

**West Jackson County Utility District
7200 McCann Road
Biloxi, Mississippi 39532
March 16, 2023**

Regular Meeting

MINUTES

1.0 Call Meeting to Order:

The West Jackson County Utility District (WJCUD) convened the scheduled board meeting March 16, 2023, at the WJCUD general office building, 7200 McCann Road, Biloxi, MS. The meeting was called to order by Mr. Mike Montgomery, Chairman of the Board at 9:02 A.M., and it was determined that a quorum was present. A notice was posted informing the public of the meeting time. The following individuals were present:

Mr. Mike Montgomery	Chairman, WJCUD
Mr. Bryan David	Vice-Chairman, WJCUD
Mr. Andrew Westfall	Secretary/Treasurer, WJCUD
Mr. Curtis Spiers	Commissioner, WJCUD
Ms. Joan Strayham	Commissioner, WJCUD – called in (9:00 am – 10:15 am)
Mr. Josh Danos	Board Attorney, WJCUD
Mr. John Hannah	Director, WJCUD
Mr. Brian Bennett	Construction Manager, WJCUD
Ms. Laura Davis	Financial Controller, WJCUD
Ms. Donna Catalanatto	Human Resources Manager, WJCUD
Ms. Amanda Parisi	Assets Manager, WJCUD
Ms. Whitney McCarra	Accountant II, WJCUD
Mr. Gerrod Kilpatrick	Machado Patano

Members of the Public:

Mr. Bob Steele, 6124 J.F. Douglas Drive
Dennis Lamey, 9888 Daisy Vestry Road

2.0 Invocation / Pledge of Allegiance

Opening prayer was given by Laura Davis – Wells of Southgate Ministries / Sound House Church.

3.0 Change to Meeting Agenda

4.0 Community Input

Mr. Bob Steele addressed the Board regarding a cosmetic issue in his yard that started when the sewer line was replaced on Moreton Place. Even though attempts have been made to dress up the area with grass seed, Mr. Steele is still waiting for sod to be laid. Our Construction Manager assured Mr. Steele that he is scheduled to receive sod this week from our contractors that are working in the area now. Chairman of the Board said he will personally check to make sure this is completed.

Mr. Dennis Lamey gave documentation of his property to the board members and addressed the Board regarding a subdivided piece of property he purchased. Mr. Lamey is seeking will serves for water and sewer services for three lots on Daisy Vestry Road. Mr. Lamey is disputing the decision made by our Director to have Mr. Lamey pay twenty-five percent of the expense to subsidize the service lines ran to Mr. Lamey's property. The Board agreed that there will be cost sharing involved for water and sewer services when a resident subdivides their property. The Chairman of the Board said WJCUD will follow its current policies and procedures, as recommended by the Board Attorney, and agrees with the decision of the Director. The Board Attorney recommends that the agreement with Mr. Lamey is documented in a Memorandum of Agreement and brought before the Board for final approval. The Chairman of the Board asked the Director to contact Mr. Lamey today with a plan to meet next week to discuss the amount which Mr. Lamey would be responsible for in these will serves.

5.0 Consent Agenda

- 5.1 Reading of Previous Minutes**
- 5.2 Financial Reports**
- 5.3 Purchase Requisitions**
- 5.4 Docket of Claims** **Lines 1 – 84 / \$1,066,763.48**
- 5.5 Leak Credits**
- 5.6 Grinder Station Approvals**

Mr. Spiers made a motion, seconded by Mr. Westfall, approving the Consent Agenda as presented. Motion passed unanimously.

6.0 Old Business

6.1 Water Well Project

Mr. Spiers made a motion, seconded by Mr. Westfall, approving Pay Application No. 15 (FINAL) to DNP, Inc. for the amount of \$47,437.10 as recommended by Machado Patano. Motion passed unanimously.

6.2 Wastewater Facilities Plan, Phase IV

Mr. Westfall made a motion, seconded by Mr. David, approving Pay Application No. 3 to CB Developers, Inc. for the amount of \$171,893.59 as recommended by Machado Patano, contingent upon approval by the Mississippi Department of Environmental Quality for currently reimbursable items. Motion passed unanimously.

6.3 Wastewater Facilities Plan, Phase IV-B

Mr. David made a motion, seconded by Mr. Spiers, approving submission of an invitation for bids in relation to the Wastewater Facilities Plan, Phase IV-B, as presented. Motion passed unanimously.

6.4 Back Bay RV Resort – Memorandum of Agreement

Mr. Westfall made a motion, seconded by Mr. Spiers, approving the second revised Memorandum of Agreement with Back Bay RV Resort. Motion passed unanimously.

6.5 Gravity Sewer Along Old Fort Bayou Road

Mr. David made a motion, seconded by Mr. Spiers, approving the staff to acquire these seven easements under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and as later amended, under the procedure described as “waiver valuation” contingent upon Mr. Howdeshell’s review.

1. 6900 Old Fort Bayou Road, James L. & Deborah M. Murphy
2. Old Fort Bayou Road – Parcel No. 030080200.00 (East), Thomas P. Murphy
3. 6901 Old Fort Bayou Road, Thomas P. Murphy
4. Old Fort Bayou Road – Parcel No. 03009290.020, CLM Acres LLC
Tiblier, William Troy & Rene
5. Old Fort Bayou Road – Parcel No. 03009280.020, CLM Acres LLC
Tiblier, William Troy & Rene
6. 7420 Old Fort Bayou Road, William Scott Hodges & Denise Hodges
7. 7400 Old Fort Bayou Road, Charles Schaffer

Motion passed unanimously.

7.0 New Business

7.1 Automated Metering Infrastructure, Phase 2

Mr. Spiers made a motion, seconded by Mr. David, awarding the AMI Phase 2 infrastructure project to the lowest and best bidder, DNP, Inc., for the amount of \$145,500.00. The Director is authorized to execute the Notice of Award and the Contract upon its return from the Contractor and review/approval by the Engineer. Motion passed unanimously.

7.2 Customer Account – 9617 Jean Street

Mr. David made a motion, seconded by Mr. Spiers, approving the order attached to negotiate a resolution to an outstanding utility bill. Motion passed unanimously.

8.0 Correspondence

Included for the Board's review was the following:

- Kevin Milstead email (2023 03 09) regarding sewer backup damages (\$2,139.19) at 6925 Post Oak Drive

Mr. Westfall made a motion, seconded by Mr. David, to approve a settlement in the amount of \$2,139.19 to Corey Boykin relating to a claim. Motion passed unanimously. Ms. Strayham was not present for the vote.

- Bordis & Danos letter (2023 03 08) regarding Recorded easement deed for future sewer along perimeter of Habitat for Humanity property accessed from Brodnax Road
- JCUA Agreement (2023 02 27) regarding Agreement for WJCUD Connection to JCUA MH at New JCUA PS#6
- Ward Engineering letter (2023 03 13) regarding Comments for Serene at St. Martin Review
- JCPC Minutes (2023 02 15) regarding Jackson County Planning Commission Meeting
- Clayton Legear email (2023 03 14) regarding M&M Bank President reply to inquiry regarding banking industry

9.0 District Operations

9.1 Attorney Report

9.2 Director Report

Updates were given on the following:

Customer Issues presented last meeting:

- 4218 Oak View Circle – sewer backup resulting in floor damage to home (pump station bypass pump ran out of fuel and staff response was slow)
- 6925 Post Oak Drive – sewer backup resulting in floor damage to home (sand entering MH that resulted in sand deposit in system and backup sewer into home)

Miscellaneous repair projects:

- McCann Well – Pump shaft not readily rotatable. Exploratory work shows the primary problem is that the bearings within the casing spacers are swollen. Take the opportunity to replace bearing with higher rated and better performing bearings, new SS shaft, replacing several sections of casing pipe and upgrade capacity with new five stage pump. Should provide a capacity upgrade of between 100 GPM and 200 GPM. Lyman Well; Estimated cost of \$45,000
- Cook Road – WJCUD crew lowered existing water main to allow for new storm drainage piping installation.
- OFB Road near McNair Blvd – existing water main crossing under OFB Road requires lowering. Probably will contract this one out due to difficulty and existing traffic.

Miscellaneous construction contracts, Bottom 2 Top Construction, LLC:

- Phase 1 – Alexis Crossing MOA, completed pending outstanding balances and associated payments. Dispute between Developer and Bottom 2 Top re stone
- Phase 2 – Scarlett Glen MOA, section complete through Alexis Crossing, we have decided to take bids for the last half of the Phase 2 across Savannah Pines ACOE wetlands and thence to Quail Creek LS for abandonment.
- Phase 3 – Pipelaying has been completed to the OFB Road ROW and will continue north along OFB Road ROW to Dove Plains LS for abandonment.

Seymour Engineering has been asked to provide engineering services for developing a sanitary sewer computer model (Pages 12-13 for Board authorization to proceed with this scope of work)

Billing Summary FEB 2023

- \$884,961.48 (compared to \$824,221.17 in FEB 2022) (7.4% increase)
- 8,402 active customers (compared to 8,250 in FEB 2022) (1.8% growth)

Water Production – FEB 2023

- 50.4 MG - Total Production
- 49.3 MG – Water Sold
- 4.1 MG – Flushing
 - Issues with one or more flow meters

FY 2023 Income Statement – five months ending Feb 28, 2023

Liquid Assets

- FY 2023 five months ending Feb 28, 2023

Old Fort Bayou Sewer Replacement Project

- Site Map showing location of work along Old Fort Bayou
 - Beginning at Davis Bayou Place
 - Between Hanover and bayou waterfront
 - Ending at Moreton Place
- Advertisement for SOQ's
- Request for Qualifications Information Packet
 - Due date = April 20, 2023 @ 2 PM
 - Selection Committee Meeting Date and Time = &&&&

Map of Phases 1, 2 and 3 work related to Alexis Crossing, Quail Creek LS, Dove Plains LS)

Seymour Engineering Proposal for Development of Sanitary Sewer Model

10.0 Executive Session – If So Move

11.0 Other Business

12.0 Adjournment

A motion was made by Mr. Spiers, seconded by Mr. David, to adjourn the meeting at 10:52 A.M., March 16, 2023. Ms. Strayham was not present for the vote. Motion passed unanimously.

~~Andrew Westfall~~ *Mike Montgomery*
SECRETARY/TREASURER, WJCUD

Chairman

ORDER NUMBER _____

WHEREAS, the West Jackson County Utility District (hereinafter, “the District”) has entered a contract with DNP, Inc. relating to the construction of water wells within the District boundaries; and

WHEREAS, Staff requests Board consideration and approval of **Pay Application No. 15 (FINAL)** for the amount of **\$47,437.10** as recommended by Machado Patano; and

WHEREAS, the Board of Commissioners hereby finds that approval of this request is in the best interests of the District;

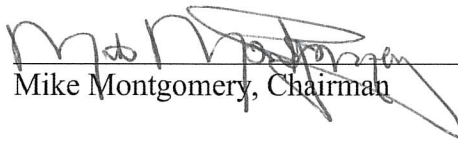
IT IS THEREFORE ORDERED by the Board of Commissioners of West Jackson County Utility District, that Pay Application 15 is hereby approved and authorized.

IT IS FURTHER ORDERED that the Director is authorized to execute any and all documents necessary for this purpose.

The motion to approve the foregoing Order was made by Spiers, seconded by Westfall, and the following vote was recorded:

- Chairman Montgomery yes
- Commissioner Spiers yes
- Commissioner Strayham yes
- Commissioner Westfall yes
- Commissioner David yes

WHEREUPON, the Board of Commissioners of West Jackson County Utility District, declared the motion carried and the Order adopted this the 16th day of March, 2023.


Mike Montgomery, Chairman

ATTEST:

Donna Catalanatto



ORDER NUMBER _____

WHEREAS, the West Jackson County Utility District (hereinafter, "the District") has entered into a contract with CB Developers, Inc. (hereinafter, "CBD") relating to Wastewater Facility Improvement Project, Phase 4; and

WHEREAS, Staff requests Board consideration and approval of **Pay Application No. 3** for the amount of **\$171,893.59** as recommended by Machado Patano, contingent upon approval by the Mississippi Department of Environmental Quality for currently reimbursable items; and

WHEREAS, the Board of Commissioners hereby finds that approval of this request is in the best interests of the District;

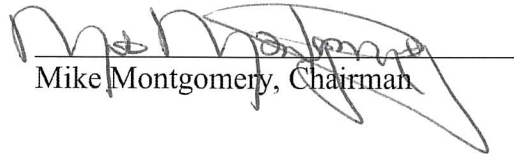
IT IS THEREFORE ORDERED by the Board of Commissioners of West Jackson County Utility District, that Pay Application 3 is hereby approved and authorized, contingent upon approval by the Mississippi Department of Environmental Quality.

IT IS FURTHER ORDERED that the Director is authorized to execute any and all documents necessary for this purpose.

The motion to approve the foregoing Order was made by Westfall, seconded by David, and the following vote was recorded:

Chairman Montgomery yes
Commissioner Spiers yes
Commissioner Strayham yes
Commissioner Westfall yes
Commissioner David yes

WHEREUPON, the Board of Commissioners of West Jackson County Utility District, declared the motion carried and the Order adopted this the 16th day of March, 2023.


Mike Montgomery, Chairman

ATTEST:

Donna Catalanatto



ORDER NUMBER _____

**ORDER AUTHORIZING SUBMISSION OF AN INVITATION FOR BIDS
RELATING TO WASTEWATER FACILITIES PLAN, PHASE IV-B**

WHEREAS, Staff recommends submission of an invitation for bids in relation to wastewater facilities plan, phase IV-B, as presented; and

WHEREAS, the Board of Commissioners of the West Jackson County Utility District, having considered such request, does hereby find that submission of same is in the best interests of the District and its customers; and

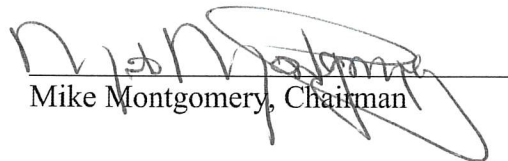
NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF COMMISSIONERS OF THE WEST JACKSON COUNTY UTILITY DISTRICT, that Staff submit an invitation for bids as described above.

BE IT FURTHER ORDERED that the Director is authorized to execute any and all documents necessary for this purpose.

The motion to approve the foregoing Order was made by David, seconded by Spiers, and the following vote was recorded:

Chairman Montgomery yes
Commissioner Spiers yes
Commissioner Strayham yes
Commissioner Westfall yes
Commissioner David yes

WHEREUPON, the Board of Commissioners of West Jackson County Utility District, declared the motion carried and the Order adopted this the 16th day of March, 2023.


Mike Montgomery, Chairman

ATTEST:

Donna Catalanatto



ORDER NUMBER _____

WHEREAS, a District residing at 9617 Jean St., Jackson County, Mississippi has expressed a desire to negotiate a resolution to an outstanding utility bill in the amount of approximately \$214.00; and

WHEREAS, the customer has articulated facts included in the record which make the utility bill doubtful and disputed; and

WHEREAS, based on these representations, the Director recommends settlement with the customer as indicated in the attached documentation, as upon investigation, the customer did not receive the benefit of the utilities;

WHEREAS, the Board of Commissioners finds that dismissal of the charges indicated above is in the best interests of the District;

IT IS THEREFORE ORDERED by the Board of Commissioners of West Jackson County Utility District, that dismissal of these charges is hereby approved;

IT IS FURTHER ORDERED that the Director is authorized to execute any and all documents necessary for this purpose.

The motion to approve the foregoing Order was made by Westfall, seconded by Spiers, and the following vote was recorded:

- Chairman Montgomery yes
- Commissioner Spiers yes
- Commissioner Strayham yes
- Commissioner Westfall yes
- Commissioner David yes

WHEREUPON, the Board of Commissioners of West Jackson County Utility District, declared the motion carried and the Order adopted this the 16th day of March, 2023.

Mike Montgomery
Mike Montgomery, Chairman

ATTEST:

Donna Catalanatto





West Jackson County Utility District

Physical Address:
7200 McCann Road
Biloxi, MS 39532

Mailing Address:
P.O. Box 1230
Ocean Springs, MS 39566-1230

Phone (228) 872-3898

www.wjcu.com

Fax (228) 872-3861

BOARD MEETING SIGN IN SHEET

DATE 3 / 16 / 2023

1: Bob Steake 6124 J.F. DOUGLAS

2: DENNIS LAMMY 9558 DAISY VESTRY RD

3: _____

4: _____

5: _____

6: _____

7: _____

8: _____

9: _____

10: _____

West Jackson County Utility District
Docket of Claim
As of March 16, 2023

	Vendor			
1	Ace Data Storage, Inc.	30.00		30.00
2	AGJ Systems & Network (2 invoices)	3,272.25		3,272.25
3	Amazon Business	1,931.36	Paid Online	1,931.36
4	American Public Works Association	382.00		382.00
5	AnSer	1,024.15		1,024.15
6	Autozone	80.36		80.36
7	B & J Vacuum / LNJ Services, Inc.	1,069.50		1,069.50
8	Bay Motor Winding, Inc. (2 invoices)	6,090.00		6,090.00
9	Bay Pest Control, Inc.	75.00		75.00
10	Blue Cross Blue Shield	24,894.19	Auto Draft	24,894.19
11	Bordis & Danos (2 invoices)	7,898.50		7,898.50
12	Bottom 2 Top Construction	127,264.51		127,264.51
13	C Spire	410.24	Auto Draft	410.24
14	Cardmember Services / Elan CC	189.90	Paid Online	189.90
15	Center Point Energy (3 invoices)	481.42	Auto Draft	481.42
16	Cintas Corporation (4 invoices)	1,309.27		1,309.27
17	Coast Chlorinator & Pump	525.00		525.00
18	Consolidated Pipe & Supply Co (5 invoices)	4,136.00		4,136.00
19	Cooks Transmission	4,250.00		4,250.00
20	Corey Boykin	2,139.19		2,139.19
21	CUSI	121.60		121.60
22	D&H Towing / Donald Hilderbrand	125.00		125.00
23	David, Bryan (Special Meeting - 03/02/23)	40.00	DD	40.00
24	DMS Mail Management (2 invoices)	5,778.30	Auto Draft	5,778.30
25	Dunaway Signs, Inc.	360.00		360.00
26	Fedex	47.07	Paid Online	47.07
27	First Advantage Background Service	41.02		41.02
28	Fletcher & Company, PLLC	16,820.00		16,820.00
29	Fuelman (4 invoices)	4,310.29	Paid Online	4,310.29
30	Galloway Johnson Tompkins Burr & Smith	111.00		111.00
31	Grease Monkey/ American Lubefast	69.06		69.06
32	Guardian	3,063.71	Auto Draft	3,063.71
33	Gulf Breeze Landscaping LLC	500.00		500.00
34	Gulf Coast Pump (2 invoices)	4,570.00		4,570.00
35	Gulf South Janitorial	950.00		950.00
36	Hometown Lumber (2 invoices)	92.40		92.40
37	IBS of South Mississippi	152.95		152.95
38	IVR Technology Group	269.27		269.27
39	Jack Henry	101.45	Auto Draft	101.45
40	Jackson County Chancery Clerk	31.50		31.50
41	Jackson County Utility	201,210.00		201,210.00
42	Kloud 7 LLC	253.02		253.02
43	Lennys Technet Automotive (2 invoices)	929.94		929.94
44	Lowe's Pro CC	22.19	Paid Online	22.19

West Jackson County Utility District
Docket of Claim
As of March 16, 2023

	Vendor			
45	Lyman Well Company	4,500.00		4,500.00
46	Machado Patano, PLLC (6 invoices)	51,063.68		51,063.68
47	Magnolia Consultants, LLC	1,750.00		1,750.00
48	Micro-Methods, Inc. (2 invoices)	120.00		120.00
49	Mississippi Power	122.73	Auto Draft	122.73
50	Mississippi Utilities/Fergusons (13 invoices)	9,339.12		9,339.12
51	Mobile Solvent and Supply, Inc.	2,200.50		2,200.50
52	Montgomery, Michael (2 mtg 02/16 & 03/02/23)	80.00	DD	80.00
53	MS Coast Supply Co. (2 invoices)	940.11		940.11
54	ODP Business Solutions (Office Depot)	139.71		139.71
55	Petty Cash	65.52		65.52
56	Powers of Mississippi Inc.	4,250.00		4,250.00
57	Richards & Sons Hauling (4 invoices)	9,197.36		9,197.36
58	Sams Club	178.46	Paid Online	178.46
59	Singing River Electic (3 invoices)	19,143.42	Auto Draft	19,143.42
60	South MS. Business Machines	283.18		283.18
61	Southern Linc	658.58		658.58
62	Southern Pipe & Supply Co, Inc. (3 invoices)	2,704.38		2,704.38
63	Spiers, Curtis (2 mtg 02/16 & 03/02/23)	80.00	DD	80.00
64	Strayham, Joan (2 mtg 02/16 & 03/02/23)	80.00	DD	80.00
65	Uniti Fiber / Southern Light LLC	525.00		525.00
66	VAL Security LLC	400.00		400.00
67	Verizon Connect Fleet (2 invoices)	79.50		79.50
68	Waste Pro	299.57	Auto Draft	299.57
69	Westfall, Andrew (2 mtg 2/16 & 03/02/23)	80.00	DD	80.00
70	Wright,J.H. & Assoc., Inc. (2 invoices)	13,770.00		13,770.00
71	Deposit Refunds	\$5,880.78		5,880.78
TOTAL ACCOUNTS PAYABLE		\$555,354.21		\$555,354.21
Notes Payable, P/R, Taxes				
72	Payrolls 02/27/23 & 03/03 & 3/13/23 NET	\$86,352.65	DD	\$86,352.65
73	Payroll 941 taxes 02/27/23 & 03/03 & 3/13/23	\$24,959.47	Paid Online	\$24,959.47
74	PERS contributions FEB 2023	\$32,881.56	Paid Online	\$32,881.56
75	MS Dept of Revenue-FEB 2023 PR Tax Whldg	\$3,870.00	Paid Online	\$3,870.00
76	MS Dept of Revenue FEB 2023 SALES TAX	\$11,061.88	Paid Online	\$11,061.88
77	First Heritage Credit of MS - Garnishment	\$285.18	Check	\$285.18
78	MSDH- Garnishment	\$344.34	Paid Online	\$344.34
79	AFLAC (Employee Funded)	\$1,459.46	Paid Online	\$1,459.46
80	MSDEQ C280870-04-02	\$18,783.65		\$18,783.65
81	MSDEQ C280870-02-02	\$12,245.38		\$12,245.38
82	MSDEQ C280870-03-02	\$39,896.42		\$39,896.42
83	MSDH Loans -03,04, 05, 06 & 07	\$66,403.48		\$66,403.48
Total N/P, P/R & Taxes		\$298,543.47		\$298,543.47
TOTAL OPERATING FUNDS DOCKET		\$853,897.68		\$853,897.68
CONSTRUCTION PAYMENTS				

West Jackson County Utility District
Docket of Claim
As of March 16, 2023

Vendor				
<u>APPROVED BY BOARD: 2/16/2023</u>				
84	CB Developrs WTR PH 4 Final Pay App #19	\$212,865.80		\$212,865.80
				\$0.00
TOTAL CONSTRUCTION PAYMENTS				\$212,865.80
MISCELLANEOUS				
<u>APPROVED BY BOARD</u>				
				\$0.00
TOTAL MISC		\$0.00		\$0.00
TOTAL DOCKET				\$1,066,763.48

**SECOND REVISED MEMORANDUM OF AGREEMENT
BETWEEN WEST JACKSON COUNTY UTILITY DISTRICT
AND BACK BAY RV RESORT, LLC**

This Second Revised Memorandum Agreement is made and entered into by West Jackson County Utility District (hereinafter, “the District”) and Back Bay RV Resort, LLC (hereinafter, “Owner/Developer”) on the 16 day of March, 2023 for the purpose of facilitating the development of certain real property identified herein.

The Revised Agreement is as follows:

WHEREAS, the Owner/Developer and the District previously entered a Memorandum of Agreement relating to the development of a four (4) phased RV campsite resort, attached as “Exhibit A”; and

WHEREAS, the Owner/Developer now desires to amend that agreement based on a scaled-back projected development consisting only of Phases 1 and 2; and

WHEREAS, the Owner/Developer hereby represents it is abandoning any development of the property located within Phases 3 and 4 until such time as a new or revised Memorandum of Agreement can be entered with the District; and

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Owner/Developer and the District hereby agree as follows:

1. The Owner/Developer’s responsibilities are as follows:
 - a. Owner/Developer shall be responsible for paying the District water capacity fees for 147 hookups within Phases 1 and 2, in addition to a clubhouse hookup, at a rate of \$400.00/unit (Owner/Developer will receive a credit for those water capacity fees already paid under the original memorandum of agreement).
 - b. Owner/Developer shall be responsible for paying the District sewer capacity fees for 147 hookups within Phases 1 and 2, in addition to a clubhouse hookup, at a rate of \$400.00/unit (Owner/Developer will receive a credit for those water capacity fees already paid under the original memorandum of agreement).
 - c. Upon execution of this Agreement, Owner/Developer will convey to the District fee simple ownership of the lift station parcel reflected on the attached survey.
 - d. Upon execution of this Agreement, Owner/Developer will convey to the District utility easements 1 and 2, as reflected on the attached survey.
 - e. If not already complete, Owner/Developer shall design, purchase, construct, and install on-site water and sewer infrastructure in accordance with the District’s standard criteria for such

developments, in addition to any other criteria hereinafter imposed by the District.

- f. Owner/Developer is responsible for any and all further permitting and regulatory approval necessary to complete all such relevant improvements.
- g. Owner/Developer agrees to waive all other consideration and benefits to which it was entitled under the original Memorandum of Agreement.
- h. Owner/Developer agrees to convey the existing 6" water meter and associated fittings to the District in exchange for the District providing labor and equipment to install a new 4" replacement water meter and associated fittings, which have been purchased by the Owner/Developer.

2. The District's responsibilities are as follows:

- a. The District agrees to continue to provide water and wastewater services to Phases 1 and 2 of the development, and to bill routine water and sewer charges to the Owner/Developer and/or any assignees or subsequent owners based on the usage rates adopted by the District (which are subject to change) based on a reading of the development master meter. District shall have no obligation to read, replace, or maintain any individual meters associated within the development.
- b. The District agrees to waive all other consideration and benefits to which it was entitled under the original Memorandum of Agreement based specifically on the representation of Owner/Developer that it will not develop the real property located within Phases 3 and 4 originally anticipated under such Agreement.

3. General Terms and Conditions:

- a. The parties hereto agree that the terms of this Agreement are contractual and not mere recitals.
- b. Failure of the Owner/Developer to perform any or all of the obligations referenced herein may result in the termination thereof by the District at its option.
- c. This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective legal representatives, heirs, successors and assigns.
- d. This Agreement may be executed in any number of counterparts, each of which shall be considered an original for all purposes.
- e. This Agreement shall be governed and construed under the laws of the State of Mississippi.
- f. This Agreement constitutes the entire agreement between the parties, and each party

acknowledges that there are no other or further agreements not expressly included herein, and that this Agreement may be modified, altered or amended only in writing, duly notarized and signed by each in the form of this original.

- g. Each party agrees that he/she/it will sign and execute any further or additional documents or other legal documents as may be necessary to consummate the provisions of this Agreement.
- h. This Agreement may be executed in a number of counterparts and each counterpart shall be considered as an original and have the same force and affect as an original.
- i. Owner/Developer may be served with this agreement and any notices related thereto at:

Back Bay RV Resort, LLC
6505 Riviera Dr.
Biloxi, MS 39532

- j. West Jackson County Utility District may be served with this agreement and my notices related thereto at:

Director
West Jackson County Utility District
7200 McCann Rd.
Biloxi, MS 39532

- k. Should any portion of this agreement be deemed illegal by a Court of competent legal jurisdiction, or by any state agency, including but not limited to the attorney general's office or the state auditor's office, the obligations and recitals contained herein shall become void and unenforceable.

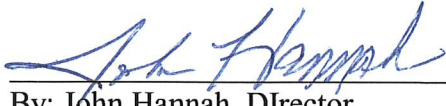
DATED, this the 16 day of ~~February~~, 2023.
March

Back Bay RV Resort, LLC

West Jackson County Utility District



By:
Authorized Agent



By: John Hannah, Director

STATE OF Mississippi

COUNTY OF Jackson

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named John Hannah, who acknowledged to me that he, as a duly authorized agent of West Jackson County Utility District, has the authority to bind said entity as Director, and in such capacity signed, sealed, delivered, and executed the above and foregoing instrument on the date therein as the act and deed of West Jackson County Utility District, after first having been duly authorized by said entity, so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 16 day of March, A.D., 2023.

Amanda M Paris

NOTARY PUBLIC

My Commission Expires: November 19, 2024



STATE OF Mississippi
COUNTY OF Jackson

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Michael Henry IV, who acknowledged to me that he, as a duly authorized member or manager of Back Bay RV Resort, LLC, has the authority to bind said entity as owner/developer of the above-described property, and in such capacity signed, sealed, delivered, and executed the above and foregoing instrument on the date therein as the act and deed of Back Bay RV Resort, LLC, after first having been duly authorized by said entity, so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 16 day of March, A.D., 2023.



Amanda M Parisi

NOTARY PUBLIC

My Commission Expires: Nov. 19, 2024



March 13, 2023

John T. Hannah, P.E., Director
West Jackson County Utility District
Post Office Box 1230
Ocean Springs, MS 39566

RE: Waiver Valuation – Easement from Murphy James L & Deborah M
6900 Old Fort Bayou Rd
Tax Parcel No. 03008020.050

Dear Mr. Hannah:

The valuation contained in this letter is prepared pursuant to statutory authorization by Mississippi Code Annotated §43-37-3, which states in pertinent part as follows. "... the acquiring ... agency ... may adopt a procedure in compliance with the federal regulations to waive the appraisal in cases involving the acquisition by sale or donation of a property with a low fair market value. For the purposes of this chapter, property with a low fair market value is property with a fair market value of ten thousand dollars (\$10,000) or less ...".

Federal regulation at 49 CFR 24.102 provides as follows. "... [A]n appraisal is not required if ... the Agency determines that an appraisal is unnecessary because the valuation problem is uncomplicated and the anticipated value of the proposed acquisition is estimated at \$10,000 or less, based on a review of available data When an appraisal is determined to be unnecessary, the Agency shall prepare a waiver valuation."

Pursuant to Mississippi Code Annotated §43-37-3, the West Jackson County Utility District has adopted procedures in compliance with federal regulations and specifically 49 CFR 24.102, Appendix A, which states as follows. "... [W]aiver valuations are not appraisals as defined by the Uniform Act and these regulations. Therefore, appraisal performance requirements or standards regardless of their source, are not required for waiver valuations by this rule...."

Pursuant to Federal regulation and State law, the valuation reported in this document was performed under the allowance specified in the Jurisdictional Exception Rule of the Uniform Standards of Professional Appraisal Practice.

RE/MAX Real Estate Partners
2422 Bienville Blvd
Ocean Springs, Mississippi 39564
Office: (228) 875-3333. 1-800-273-9002
Fax: (228) 875-1244



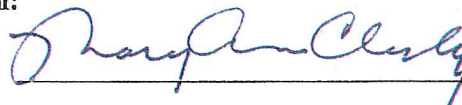
Summary and Allocation of Compensation for All Interests:				
Parcel No.	Land	Improvements	Damages	Total
03008020.050	2,104.18	0	0	2,104.18

I certify to the best of my knowledge and belief:

1. The statements I have provided in this report are true and correct.
2. I have no present or prospective interest in the property valued and no personal interest or bias with respect to the parties involved; and
3. Any decrease or increase in the fair market value of the real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property.

Preparer of Valuation:

(signature)



DATE: 2/9/2023

(Print name & title)

Mary Ann Clisby, MS Real Estate License # S-40551

Attachments: Easement plat

Appraisal representative of property values in the immediate vicinity

Waiver Valuation – Easement from Murphy James L & Deborah M

March 13, 2023,

Page | 3

Basis of Valuation

Date of Inspection: 3/13/2023

Size and Description of Total Ownership BEFORE and AFTER:

39,891 square feet, before and after

Size of Larger Parcel Used for Valuation Process (if less than size of total ownership):

17.49 acres, PIDN 03008020.000

Description of Acquisition(s) including type, existing use, size, features:

20-ft wide easement along Old Fort Bayou Road right-of-way

3,346 square feet

Data Utilized for Valuation Process: Please see attached.

REFERENCE MATERIAL
 JACKSON COUNTY GIS WEBSITE
 DB 1886-PG 863

EASEMENT DESCRIPTION

A 20 FOOT UTILITY EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI AND BEING FURTHER DESCRIBED AS FOLLOWS:

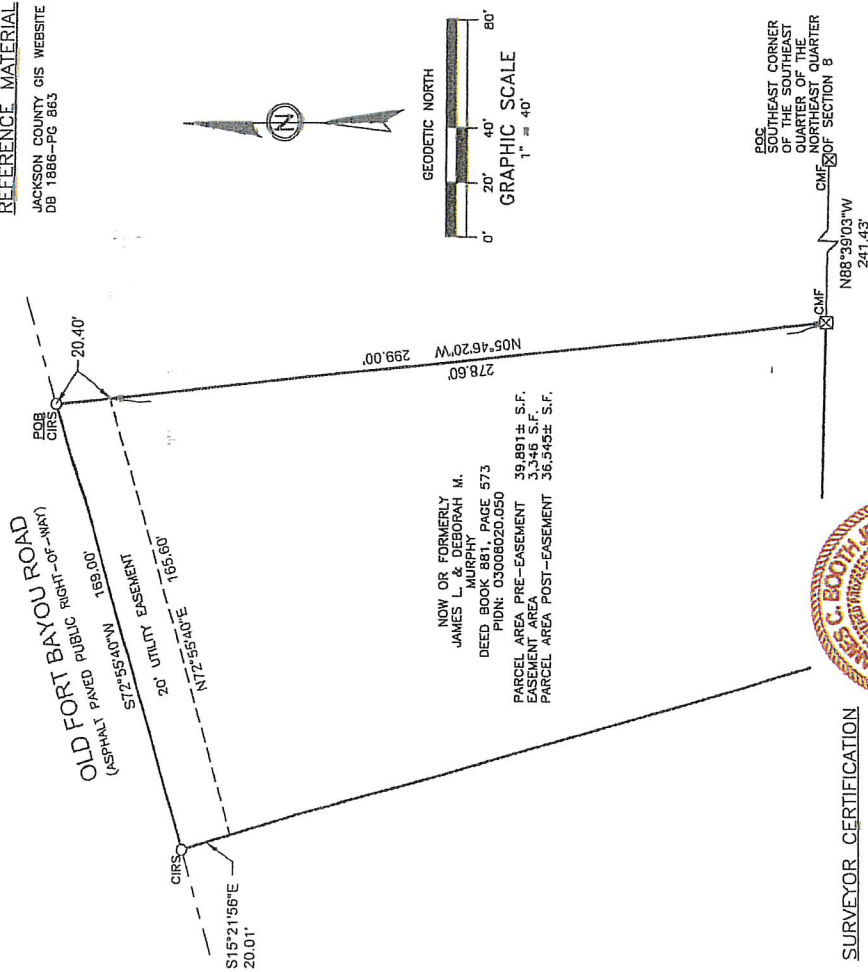
COMMENCE AT A CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 8 WEST, THENCE RUN N 88°39'03" W FOR A DISTANCE OF 241.43 FEET TO A POINT; THENCE RUN N 05°46'20" W FOR A DISTANCE OF 299.00 FEET TO A CAPPED 1/2" IRON ROD SET ON THE SOUTH SIDE OF THE OLD FORT BAYOU ROAD AND THE POINT OF BEGINNING; THENCE RUN ALONG THE SOUTH SIDE OF OLD FORT BAYOU ROAD S 72°55'40" W FOR A DISTANCE OF 169.00 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE RUN S 15°21'56" E FOR A DISTANCE OF 20.01 FEET TO A POINT; THENCE RUN N 05°46'20" W FOR A DISTANCE OF 20.40 FEET TO THE POINT OF BEGINNING, SAID EASEMENT CONTAINING 3,346 SQUARE FEET, MORE OR LESS.

LEGEND

- IRF DENOTES IRON ROD FOUND
- IRP DENOTES IRON PIPE FOUND
- CIR5 DENOTES CAPPED IRON ROD SET (COA 52445)
- ⊗ CMF DENOTES CONCRETE MONUMENT FOUND

BEARING NOTE

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE GEODETIC BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.



NOW OR FORMERLY
 JAMES L. & DEBORAH M.
 MURPHY
 DEED BOOK 881, PAGE 573
 PID#: 03008020.050
 PARCEL AREA PRE-EASEMENT 39,891± S.F.
 EASEMENT AREA 3,346 S.F.
 PARCEL AREA POST-EASEMENT 36,545± S.F.



SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY AND EASEMENT DESCRIBED AND DELINEATED AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

James C. Booth, Jr.
 JAMES C. BOOTH, JR., P.L.S. #2666
 DATE: 07/20/2022

PREPARED BY:

MACHADO PATATO
 CIVIL
 ELECTRICAL
 MECHANICAL
 SURVEYING

20' UTILITY EASEMENT PREPARED FOR:
 WEST JACKSON COUNTY
 UTILITY AUTHORITY
 FOR TAX PARCEL 03008020.050
 JACKSON COUNTY,
 MISSISSIPPI

SCALE: AS SHOWN
 PROJECT NO: 022-23-024
 DATE: 07/20/2022
 CHECKED BY: JAC
 SHEET NO. EXH
 SHEET 1 OF 1

Prepared by: WEST JACKSON COUNTY
UTILITY DISTRICT
PO BOX 1230
Ocean Springs, MS 39564
(228) 872-3898

Return to: WEST JACKSON COUNTY
UTILITY DISTRICT
PO BOX 1230
Ocean Springs, MS 39564
(228) 872-3898

STATE OF MISSISSIPPI
COUNTY OF JACKSON

Indexing

Section 8
Town 7
Range 8
Acreage 0.93
Exempt 10
District 4002

ACCESS, UTILITY AND CONSTRUCTION EASEMENT

FOR AND IN CONSIDERATION of the sum of Ten and No/100ths Dollars
(\$10.00), cash in hand paid, and other good and valuable consideration, the receipt
of which is hereby acknowledged, I/we,

Name: James L. Murphy
Address: 6900 Old Fort Bayou Rd
Ocean Springs, MS 39564
Phone: _____

Name: Deborah M. Murphy
Address: 6900 Old Fort Bayou Rd
Ocean Springs, MS 39564
Phone: _____

do hereby sell, convey, and transfer unto

WEST JACKSON COUNTY UTILITY DISTRICT
P.O. Box 1230
Ocean Springs, Mississippi 39564
228-872-3898

a perpetual exclusive water and sewer easement in, into, upon, over, across and under the following described real estate, but not limited to locating, constructing, establishing, connecting, installing, maintaining, altering, repairing and operating water and sewer systems and devices, including access to same, as legally described in "Exhibit A", attached hereto:

This easement shall be considered a covenant running with the land and shall inure to the benefit of the Grantee and their successors in interest.

TO HAVE AND TO HOLD the above warranted premises, together with all and singular, the hereditaments and appurtenance thereunder belonging or in any wise appertaining to said Grantee, their heirs and assigns forever.

THIS CONVEYANCE is made subject to any and all recorded restrictive covenants, rights-of-way, easements and prior reservations of any oil, gas and mineral rights.

WITNESS my/our signatures, this the _____ day of _____,
20____.

Signature: _____

Signature: _____

Name: James & Deborah Murphy

Address: _____

STATE OF MISSISSIPPI

COUNTY OF Jackson

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named _____, who acknowledged that he/she/they signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the _____ day of _____, 20 21.

NOTARY PUBLIC

My Commission Expires:



March 13, 2023

John T. Hannah, P.E., Director
West Jackson County Utility District
Post Office Box 1230
Ocean Springs, MS 39566

RE: Waiver Valuation – Easement from Thomas P. Murphy
Old Fort Bayou Rd
Tax Parcel No. 03008020.000 (East)

Dear Mr. Hannah:

The valuation contained in this letter is prepared pursuant to statutory authorization by Mississippi Code Annotated §43-37-3, which states in pertinent part as follows. "... the acquiring ... agency ... may adopt a procedure in compliance with the federal regulations to waive the appraisal in cases involving the acquisition by sale or donation of a property with a low fair market value. For the purposes of this chapter, property with a low fair market value is property with a fair market value of ten thousand dollars (\$10,000) or less ...".

Federal regulation at 49 CFR 24.102 provides as follows. "... [A]n appraisal is not required if ... the Agency determines that an appraisal is unnecessary because the valuation problem is uncomplicated and the anticipated value of the proposed acquisition is estimated at \$10,000 or less, based on a review of available data When an appraisal is determined to be unnecessary, the Agency shall prepare a waiver valuation."

Pursuant to Mississippi Code Annotated §43-37-3, the West Jackson County Utility District has adopted procedures in compliance with federal regulations and specifically 49 CFR 24.102, Appendix A, which states as follows. "... [W]aiver valuations are not appraisals as defined by the Uniform Act and these regulations. Therefore, appraisal performance requirements or standards regardless of their source, are not required for waiver valuations by this rule...."

Pursuant to Federal regulation and State law, the valuation reported in this document was performed under the allowance specified in the Jurisdictional Exception Rule of the Uniform Standards of Professional Appraisal Practice.

RE/MAX Real Estate Partners
2422 Bienville Blvd
Ocean Springs, Mississippi 39564
Office: (228) 875-3333, 1-800-273-9002
Fax: (228) 875-1244

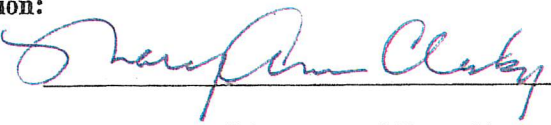


Summary and Allocation of Compensation for All Interests:				
Parcel No.	Land	Improvements	Damages	Total
03008020.050	2,793.04	0	0	2,793.04

I certify to the best of my knowledge and belief:

1. The statements I have provided in this report are true and correct.
2. I have no present or prospective interest in the property valued and no personal interest or bias with respect to the parties involved; and
3. Any decrease or increase in the fair market value of the real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property.

Preparer of Valuation:

(signature)  DATE: 2/9/2023
(Print name & title) Mary Ann Clisby, MS Real Estate License # S-40551

Attachments: Easement plat
Appraisal representative of property values in the immediate vicinity

Waiver Valuation – Easement from Thomas P. Murphy

March 13, 2023,

Page | 3

Basis of Valuation

Date of Inspection: 3/13/2023

Size and Description of Total Ownership BEFORE and AFTER:

89,518 square feet, before and after

Size of Larger Parcel Used for Valuation Process (if less than size of total ownership):

17.49 acres, PIDN 03008020.000

Description of Acquisition(s) including type, existing use, size, features:

20-ft wide easement along Old Fort Bayou Road right-of-way

5,784 square feet

Data Utilized for Valuation Process: Please see attached.

Prepared by: WEST JACKSON COUNTY
UTILITY DISTRICT
PO BOX 1230
Ocean Springs, MS 39564
(228) 872-3898

Return to: WEST JACKSON COUNTY
UTILITY DISTRICT
PO BOX 1230
Ocean Springs, MS 39564
(228) 872-3898

STATE OF MISSISSIPPI
COUNTY OF JACKSON

Indexing

Section 8
Town 7
Range 8
Acreage 17.49
Exempt 0
District 4002

ACCESS, UTILITY AND CONSTRUCTION EASEMENT

FOR AND IN CONSIDERATION of the sum of Ten and No/100ths Dollars
(\$10.00), cash in hand paid, and other good and valuable consideration, the receipt
of which is hereby acknowledged, I/we,

Name: The Estate of Thomas P. Murphy
Address: Old Fort Bayou east
Ocean Springs MS 39534
Phone: (228) 219-8856

do hereby sell, convey and transfer unto

WEST JACKSON COUNTY UTILITY DISTRICT
P.O. Box 1230
Ocean Springs, Mississippi 39564
228-872-3898

a perpetual exclusive water and sewer easement in, into, upon, over, across and under the following described real estate, but not limited to locating, constructing, establishing, connecting, installing, maintaining, altering, repairing and operating water and sewer systems and devices, including access to same, as legally described in "Exhibit A", attached hereto:

This easement shall be considered a covenant running with the land and shall inure to the benefit of the Grantee and their successors in interest.

TO HAVE AND TO HOLD the above warranted premises, together with all and singular, the hereditaments and appurtenance thereunder belonging or in any wise appertaining to said Grantee, their heirs and assigns forever.

THIS CONVEYANCE is made subject to any and all recorded restrictive covenants, rights-of-way, easements and prior reservations of any oil, gas and mineral rights.

WITNESS my/our signatures, this the ____ day of _____,
20 ____.

Name:
Address: _____

STATE OF MISSISSIPPI

COUNTY OF Jackson

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named _____, who acknowledged that he/she/they signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the
__ day of _____, _____.

NOTARY PUBLIC

My Commission Expires:

EASEMENT DESCRIPTION

A 20 FOOT UTILITY EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 18 WEST, JACKSON COUNTY, MISSISSIPPI AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 18 WEST, THENCE RUN N 07°53'17" W FOR A DISTANCE OF 367.97 FEET TO THE POINT OF BEGINNING; THENCE RUN S 72°49'05" W FOR A DISTANCE OF 290.42 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE RUN S 05°46'20" E FOR A DISTANCE OF 20.40 FEET TO A POINT; THENCE RUN N 72°49'05" E FOR A DISTANCE OF 287.94 FEET TO A POINT; THENCE RUN N 07°53'17" W FOR A DISTANCE OF 21.04 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINING 5,784 SQUARE FEET, MORE OR LESS.

LEGEND

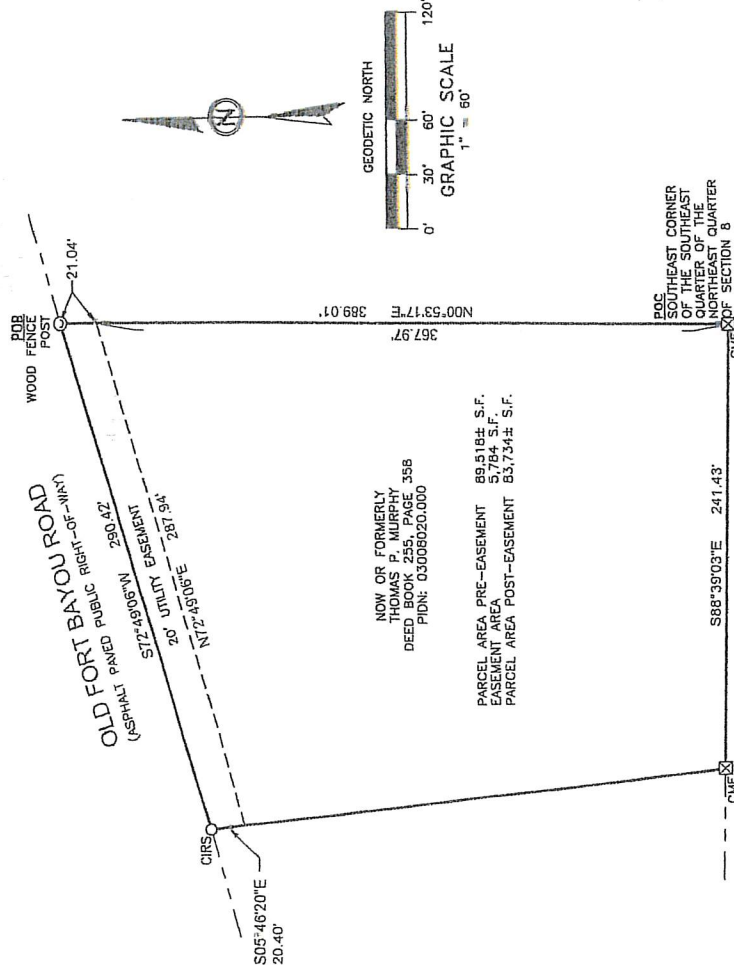
- IRF DENOTES IRON ROD FOUND
- IRP DENOTES IRON PIPE FOUND
- OIRS DENOTES CAPPED IRON ROD SET (COA S245)
- ⊠ CMF DENOTES CONCRETE MONUMENT FOUND

BEARING NOTE

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE GEODETIC BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

REFERENCE MATERIAL

JACKSON COUNTY GIS WEBSITE
DB 235-PC 358



NOW OR FORMERLY
THOMAS P. MURPHY 358
DEED BOOK PAGE 358
PID#: 03008020.000

PARCEL AREA PRE-EASEMENT 89,518± S.F.
EASEMENT AREA 5,784 S.F.
PARCEL AREA POST-EASEMENT 83,734± S.F.



SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY AND EASEMENT DESCRIBED AND DELINEATED, AND THAT THE MEASUREMENTS AND DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEYOR

James C. Booth, Jr.
JAMES C. BOOTH, JR., P.L.S., #2666
DATE: 07/20/2022

PREPARED BY:



MACHADO PATANO

CIVIL
ELECTRICAL
MECHANICAL
SURVEYING

20' UTILITY EASEMENT PREPARED FOR:
WEST JACKSON COUNTY
UTILITY AUTHORITY

FOR TAX PARCEL 03008020.000
JACKSON COUNTY,
MISSISSIPPI

SCALE:	SHEET NO:
PROJECTED: 02/22/2022	1
DRAWN BY: JAC	OF 1
CHECKED BY: JAC	
DATE: 07/20/22	
EXH	



March 13, 2023

John T. Hannah, P.E., Director
West Jackson County Utility District
Post Office Box 1230
Ocean Springs, MS 39566

RE: Waiver Valuation – Easement from Thomas P. Murphy
6901 Old Fort Bayou Rd
Tax Parcel No. 03008020.000

Dear Mr. Hannah:

The valuation contained in this letter is prepared pursuant to statutory authorization by Mississippi Code Annotated §43-37-3, which states in pertinent part as follows. "... the acquiring ... agency ... may adopt a procedure in compliance with the federal regulations to waive the appraisal in cases involving the acquisition by sale or donation of a property with a low fair market value. For the purposes of this chapter, property with a low fair market value is property with a fair market value of ten thousand dollars (\$10,000) or less ...".

Federal regulation at 49 CFR 24.102 provides as follows. "... [A]n appraisal is not required if ... the Agency determines that an appraisal is unnecessary because the valuation problem is uncomplicated and the anticipated value of the proposed acquisition is estimated at \$10,000 or less, based on a review of available data When an appraisal is determined to be unnecessary, the Agency shall prepare a waiver valuation."

Pursuant to Mississippi Code Annotated §43-37-3, the West Jackson County Utility District has adopted procedures in compliance with federal regulations and specifically 49 CFR 24.102, Appendix A, which states as follows. "... [W]aiver valuations are not appraisals as defined by the Uniform Act and these regulations. Therefore, appraisal performance requirements or standards regardless of their source, are not required for waiver valuations by this rule..."

Pursuant to Federal regulation and State law, the valuation reported in this document was performed under the allowance specified in the Jurisdictional Exception Rule of the Uniform Standards of Professional Appraisal Practice.

RE/MAX Real Estate Partners
2422 Glenville Blvd
Ocean Springs, Mississippi 39564
Office: (228) 875-3333, 1-800-273-9002
Fax: (228) 875-1244




Summary and Allocation of Compensation for All Interests:				
Parcel No.	Land	Improvements	Damages	Total
03008020.000	1,742.16	0	0	1,742.16

I certify to the best of my knowledge and belief:

1. The statements I have provided in this report are true and correct.
2. I have no present or prospective interest in the property valued and no personal interest or bias with respect to the parties involved; and
3. Any decrease or increase in the fair market value of the real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property.

Preparer of Valuation:

(signature)



DATE: 2/9/2023

(Print name & title)

Mary Ann Clisby, MS Real Estate License # S-40551

Attachments: Easement plat

Appraisal representative of property values in the immediate vicinity

Basis of Valuation

Date of Inspection: 2/9/2023

Size and Description of Total Ownership BEFORE and AFTER:

23,075 square feet, before and after

Size of Larger Parcel Used for Valuation Process (if less than size of total ownership):

17.49 acres, PIDN 03008020.000

Description of Acquisition(s) including type, existing use, size, features:

20-ft wide easement along Old Fort Bayou Road right-of-way

2,008 square feet

Data Utilized for Valuation Process: Please see attached.

Prepared by: WEST JACKSON COUNTY
UTILITY DISTRICT
PO BOX 1230
Ocean Springs, MS 39564
(228) 872-3898

Return to: WEST JACKSON COUNTY
UTILITY DISTRICT
PO BOX 1230
Ocean Springs, MS 39564
(228) 872-3898

STATE OF MISSISSIPPI
COUNTY OF JACKSON

Indexing

Section 8
Town 7
Range 8
Acreage 17.49
Exempt 0
District 4002

ACCESS, UTILITY AND CONSTRUCTION EASEMENT

FOR AND IN CONSIDERATION of the sum of Ten and No/100ths Dollars
(\$10.00), cash in hand paid, and other good and valuable consideration, the receipt
of which is hereby acknowledged, I/we,

Name: The Estate of Thomas P. Murphy
Address: Old Fort Bayou east
Ocean Springs MS 39534
Phone: (228) 219-8856

do hereby sell, convey and transfer unto

WEST JACKSON COUNTY UTILITY DISTRICT
P.O. Box 1230
Ocean Springs, Mississippi 39564
228-872-3898

a perpetual exclusive water and sewer easement in, into, upon, over, across and under the following described real estate, but not limited to locating, constructing, establishing, connecting, installing, maintaining, altering, repairing and operating water and sewer systems and devices, including access to same, as legally described in "Exhibit A" and "Exhibit B", attached hereto:

This easement shall be considered a covenant running with the land and shall inure to the benefit of the Grantee and their successors in interest.

TO HAVE AND TO HOLD the above warranted premises, together with all and singular, the hereditaments and appurtenance thereunder belonging or in any wise appertaining to said Grantee, their heirs and assigns forever.

THIS CONVEYANCE is made subject to any and all recorded restrictive covenants, rights-of-way, easements and prior reservations of any oil, gas and mineral rights.

WITNESS my/our signatures, this the _____ day of _____,
20____.

Signature: _____

Name: Thomas P. Murphy

Address: _____

STATE OF MISSISSIPPI

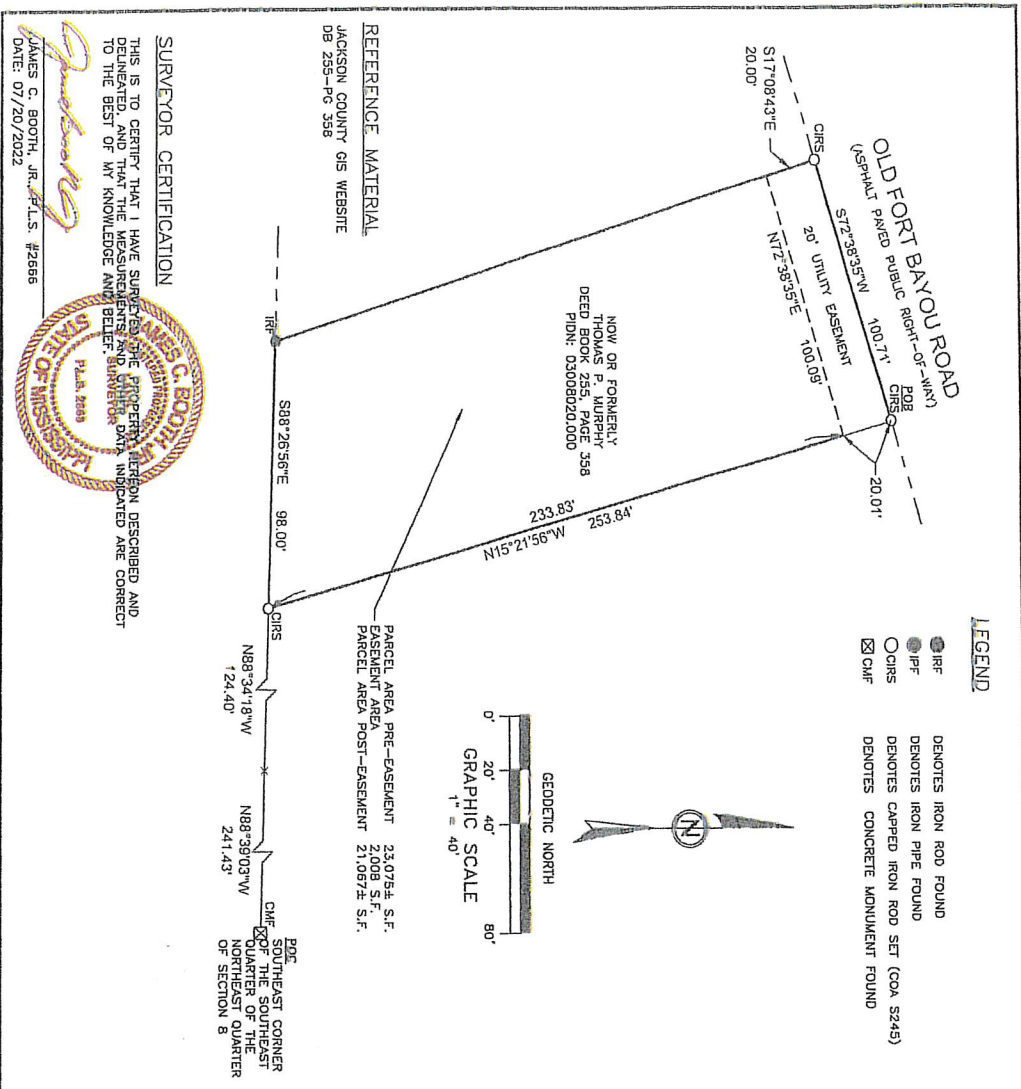
COUNTY OF Jackson

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named _____, who acknowledged that he/she/they signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the ____ day of _____, 20 21.

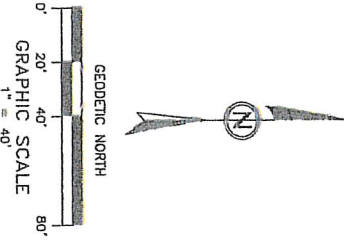
NOTARY PUBLIC

My Commission Expires:



LEGEND

- IRF DENOTES IRON ROD FOUND
- I/PF DENOTES IRON PIPE FOUND
- CIRS DENOTES CAPED IRON ROD SET (COA 5245)
- ⊠ CMF DENOTES CONCRETE MONUMENT FOUND



EASEMENT DESCRIPTION

A 20 FOOT UTILITY EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI; THENCE RUN N 88°39'03" W FOR A DISTANCE OF 241.43 FEET TO A POINT; THENCE RUN N 88°34'18" W FOR A DISTANCE OF 124.40 FEET TO A CAPED 1/2" IRON ROD SET; THENCE RUN N15°21'56" W FOR A DISTANCE OF 253.84 FEET TO A CAPED 1/2" IRON ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF OLD FORT BAYOU ROAD AND THE POINT OF BEGINNING; THENCE RUN S 72°38'35" W FOR A DISTANCE OF 100.71 FEET ALONG SOUTH RIGHT-OF-WAY TO A CAPED 1/2" IRON ROD SET; THENCE RUN S 17°08'43" E FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE RUN N 72°38'35" E FOR A DISTANCE OF 100.09 FEET TO A POINT; THENCE RUN N 15°21'56" W FOR A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINING 2,008 SQUARE FEET, MORE OR LESS.

BEARING NOTE

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE GEODETIC BEARINGS BASED UPON GPS OBSERVATION USING EXRL DUDLEY VNS RIN NET GPS NETWORK.

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND DELINEATED AND THAT THE MEASUREMENTS AND CALCULATIONS HAVE BEEN MADE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

James C. Booth
 JAMES C. BOOTH, JR., F.L.S. #2666
 DATE: 07/20/2022



PREPARED BY:

20' UTILITY EASEMENT PREPARED FOR:		DATE	SCALE
WEST JACKSON COUNTY UTILITY AUTHORITY		DATE	SCALE
FOR TAX PARCEL 030808020.000 JACKSON COUNTY, MISSISSIPPI		DATE	SCALE
		SHEET NO.	TOTAL SHEETS
		1	1
		EXH	



March 13, 2023

John T. Hannah, P.E., Director
West Jackson County Utility District
Post Office Box 1230
Ocean Springs, MS 39566

RE: Waiver Valuation – Easement from CLM ACRES LLC Tiblier, William Troy &
Rene
Old Fort Bayou Rd
Tax Parcel No. 03009290.020

Dear Mr. Hannah:

The valuation contained in this letter is prepared pursuant to statutory authorization by Mississippi Code Annotated §43-37-3, which states in pertinent part as follows. "... the acquiring ... agency ... may adopt a procedure in compliance with the federal regulations to waive the appraisal in cases involving the acquisition by sale or donation of a property with a low fair market value. For the purposes of this chapter, property with a low fair market value is property with a fair market value of ten thousand dollars (\$10,000) or less ...".

Federal regulation at 49 CFR 24.102 provides as follows. "... [A]n appraisal is not required if ... the Agency determines that an appraisal is unnecessary because the valuation problem is uncomplicated and the anticipated value of the proposed acquisition is estimated at \$10,000 or less, based on a review of available data When an appraisal is determined to be unnecessary, the Agency shall prepare a waiver valuation."

Pursuant to Mississippi Code Annotated §43-37-3, the West Jackson County Utility District has adopted procedures in compliance with federal regulations and specifically 49 CFR 24.102, Appendix A, which states as follows. "... [W]aiver valuations are not appraisals as defined by the Uniform Act and these regulations. Therefore, appraisal performance requirements or standards regardless of their source, are not required for waiver valuations by this rule...."

Pursuant to Federal regulation and State law, the valuation reported in this document was performed under the allowance specified in the Jurisdictional Exception Rule of the Uniform Standards of Professional Appraisal Practice.

RE/MAX Real Estate Partners
2422 Stanville Blvd
Ocean Springs, Mississippi 39564
Office: (228) 875-3333, 1-800-273-9003
Fax: (228) 875-1244



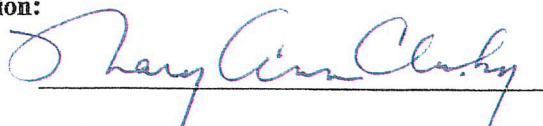
Summary and Allocation of Compensation for All Interests:				
Parcel No.	Land	Improvements	Damages	Total
03009290.020	632.50	0	0	632.50

I certify to the best of my knowledge and belief:

1. The statements I have provided in this report are true and correct.
2. I have no present or prospective interest in the property valued and no personal interest or bias with respect to the parties involved; and
3. Any decrease or increase in the fair market value of the real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property.

Preparer of Valuation:

(signature)



DATE: 3/13/2023

(Print name & title)

Mary Ann Clisby, MS Real Estate License # S-40551

Attachments: Easement plat

Appraisal representative of property values in the immediate vicinity

Waiver Valuation – Easement from CLM ACRES LLC Tiblier, William Troy & Rene

March 13, 2023,

Page | 3

Basis of Valuation

Date of Inspection: 3/13/2023

Size and Description of Total Ownership BEFORE and AFTER:

35,284 square feet, before and after

Size of Larger Parcel Used for Valuation Process (if less than size of total ownership):

17.49 acres, PIDN 03008020.000

Description of Acquisition(s) including type, existing use, size, features:

20-ft wide easement along Old Fort Bayou Road right-of-way

1,265 square feet

Data Utilized for Valuation Process: Please see attached.

REFERENCE MATERIAL
 JACKSON COUNTY GIS WEBSITE
 DB 2044-PG 306

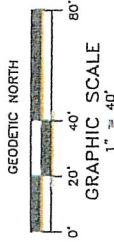
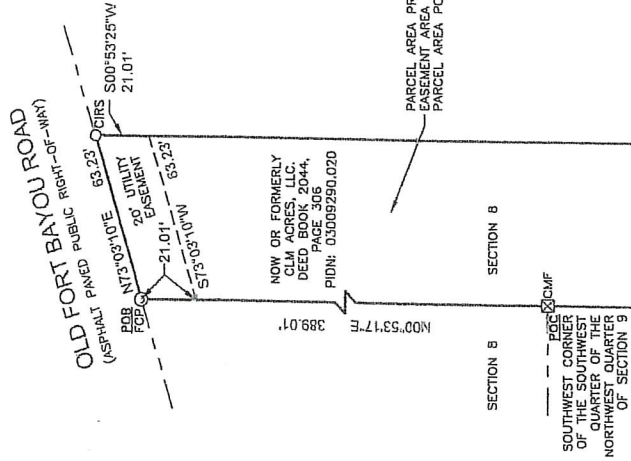
EASEMENT DESCRIPTION

A 20 FOOT UTILITY EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 8 WEST, THENCE RUN N 00°53'17" E FOR A DISTANCE OF 389.01 FEET TO A FENCE POST ON THE SOUTH RIGHT-OF-WAY OF OLD FORT BAYOU ROAD AND THE POINT OF BEGINNING; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE N 73°03'10" E FOR A DISTANCE OF 63.23 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE S 00°53'25" W FOR A DISTANCE OF 21.01 FEET TO A POINT; THENCE RUN S 73°03'10" W FOR A DISTANCE OF 63.23 FEET TO A POINT; THENCE RUN N 00°53'17" E FOR A DISTANCE OF 21.01 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINING 1,285 SQUARE FEET, MORE OR LESS.

BEARING NOTE

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE GEODETIC BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK NET GPS NETWORK.

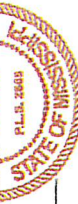


LEGEND

- IRF DENOTES IRON ROD FOUND
- IRF DENOTES IRON PIPE FOUND
- CIRS DENOTES CAPPED IRON ROD SET (COA S245)
- ⊠ CMF DENOTES CONCRETE MONUMENT FOUND

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND DELINEATED, AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEYOR



James C. Booth, Jr.
 JAMES C. BOOTH, JR., P.L.S. #2669
 DATE: 07/20/2022

PREPARED BY:



MACHADO PATAO

20' UTILITY EASEMENT PREPARED FOR:
 WEST JACKSON COUNTY
 UTILITY AUTHORITY

FOR TAX PARCEL 03009290.020
 JACKSON COUNTY,
 MISSISSIPPI

CIVIL
 ELECTRICAL
 MECHANICAL
 SURVEYING

PROJECT NO.	0203.02.001
DATE	07/20/2022
UNIVERSITY	MISSISSIPPI STATE
COURSE	CE 310

EXH
 SHEET 1 OF 1

Prepared by: WEST JACKSON COUNTY
UTILITY DISTRICT
PO BOX 1230
Ocean Springs, MS 39564
(228) 872-3898

Return to: WEST JACKSON COUNTY
UTILITY DISTRICT
PO BOX 1230
Ocean Springs, MS 39564
(228) 872-3898

STATE OF MISSISSIPPI
COUNTY OF JACKSON

Indexing

Section 8
Town 7
Range 8
Acreage 0.81
Exempt 0
District 4002

ACCESS, UTILITY AND CONSTRUCTION EASEMENT

FOR AND IN CONSIDERATION of the sum of Ten and No/100ths Dollars
(\$10.00), cash in hand paid, and other good and valuable consideration, the receipt
of which is hereby acknowledged, I/we,

Name: William Troy Tiblier
Address: 14405 Lemoyne Blvd
Biloxi, MS 39532
Phone: _____

Name: Rene Michelle Tiblier
Address: 14405 Lemoyne Blvd
Biloxi, MS 39532
Phone: _____

do hereby sell, convey, and transfer unto

WEST JACKSON COUNTY UTILITY DISTRICT
P.O. Box 1230
Ocean Springs, Mississippi 39564
228-872-3898

a perpetual exclusive water and sewer easement in, into, upon, over, across and under the following described real estate, but not limited to locating, constructing, establishing, connecting, installing, maintaining, altering, repairing, and operating water and sewer systems and devices, including access to same, as legally described in "Exhibit A", attached hereto:

This easement shall be considered a covenant running with the land and shall inure to the benefit of the Grantee and their successors in interest.

TO HAVE AND TO HOLD the above warranted premises, together with all and singular, the hereditaments and appurtenance thereunder belonging or in any wise appertaining to said Grantee, their heirs and assigns forever.

THIS CONVEYANCE is made subject to any and all recorded restrictive covenants, rights-of-way, easements and prior reservations of any oil, gas and mineral rights.

WITNESS my/our signatures, this the _____ day of _____,
20____.

Signature: _____

Signature: _____

Name: William & Rene Tiblier

Address: _____



March 13, 2023

John T. Hannah, P.E., Director
West Jackson County Utility District
Post Office Box 1230
Ocean Springs, MS 39566

RE: Waiver Valuation – Easement from CLM ACRES LLC Tiblier, William Troy &
Rene
Old Fort Bayou Rd
Tax Parcel No. 03009280.020

Dear Mr. Hannah:

The valuation contained in this letter is prepared pursuant to statutory authorization by Mississippi Code Annotated §43-37-3, which states in pertinent part as follows. "... the acquiring ... agency ... may adopt a procedure in compliance with the federal regulations to waive the appraisal in cases involving the acquisition by sale or donation of a property with a low fair market value. For the purposes of this chapter, property with a low fair market value is property with a fair market value of ten thousand dollars (\$10,000) or less ...".

Federal regulation at 49 CFR 24.102 provides as follows. "... [A]n appraisal is not required if ... the Agency determines that an appraisal is unnecessary because the valuation problem is uncomplicated and the anticipated value of the proposed acquisition is estimated at \$10,000 or less, based on a review of available data When an appraisal is determined to be unnecessary, the Agency shall prepare a waiver valuation."

Pursuant to Mississippi Code Annotated §43-37-3, the West Jackson County Utility District has adopted procedures in compliance with federal regulations and specifically 49 CFR 24.102, Appendix A, which states as follows. "... [W]aiver valuations are not appraisals as defined by the Uniform Act and these regulations. Therefore, appraisal performance requirements or standards regardless of their source, are not required for waiver valuations by this rule...."

Pursuant to Federal regulation and State law, the valuation reported in this document was performed under the allowance specified in the Jurisdictional Exception Rule of the Uniform Standards of Professional Appraisal Practice.

RE/MAX Real Estate Partners
2422 Bienville Blvd
Ocean Springs, Mississippi 39564
Office: (228) 875-3333, 1-800-273-9002
Fax: (228) 875-1244



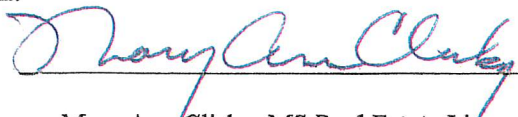
Summary and Allocation of Compensation for All Interests:				
Parcel No.	Land	Improvements	Damages	Total
03009280.020	11,261.50	0	0	11,261.50

I certify to the best of my knowledge and belief:

1. The statements I have provided in this report are true and correct.
2. I have no present or prospective interest in the property valued and no personal interest or bias with respect to the parties involved; and
3. Any decrease or increase in the fair market value of the real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property.

Preparer of Valuation:

(signature)



DATE: 3/13/2023

(Print name & title)

Mary Ann Clisby, MS Real Estate License # S-40551

Attachments: Easement plat

Appraisal representative of property values in the immediate vicinity

Waiver Valuation – Easement from CLM ACRES LLC Tiblier, William Troy & Rene

March 13, 2023,

Page | 3

Basis of Valuation

Date of Inspection: 3/13/2023

Size and Description of Total Ownership BEFORE and AFTER:

757,944 square feet, before and after

Size of Larger Parcel Used for Valuation Process (if less than size of total ownership):

17.49 acres, PIDN 03008020.000

Description of Acquisition(s) including type, existing use, size, features:

20-ft wide easement along Old Fort Bayou Road right-of-way

22,523 square feet

Data Utilized for Valuation Process: Please see attached.

BEARING NOTE

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE GEODETIC BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

REFERENCE MATERIAL

JACKSON COUNTY GIS WEBSITE
DB 2044-PG 306

OLD FORT BAYOU ROAD
(ASPHALT PAVED PUBLIC RIGHT-OF-WAY)

1125.97'

20' UTILITY EASEMENT

1126.30'

572°53'31"W

1126.30'

20' UTILITY EASEMENT

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NOW OR FORMERLY
CLM ACRES, LLC.
DEED BOOK 2044, PAGE 306
PIDN: 03009280.020

PARCEL AREA PRE-EASEMENT 757,944± S.F.
EASEMENT AREA 22,523 S.F.
PARCEL AREA POST-EASEMENT 735,421± S.F.

761.71'

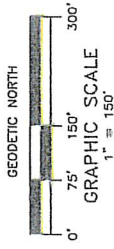
N00°01'44"E 782.64'

20.93'

EASEMENT DESCRIPTION

A 20 FOOT UTILITY EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 10 WEST, JACKSON COUNTY, MISSISSIPPI AND BEING FURTHER DESCRIBED AS FOLLOWS.

COMMENCE AT A CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 10 WEST, THENCE RUN N 00°01'44" E FOR A DISTANCE OF 782.64 FEET TO A CAPPED 1/2" IRON ROD SET ON THE SOUTH RIGHT-OF-WAY OF OLD FORT BAYOU ROAD CAPPED 1/2" OF BEGINNING, THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY S 72°53'31" W FOR A DISTANCE OF 1126.30 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE RUN S 00°53'26" W FOR A DISTANCE OF 21.03 FEET TO A POINT; THENCE RUN N 72°53'31" E FOR A DISTANCE OF 1126.30 FEET TO A POINT; THENCE RUN N 00°01'44" E FOR A DISTANCE OF 20.93 FEET TO THE POINT OF BEGINNING, SAID EASEMENT CONTAINING 22,523 SQUARE FEET, MORE OR LESS.



PREPARED BY:

CIVIL
ELECTRICAL
MECHANICAL
SURVEYING



MACHADO PATANO

20' UTILITY EASEMENT PREPARED FOR:
WEST JACKSON COUNTY
UTILITY AUTHORITY

FOR TAX PARCEL 03009280.020
JACKSON COUNTY,
MISSISSIPPI

SCALE	GRAPHIC
PROJECT NO.	072321021
DATE	07/20/2022
DRAWN BY	JCS
CHECKED BY	JCS
SHEET NO.	EXH
TOTAL SHEETS	1 OF 1

- IRF DENOTES IRON ROD FOUND
- IPF DENOTES IRON PIPE FOUND
- CIRS DENOTES CAPPED IRON ROD SET (CDA S245)
- ☒ CMF DENOTES CONCRETE MONUMENT FOUND

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREBY DESCRIBED AND DELINEATED, AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



JAMES C. BOOTH, JR., P.L.S. #2866
DATE: 07/20/2022

Prepared by: WEST JACKSON COUNTY
UTILITY DISTRICT
PO BOX 1230
Ocean Springs, MS 39564
(228) 872-3898

Return to: WEST JACKSON COUNTY
UTILITY DISTRICT
PO BOX 1230
Ocean Springs, MS 39564
(228) 872-3898

STATE OF MISSISSIPPI
COUNTY OF JACKSON

Indexing

Section 8
Town 7
Range 8
Acreage 17.40
Exempt 0
District 4002

ACCESS, UTILITY AND CONSTRUCTION EASEMENT

FOR AND IN CONSIDERATION of the sum of Ten and No/100ths Dollars
(\$10.00), cash in hand paid, and other good and valuable consideration, the receipt
of which is hereby acknowledged, I/we,

Name: William Troy Tiblier
Address: 14405 Lemoyne Blvd
Biloxi, MS 39532
Phone: _____

Name: Rene Michelle Tiblier
Address: 14405 Lemoyne Blvd
Biloxi, MS 39532
Phone: _____

do hereby sell, convey, and transfer unto

WEST JACKSON COUNTY UTILITY DISTRICT
P.O. Box 1230
Ocean Springs, Mississippi 39564
228-872-3898

a perpetual exclusive water and sewer easement in, into, upon, over, across and under the following described real estate, but not limited to locating, constructing, establishing, connecting, installing, maintaining, altering, repairing, and operating water and sewer systems and devices, including access to same, as legally described in "Exhibit A", attached hereto:

This easement shall be considered a covenant running with the land and shall inure to the benefit of the Grantee and their successors in interest.

TO HAVE AND TO HOLD the above warranted premises, together with all and singular, the hereditaments and appurtenance thereunder belonging or in any wise appertaining to said Grantee, their heirs and assigns forever.

THIS CONVEYANCE is made subject to any and all recorded restrictive covenants, rights-of-way, easements and prior reservations of any oil, gas and mineral rights.

WITNESS my/our signatures, this the _____ day of _____,
20____.

Signature: _____

Signature: _____

Name: William & Rene Tiblier

Address: _____

STATE OF MISSISSIPPI

COUNTY OF Jackson

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named _____, who acknowledged that he/she/they signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the _____ day of _____, 20 21.

NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI

COUNTY OF Jackson

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named _____, who acknowledged that he/she/they signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the _____ day of _____, 20 21.

NOTARY PUBLIC

My Commission Expires:



March 13, 2023

John T. Hannah, P.E., Director
West Jackson County Utility District
Post Office Box 1230
Ocean Springs, MS 39566

RE: Waiver Valuation – Easement from Hodges William Scott & Hodges Denise
7420 Old Fort Bayou Rd
Tax Parcel No. 03009220.040

Dear Mr. Hannah:

The valuation contained in this letter is prepared pursuant to statutory authorization by Mississippi Code Annotated §43-37-3, which states in pertinent part as follows. "... the acquiring ... agency ... may adopt a procedure in compliance with the federal regulations to waive the appraisal in cases involving the acquisition by sale or donation of a property with a low fair market value. For the purposes of this chapter, property with a low fair market value is property with a fair market value of ten thousand dollars (\$10,000) or less ...".

Federal regulation at 49 CFR 24.102 provides as follows. "... [A]n appraisal is not required if ... the Agency determines that an appraisal is unnecessary because the valuation problem is uncomplicated and the anticipated value of the proposed acquisition is estimated at \$10,000 or less, based on a review of available data When an appraisal is determined to be unnecessary, the Agency shall prepare a waiver valuation."

Pursuant to Mississippi Code Annotated §43-37-3, the West Jackson County Utility District has adopted procedures in compliance with federal regulations and specifically 49 CFR 24.102, Appendix A, which states as follows. "... [W]aiver valuations are not appraisals as defined by the Uniform Act and these regulations. Therefore, appraisal performance requirements or standards regardless of their source, are not required for waiver valuations by this rule...."

Pursuant to Federal regulation and State law, the valuation reported in this document was performed under the allowance specified in the Jurisdictional Exception Rule of the Uniform Standards of Professional Appraisal Practice.

RE/MAX Real Estate Partners

2422 Bienville Blvd
Ocean Springs, Mississippi 39564
Office: (228) 875-3333, 1-800-273-9002
Fax: (228) 875-1244

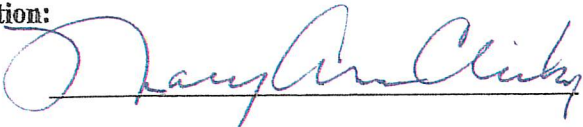


Summary and Allocation of Compensation for All Interests:				
Parcel No.	Land	Improvements	Damages	Total
03009220.040	1,780.57	0	0	1,780.57

I certify to the best of my knowledge and belief:

1. The statements I have provided in this report are true and correct.
2. I have no present or prospective interest in the property valued and no personal interest or bias with respect to the parties involved; and
3. Any decrease or increase in the fair market value of the real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property.

Preparer of Valuation:

(signature)  DATE: 3/13/2023
(Print name & title) Mary Ann Clisby, MS Real Estate License # S-40551

Attachments: Easement plat
Appraisal representative of property values in the immediate vicinity

Basis of Valuation

Date of Inspection: 2/9/2023

Size and Description of Total Ownership BEFORE and AFTER:

14,740 square feet, before and after

Size of Larger Parcel Used for Valuation Process (if less than size of total ownership):

17.49 acres, PIDN 03008020.000

Description of Acquisition(s) including type, existing use, size, features:

20-ft wide easement along Old Fort Bayou Road right-of-way

2,891 square feet

Data Utilized for Valuation Process: Please see attached.

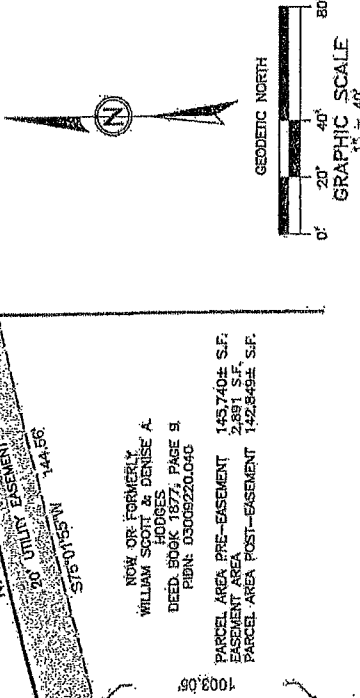
EASEMENT DESCRIPTION

A 20 FOOT UTILITY EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI, THENCE RUN N 89°28'32" E FOR A DISTANCE OF 168.98 FEET TO A POINT; THENCE RUN N 89°28'32" E FOR A DISTANCE OF 151.45 FEET TO A POINT; THENCE RUN N 89°28'32" E FOR A DISTANCE OF 155.00 FEET TO A POINT; THENCE RUN N 89°28'32" E FOR A DISTANCE OF 150.00 FEET TO A POINT; THENCE RUN N 89°28'32" E FOR A DISTANCE OF 149.92 FEET TO A POINT; THENCE RUN N 85°29'35" E FOR A DISTANCE OF 140.00 FEET TO A POINT; THENCE RUN N 00°11'51" W FOR A DISTANCE OF 1023.73 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY OF OLD FORT BAYOU ROAD AND THE POINT OF BEGINNING; THENCE RUN N 75°01'55" E FOR A DISTANCE OF 144.55 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO A 1/2" IRON ROD FOUND; THENCE RUN S 00°12'35" E FOR A DISTANCE OF 20.68 FEET TO A POINT; THENCE RUN S 75°01'55" W FOR A DISTANCE OF 144.55 FEET TO A POINT; THENCE RUN N 00°11'51" W FOR A DISTANCE OF 20.68 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINING 2,891 SQUARE FEET, MORE OR LESS.

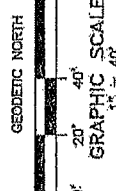
FOOT
SOUTHWEST CORNER
OF THE SOUTHEAST
QUARTER OF THE
NORTHWEST
QUARTER
OF SECTION 9

N89°28'32"E 168.98' N89°28'32"E 161.45' N89°28'32"E 155.00' N89°28'32"E 150.00' N89°28'36"E 149.92' N89°32'01"E 140.00'



NOW OR FORMERLY
WILLIAM SCOTT & DENISE A.
HODGES
DEED BOOK 1877, PAGE 9
PUB. D30069220.040

PARCEL AREA PRE-EASEMENT 145,740± S.F.
EASEMENT AREA 2,891 S.F.
PARCEL AREA POST-EASEMENT 142,849± S.F.



REFERENCE MATERIAL

JACKSON COUNTY GIS WEBSITE
DB 1544-PG 16

BEARING NOTE

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE GEODETTIC BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

LEGEND

- IRP DENOTES IRON ROD FOUND
- IRPF DENOTES IRON PIPE FOUND
- CAPPED DENOTES CAPPED IRON ROD SET (GDA 5245)
- ⊠ CMF DENOTES CONCRETE MONUMENT FOUND



SURVEYOR CERTIFICATION
THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY AND MONUMENTS DESCRIBED AND DELINEATED, AND THAT THE MEASUREMENTS AND DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEYOR

James C. Booth, Jr.
JAMES C. BOOTH, JR., P.L.S. #2666
DATE: 07/20/2022

PREPARED BY:

MACHADO PARTNO

CIVIL
ELECTRICAL
MECHANICAL
SURVEYING

915 Howard Ave., Suite F
Bloom, Mississippi 39530
P: 228.388.1950 | F: 228.388.1971
www.machadopartno.com

SCALE: AS SHOWN
PROJECT NO: 03009220.040
DRAWN BY: JMB
CHECKED BY: JMB
SHEET NO.:
1 OF 1

20' UTILITY EASEMENT PREPARED FOR:
WEST JACKSON COUNTY
UTILITY AUTHORITY

FOR TAX PARCEL 03009220.040
JACKSON COUNTY,
MISSISSIPPI

EXH

Prepared by: WEST JACKSON COUNTY
UTILITY DISTRICT
PO BOX 1230
Ocean Springs, MS 39564
(228) 872-3898

Return to: WEST JACKSON COUNTY
UTILITY DISTRICT
PO BOX 1230
Ocean Springs, MS 39564
(228) 872-3898

STATE OF MISSISSIPPI
COUNTY OF JACKSON

Indexing

Section 8
Town 7
Range 8
Acreage 0.68
Exempt 10
District 4002

ACCESS, UTILITY AND CONSTRUCTION EASEMENT

FOR AND IN CONSIDERATION of the sum of Ten and No/100ths Dollars
(\$10.00), cash in hand paid, and other good and valuable consideration, the receipt
of which is hereby acknowledged, I/we,

Name: William S. Hodges
Address: 6721 Washington Ave. Apt 10-D
Ocean Springs, MS 39564
Phone: (228) 233-7789

Name: Denise A. Hodges
Address: 6721 Washington Ave. Apt 10-D
Ocean Springs, MS 39564
Phone (601) 874-5775

do hereby sell, convey and transfer unto

WEST JACKSON COUNTY UTILITY DISTRICT
P.O. Box 1230
Ocean Springs, Mississippi 39564
228-872-3898

a perpetual exclusive water and sewer easement in, into, upon, over, across and under the following described real estate, but not limited to locating, constructing, establishing, connecting, installing, maintaining, altering, repairing and operating water and sewer systems and devices, including access to same, as legally described in "Exhibit A", attached hereto:

This easement shall be considered a covenant running with the land and shall inure to the benefit of the Grantee and their successors in interest.

TO HAVE AND TO HOLD the above warranted premises, together with all and singular, the hereditaments and appurtenance thereunder belonging or in any wise appertaining to said Grantee, their heirs and assigns forever.

THIS CONVEYANCE is made subject to any and all recorded restrictive covenants, rights-of-way, easements and prior reservations of any oil, gas and mineral rights.

WITNESS my/our signatures, this the 16 day of March,
2023.

Signature: William Hodges

Signature: Denise Hodges

Name: William & Denise Hodges

Address: 7420 Old Ft Bayou Rd.
Ocean Springs MS 39564

STATE OF MISSISSIPPI

COUNTY OF Jackson

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Devin Hoops, who acknowledged that he/she/they signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 10 day of March, 2021.


NOTARY PUBLIC

My Commission Expires:
4/16/2023




STATE OF MISSISSIPPI

COUNTY OF Jackson

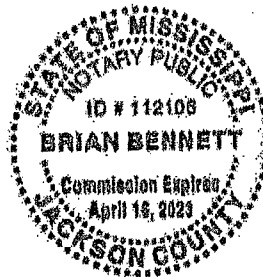
PERSONALLY appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named William Hooper, who acknowledged that he/she/they signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 10 day of March, 2021.



NOTARY PUBLIC

My Commission Expires:
4/16/2023



RE/MAXAbove
the
Crowd![®]

March 2, 2023

John T. Hannah, P.E., Director
West Jackson County Utility District
Post Office Box 1230
Ocean Springs, MS 39566

RE: Waiver Valuation – Easement from Charles Schaffer
7400 Old Fort Bayou Road
Tax Parcel No. 03009220.015

Dear Mr. Hannah:

The valuation contained in this letter is prepared pursuant to statutory authorization by Mississippi Code Annotated §43-37-3, which states in pertinent part as follows. "... the acquiring ... agency ... may adopt a procedure in compliance with the federal regulations to waive the appraisal in cases involving the acquisition by sale or donation of a property with a low fair market value. For the purposes of this chapter, property with a low fair market value is property with a fair market value of ten thousand dollars (\$10,000) or less ...".

Federal regulation at 49 CFR-24.102 provides as follows. "... [A]n appraisal is not required if ... the Agency determines that an appraisal is unnecessary because the valuation problem is uncomplicated and the anticipated value of the proposed acquisition is estimated at \$10,000 or less, based on a review of available data When an appraisal is determined to be unnecessary, the Agency shall prepare a waiver valuation."

Pursuant to Mississippi Code Annotated §43-37-3, the West Jackson County Utility District has adopted procedures in compliance with federal regulations and specifically 49 CFR 24.102, Appendix A, which states as follows. "... [W]aiver valuations are not appraisals as defined by the Uniform Act and these regulations. Therefore, appraisal performance requirements or standards regardless of their source, are not required for waiver valuations by this rule...."

Pursuant to Federal regulation and State law, the valuation reported in this document was performed under the allowance specified in the Jurisdictional Exception Rule of the Uniform Standards of Professional Appraisal Practice.

RE/MAX Real Estate Partners

2422 Bienville Blvd
Ocean Springs, Mississippi 39564
Office: (228) 875-3333, 1-800-273-9002
Fax: (228) 875-1244



Summary and Allocation of Compensation for All Interests:				
Parcel No.	Land	Improvements	Damages	Total
03009220.015	1,875.07	0	0	1,875.07

I certify to the best of my knowledge and belief:

1. The statements I have provided in this report are true and correct.
2. I have no present or prospective interest in the property valued and no personal interest or bias with respect to the parties involved; and
3. Any decrease or increase in the fair market value of the real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property.

Preparer of Valuation:

(signature) Mary Ann Clisby DATE: 3/2/2023
(Print name & title) Mary Ann Clisby, MS Real Estate License # S-40551

Attachments: Easement plat
Appraisal representative of property values in the immediate vicinity

Basis of Valuation

Date of Inspection: 2/9/2023

Size and Description of Total Ownership BEFORE and AFTER:

140,083 square feet, before and after

Size of Larger Parcel Used for Valuation Process (if less than size of total ownership):

17.49 acres, PIDN 03008020.000

Description of Acquisition(s) including type, existing use, size, features:

20-ft wide easement along Old Fort Bayou Road right-of-way

3,241 square feet

Data Utilized for Valuation Process: Please see attached.

Prepared by: WEST JACKSON COUNTY
UTILITY DISTRICT
PO BOX 1230
Ocean Springs, MS 39564
(228) 872-3898

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Ocean Springs, MS 39564
(228) 872-3898

STATE OF MISSISSIPPI
COUNTY OF JACKSON

Indexing

Section 8
Town 7
Range 8
Acreage 0.59
Exempt 0
District 4002

ACCESS, UTILITY AND CONSTRUCTION EASEMENT

FOR AND IN CONSIDERATION of the sum of Ten and No/100ths Dollars
(\$10.00), cash in hand paid, and other good and valuable consideration, the receipt
of which is hereby acknowledged, I/we,

Name: Charles A. Schaffer
Address: 7400 Old Fort Bayou Rd
Ocean Springs, MS 39564
Phone: 228 669 7445

do hereby sell, convey and transfer unto

WEST JACKSON COUNTY UTILITY DISTRICT
P.O. Box 1230
Ocean Springs, Mississippi 39564
228-872-3898

a perpetual exclusive water and sewer easement in, into, upon, over, across and under the following described real estate, but not limited to locating, constructing, establishing, connecting, installing, maintaining, altering, repairing, and operating water and sewer systems and devices, including access to same, as legally described in "Exhibit A", attached hereto:

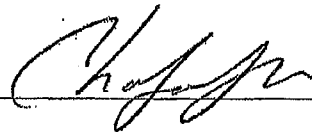
This easement shall be considered a covenant running with the land and shall inure to the benefit of the Grantee and their successors in interest.

TO HAVE AND TO HOLD the above warranted premises, together with all and singular, the hereditaments and appurtenance thereunder belonging or in any wise appertaining to said Grantee, their heirs and assigns forever.

THIS CONVEYANCE is made subject to any and all recorded restrictive covenants, rights-of-way, easements and prior reservations of any oil, gas and mineral rights.

WITNESS my/our signatures, this the 31 day of January,
2023.

Signature: _____



Name: Charles A. Schaffer

Address: 17400 Old Ft. Boyon Rd
Ocean Springs, MS 39564

STATE OF MISSISSIPPI

COUNTY OF Jackson

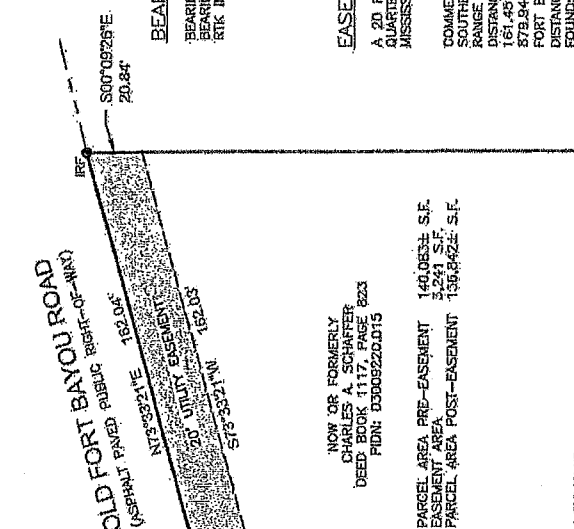
PERSONALLY appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Ch. J. Jm, who acknowledged that he/she/they signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 31 day of January, 2023.

Brian Bennett
NOTARY PUBLIC

My Commission Expires:
4/16/23





BEARING NOTE

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE GEODETIC. BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET. GPS NETWORK.

EASEMENT DESCRIPTION

A 20 FOOT UTILITY EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 8 WEST, TOWNSHIP 7 SOUTH, RANGE 8 WEST, THENCE RUN N89°28'32" E FOR A DISTANCE OF 162.03 FEET TO A POINT; THENCE RUN N 89°28'32" E FOR A DISTANCE OF 162.03 FEET TO A POINT; THENCE RUN N 07°11'33" W FOR A DISTANCE OF 20.83 FEET TO A CAPED IRON ROD SET ON THE SOUTH RIGHT-OF-WAY OF OLD FORT BAYOU ROAD AND THE POINT OF BEGINNING; THENCE RUN N 73°53'21" E FOR A DISTANCE OF 162.03 FEET ALONG SHAD SOUTH RIGHT-OF-WAY TO A 1/2" IRON ROD FOUND; THENCE RUN S 07°09'28" E FOR A DISTANCE OF 20.84 FEET TO A POINT; THENCE RUN S 73°53'21" W FOR A DISTANCE OF 162.03 FEET TO A POINT; THENCE RUN N 07°11'33" W FOR A DISTANCE OF 20.83 FEET TO THE POINT OF BEGINNING. SHAD EASEMENT CONTAINING 3,241 SQUARE FEET, MORE OR LESS.

LEGEND

- IRF DENOTES IRON ROD FOUND
- PIPE DENOTES IRON PIPE FOUND
- CHRS DENOTES CAPPED IRON ROD SET (COA 8245)
- ☒ CMF DENOTES CONCRETE MONUMENT FOUND

REFERENCE MATERIAL

JACKSON COUNTY GIS WEBSITE
DB 1117 - PG 823

PREPARED BY:

MACHADO PATANO

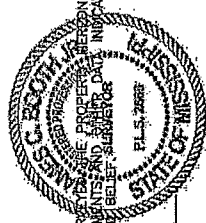
CIVIL ENGINEER
ELECTRICAL
MECHANICAL
SURVEYING

918 Howard Ave., Suite F
Biloxi, Mississippi, 39530
D: 228.388.1950 | F: 228.388.1977
www.mppeng.us

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND DELINEATED, AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SIGNATURE: *James C. Booth*

JAMES C. BOOTH, JR., P.L.S., #29696
DATE: 07/20/2022



20' UTILITY EASEMENT PREPARED FOR:	
WEST JACKSON COUNTY UTILITY AUTHORITY	
FOR TAX PARCEL 03009220.015 JACKSON COUNTY, MISSISSIPPI	
SCALE	SHOWA
PROJECT NO.	03009220.015
DATE	07/20/2022
DRAWN BY	CMF
CHECKED BY	JPB
SHEET NO.	1
EXH	
SHEET 1 OF 1	