008

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Scale:	1"=100'	Drawn By:	JET	Job Number:	96853-00
Date:	08/21/08	Revised:	---/--/--	Filename:	Resub2.dwg

31-7-10

CERTIFICATE OF RESUBDIVISION

In accordance with Section 9-48 of the Code of Ordinance (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission Chairman and Gulfport City Council have reviewed and approved this Final Plat for the Resubdivision of Parcel "1010M-02-001.000" in Section 31, Township 7 South, Range 10 West into Parcels "1", "2", "3", "4", "5", "6" and "7". The subject property is generally described as being located West of Cowan Road and South of 5th Street. The ad valorem tax parcel number(s) of the subject property is (are) 1010M-02-001.000, (Instrument No. 2006-916-D-J1). The Case File Number is _____

LEGAL DESCRIPTION OF LANDS PRIOR TO THIS RESUBDIVISION:

PROPERTY OF HOGAN PROPERTIES, LLC

LEGAL DESCRIPTION OF PARCEL 1010M-02-001.000

A parcel of land situated and being located in the Southeast 1/4 of the Southwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 31, Township 7 South, Range 10 West, and being in part of Lots 4, 5, and 6 of the Day-Baker Survey in Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the northerly right-of-way of CSX Transportation (formerly L & N Railroad) with the east line of LAWLER ADDITION; thence run North 00 degrees 03 minutes 38 seconds West 386.26 feet along the east line of LAWLER ADDITION to the POINT OF BEGINNING of the parcel herein described; thence run from said POINT OF BEGINNING, North 00 degrees 04 minutes 14 seconds West 282.60 feet; thence run North 89 degrees 19 minutes 35 seconds East 113.88 feet; thence run North 00 degrees 20 minutes 33 seconds West 201.22 feet to the southerly margin of 5th Street; thence run the following courses and distances along the southerly margin of 5th Street; North 70 degrees 34 minutes 35 seconds East 68.39 feet; North 63 degrees 17 minutes 29 seconds East 78.65 feet; North 66 degrees 32 minutes 45 seconds East 61.50 feet; North 73 degrees 16 minutes 31 seconds East 43.32 feet; North 78 degrees 40 minutes 18 seconds East 43.52 feet; North 80 degrees 08 minutes 01 seconds East 203.96 feet; North 77 degrees 51 minutes 29 seconds East 91.66 feet; North 86 degrees 21 minutes 12 seconds East 31.87 feet; South 89 degrees 52 minutes 33 seconds East 181.19 feet; South 01 degrees 50 minutes 10 seconds East 16.88 feet; North 88 degrees 57 minutes 51 seconds East 98.30 feet; South 57 degrees 50 minutes 12 seconds East 18.64 feet to a point on the new westerly right-of-way of Cowan Road; thence run South 00 degrees 27 minutes 22 seconds East 172.75 feet along the westerly right-of-way of Cowan Road; thence run North 89 degrees 53 minutes 07 seconds West 369.39 feet along the north line of property now or formerly of Webster; thence run South 00 degrees 03 minutes 10 seconds West 312.94 feet along the west line of Webster; thence run South 78 degrees 04 minutes 28 seconds West 651.56 feet along the north line of property now or formerly of Collins Building Service to the POINT OF BEGINNING. Said parcel contains 8.29 acres.

LEGAL DESCRIPTIONS OF THE (7) PARCELS CREATED BY THIS RESUBDIVISION:

LEGAL DESCRIPTION: PARCEL "1"

A parcel of land situated and being located in the Northeast 1/4 of the Southwest 1/4 of Section 31, Township 7 South, Range 10 West and being in a part of Lot 6 of the Day-Baker Survey in Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the northerly right-of-way of CSX Transportation (formerly L & N Railroad) with the east line of LAWLER ADDITION; thence run North 00 degrees 03 minutes 38 seconds West 386.26 feet along the east line of LAWLER ADDITION; thence run North 78 degrees 04 minutes 28 seconds East 651.56 feet; thence run North 00 degrees 03 minutes 10 seconds East 312.94 feet; thence run South 89 degrees 53 minutes 07 seconds East 139.37 feet to the POINT OF BEGINNING of the parcel herein described; thence run from said POINT OF BEGINNING, North 00 degrees 27 minutes 22 seconds West 192.60 feet to the southerly margin of 5th Street; thence run South 89 degrees 52 minutes 33 seconds East 115.61 feet along the southerly margin of 5th Street; thence run South 01 degrees 50 minutes 10 seconds East 16.88 feet along the southerly margin of 5th Street; thence run North 88 degrees 57 minutes 51 seconds East 98.30 feet along the southerly margin of 5th Street to the westerly right-of-way of Cowan Road; thence run South 57 degrees 50 minutes 12 seconds East 18.64 feet along the westerly right-of-way of Cowan Road; thence run South 00 degrees 27 minutes 22 seconds East 172.75 feet along the westerly margin of Cowan Road; thence run North 89 degrees 53 minutes 07 seconds West 230.02 feet to the POINT OF BEGINNING. Said parcel contains 1.00 acres.

**RESUBDIVISION OF PARCELS "1010M-02-001.000"
INTO PARCELS "1", "2", "3", "4", "5", "6" & "7"
SHEET 3 OF 5**

LEGAL DESCRIPTION: PARCEL "2"

A parcel of land situated and being located in the Northeast 1/4 of the Southwest 1/4 of Section 31, Township 7 South, Range 10 West and being in a part of Lot 6 of the Day-Baker Survey in Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the northerly right-of-way of CSX Transportation (formerly L & N Railroad) with the east line of LAWLER ADDITION; thence run North 00 degrees 03 minutes 38 seconds West 386.26 feet along the east line of LAWLER ADDITION; thence run North 78 degrees 04 minutes 28 seconds East 651.56 feet; thence run North 00 degrees 03 minutes 10 seconds East 312.94 feet; thence run South 89 degrees 53 minutes 07 seconds East 28.72 feet to the POINT OF BEGINNING of the parcel herein described; thence run from said POINT OF BEGINNING, North 00 degrees 27 minutes 22 seconds West 192.60 feet to the southerly margin of 5th Street; thence run North 77 degrees 51 minutes 29 seconds East 13.53 feet along the southerly margin of 5th Street; thence run North 86 degrees 21 minutes 12 seconds East 31.87 feet along the southerly margin of 5th Street; thence run South 89 degrees 52 minutes 33 seconds East 65.58 feet along the southerly margin of 5th Street; thence run South 00 degrees 27 minutes 22 seconds East 197.56 feet; thence run North 89 degrees 53 minutes 07 seconds West 110.65 feet to the POINT OF BEGINNING. Said parcel contains 0.50 acres.

LEGAL DESCRIPTION: PARCEL "3"

A parcel of land situated and being located in the Northeast 1/4 of the Southwest 1/4 of Section 31, Township 7 South, Range 10 West and being in a part of Lots 5 and 6 of the Day-Baker Survey in Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the northerly right-of-way of CSX Transportation (formerly L & N Railroad) with the east line of LAWLER ADDITION; thence run North 00 degrees 03 minutes 38 seconds West 386.26 feet along the east line of LAWLER ADDITION; thence run North 78 degrees 04 minutes 28 seconds East 651.56 feet; thence run North 00 degrees 03 minutes 10 seconds East 254.30 feet to the POINT OF BEGINNING of the parcel herein described; thence run from said POINT OF BEGINNING, South 74 degrees 07 minutes 47 seconds West 95.32 feet; thence run North 00 degrees 27 minutes 22 seconds West 253.07 feet to the southerly margin of 5th Street; thence run North 80 degrees 08 minutes 01 seconds East 45.23 feet along the southerly margin of 5th Street; thence run North 77 degrees 51 minutes 29 seconds East 78.13 feet along the southerly margin of 5th Street; thence run South 00 degrees 27 minutes 22 seconds East 192.60 feet; thence run North 89 degrees 53 minutes 07 seconds West 28.72 feet; thence run South 00 degrees 03 minutes 10 seconds West 58.64 feet to the POINT OF BEGINNING. Said parcel contains 0.65 acres.

LEGAL DESCRIPTION: PARCEL "4"

A parcel of land situated and being located in the Northeast 1/4 of the Southwest 1/4 of Section 31, Township 7 South, Range 10 West and being in a part of Lot 5 of the Day-Baker Survey in Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the northerly right-of-way of CSX Transportation (formerly L & N Railroad) with the east line of LAWLER ADDITION; thence run North 00 degrees 03 minutes 38 seconds West 386.26 feet along the east line of LAWLER ADDITION; thence run North 78 degrees 04 minutes 28 seconds East 651.56 feet; thence run North 00 degrees 03 minutes 10 seconds East 254.30 feet; thence run South 74 degrees 07 minutes 47 seconds West 95.32 feet to the POINT OF BEGINNING of the parcel herein described; thence continue from said POINT OF BEGINNING, South 74 degrees 07 minutes 47 seconds East 109.95 feet; thence run North 00 degrees 27 minutes 22 seconds West 264.73 feet to the southerly margin of 5th Street; thence run North 80 degrees 08 minutes 01 seconds East 107.44 feet along the southerly margin of 5th Street; thence run South 00 degrees 27 minutes 22 seconds East 253.07 feet to the POINT OF BEGINNING. Said parcel contains 0.63 acres.

PREPARED BY:
CASSADY & ASSOCIATES, INC.
Professional Land Surveyors
P.O. Box 1301 Gulfport, MS 39506
(228)896-1155 Fax (228)896-8405

Scale:	N. T. S.	Drawn By:	JET	Job Number:	96853-00
Date:	08/21/08	Revised:	---/--/--	Filename:	Resub3.dwg

31-7-10

LEGAL DESCRIPTION: PARCEL "5"

A parcel of land situated and being located in the Northeast ¼ of the Southwest ¼ and the Southeast ¼ of the Southwest ¼ of Section 31, Township 7 South, Range 10 West and being in a part of Lot 5 of the Day-Baker Survey in Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the northerly right-of-way of CSX Transportation (formerly L & N Railroad) with the east line of LAWLER ADDITION; thence run North 00 degrees 03 minutes 38 seconds West 386.26 feet along the east line of LAWLER ADDITION; thence run North 78 degrees 04 minutes 28 seconds East 651.56 feet; thence run North 00 degrees 03 minutes 10 seconds East 254.30 feet; thence run South 74 degrees 07 minutes 47 seconds West 205.27 feet to the POINT OF BEGINNING of the parcel herein described; thence continue from said POINT OF BEGINNING, South 74 degrees 07 minutes 47 seconds West 73.83 feet to a point at the beginning of a curve concave to the Northeast, having a radius of 25.00 feet; thence run generally Westerly and Northerly 46.00 feet along said curve and through an angle of 105 degrees 24 minutes 51 seconds to a point that is North 53 degrees 09 minutes 47 seconds West 39.78 feet from the aforementioned point; thence run North 00 degrees 27 minutes 22 seconds West 221.18 feet to a point at the beginning of a curve concave to the Southeast, having a radius of 25.00 feet; thence run generally Northerly and Easterly 34.53 feet along said curve and through an angle of 79 degrees 07 minutes 40 seconds to a point on the southerly margin of 5th Street, said point being North 39 degrees 06 minutes 28 seconds East 31.85 feet from the aforementioned point; thence run North 78 degrees 40 minutes 18 seconds East 32.52 feet along the southerly margin of 5th Street; thence run North 80 degrees 08 minutes 01 seconds East 51.29 feet along the southerly margin of 5th Street; thence run South 00 degrees 27 minutes 22 seconds East 264.73 feet to the POINT OF BEGINNING. Said parcel contains 0.63 acres.

LEGAL DESCRIPTION: PARCEL "6"

A parcel of land situated and being located in the Northeast ¼ of the Southwest ¼ and the Southeast ¼ of the Southwest ¼ of Section 31, Township 7 South, Range 10 West and being in a part of Lots 4 and 5 of the Day-Baker Survey in Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the northerly right-of-way of CSX Transportation (formerly L & N Railroad) with the east line of LAWLER ADDITION; thence run North 00 degrees 03 minutes 38 seconds West 386.26 feet along the east line of LAWLER ADDITION; thence run North 00 degrees 04 minutes 14 seconds West 282.60 feet; thence run North 89 degrees 19 minutes 35 seconds East 113.88 feet to the POINT OF BEGINNING of the parcel herein described; thence run from said POINT OF BEGINNING, North 00 degrees 20 minutes 33 seconds West 201.22 feet to the southerly margin of 5th Street; thence run North 70 degrees 34 minutes 35 seconds East 68.39 feet along the southerly margin of 5th Street; thence run North 63 degrees 17 minutes 29 seconds East 70.46 feet along the southerly margin of 5th Street to a point at the beginning of a curve concave to the Southwest, having a radius of 25.00 feet; thence run generally Easterly and Southerly 42.46 feet along said curve and through an angle of 116 degrees 15 minutes 09 seconds to a point that is South 58 degrees 34 minutes 56 seconds East 42.46 feet from the aforementioned point; thence run South 00 degrees 27 minutes 22 seconds East 211.78 feet to a point at the beginning of a curve concave to the Northwest having a radius of 25.00 feet; thence run generally Southerly and Westerly 30.29 feet along said curve and through an angle of 74 degrees 35 minutes 09 seconds to a point that is South 36 degrees 50 minutes 13 seconds West 30.29 feet from the aforementioned point; thence run South 74 degrees 07 minutes 47 seconds West 60.00 feet; thence run North 60 degrees 52 minutes 13 seconds West 40.17 feet; thence run South 89 degrees 19 minutes 35 seconds West 53.19 feet to the POINT OF BEGINNING. Said parcel contains 0.89 acres.

LEGAL DESCRIPTION: PARCEL "7"

A parcel of land situated and being located in the Northeast ¼ of the Southwest ¼ and the Southeast ¼ of the Southwest ¼ of Section 31, Township 7 South, Range 10 West and being in a part of Lots 4, 5 and 6 of the Day-Baker Survey in Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the northerly right-of-way of CSX Transportation (formerly L & N Railroad) with the east line of LAWLER ADDITION; thence run North 00 degrees 03 minutes 38 seconds West 386.26 feet along the east line of LAWLER ADDITION; thence run North 00 degrees 03 minutes 28 seconds East 651.56 feet; thence run from said POINT OF BEGINNING, North 78 degrees 04 minutes 28 seconds East 651.56 feet; thence run North 00 degrees 03 minutes 10 seconds East 254.30 feet; thence run South 74 degrees 07 minutes 47 minutes West 279.10 feet to a point at the beginning of a curve concave to the Northeast having a radius of 25.00 feet; thence run generally Westerly and Northerly 46.00 feet along said curve and through an angle of 105 degrees 24 minutes 51 seconds to a point that is North 53 degrees 09 minutes 47 seconds West 39.78 feet from the aforementioned point; thence run North 00 degrees 27 minutes 22 seconds West 221.18 feet to a point at the beginning of a curve concave to the Southeast, having a radius of 25.00 feet; thence run generally Northerly and Easterly 34.53 feet along said curve and through an angle of 79 degrees 07 minutes 40 seconds to a point on the southerly margin of 5th Street, said point being North 39 degrees 06 minutes 28 seconds East 31.85 feet from the aforementioned point; thence run South 78 degrees 40 minutes 18 seconds West 11.00 feet along the the southerly margin of 5th Street; thence run South 73 degrees 16 minutes 31 seconds West 43.32 feet along the the southerly margin of 5th Street; thence run South 66 degrees 32 minutes 45 seconds West 61.50 feet along the the southerly margin of 5th Street; thence run South 63 degrees 17 minutes 29 seconds West 8.20 feet along the the southerly margin of 5th Street to a point at the beginning of a curve concave to the Southwest, having a radius of 25.00 feet; thence run generally Easterly and Southerly 42.46 feet along said curve and through an angle of 116 degrees 15 minutes 09 seconds to a point that is South 58 degrees 34 minutes 56 seconds East 42.46 feet from the aforementioned point; thence run South 00 degrees 27 minutes 22 seconds East 211.78 feet to a point at the beginning of a curve concave to the Northwest having a radius of 25.00 feet; thence run generally Southerly and Westerly 30.29 feet along said curve and through an angle of 74 degrees 35 minutes 09 seconds to a point that is South 36 degrees 50 minutes 13 seconds West 30.29 feet from the aforementioned point; thence run South 74 degrees 07 minutes 47 seconds West 60.00 feet; thence run North 60 degrees 52 minutes 13 seconds West 40.17 feet; thence run South 89 degrees 19 minutes 35 seconds West 167.07 feet; thence run South 00 degrees 04 minutes 14 seconds East 282.60 feet to the POINT OF BEGINNING. Said parcel contains 3.99 acres.

RESUBDIVISION OF PARCELS "1010M-02-001.000"
INTO PARCELS "1", "2", "3", "4", "5", "6" & "7"
SHEET 4 OF 5

PREPARED BY:
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Scale:	N. T. S.	Drawn By:	JET	Job Number:	96853-00
Date:	08/21/08	Revised:	--/--/--	Filename:	Resub4.dwg

31-7-10

The applicant hereby covenants and agrees to indemnify and hold harmless the City of Gulfport, its agents, servants, and/or employees against any and all claims, demands, or causes of action of whatever nature which may arise as a result of the action of the Planning Commission, its agents, and/or employees concerning the petition for resubdivision of the real property described herein.

Ratified and Approved by:

Christopher D. Hogan, M.D. (Signature)
Hogan Properties, LLC, Managing Member

Christopher D. Hogan, M.D. (Printed Name)
Hogan Properties, LLC, Managing Member

This _____ day of _____, 2008.

ACKNOWLEDGE

Before me, the undersigned, authorized in and for the State of Mississippi, County of Harrison, personally appeared the aforementioned _____, who acknowledged that they accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

NOTARY PUBLIC

My Commission Expires: _____

S E A L

This Certificate of Resubdivision has been prepared by J. Michael Cassidy, Cassidy & Associates, Inc.

PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission on the _____ day of _____, 2008.

Anna D. Stewart, Chairman
Gulfport City Planning Commission

Planning Division Administrator

APPROVAL

Submitted to and approved by the City of Gulfport, City Council, at the regular meeting of said Council held on the _____ day of _____, 2008.

ATTEST:

ADOPT:

CLERK OF COUNCIL

PRESIDENT

This resubdivision plat and Certificate of Resubdivision, having been submitted and approved by the Mayor, this _____ day of _____, 2008.

BRENT WARR, MAYOR

**RESUBDIVISION OF PARCELS "1010M-02-001.000"
INTO PARCELS "1", "2", "3", "4", "5", "6" & "7"
SHEET 5 OF 5**

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