

CODE

APPENDIX II

SUBDIVISIONS*

- Art. I. Title and Purpose, §§ 100-106**
- Art. II. Preliminary Submission, § 200**
- Art. III. Final Submission, § 300**
- Art. IV. Required Improvements, §§ 400 --- 406**
- Art. V. Design Standards, §§ 500-505**
- Art. VI. Fees and Charges, §§ 600,601**
- Art. VII. Variances, §§ 700,701**
- Art. VIII. Penalties**
- Art. IX. Validity**
- Art. X. Repealer**

ORDINANCE NO. 1011-1984

An Ordinance Requiring the Filing of Plats and Data of Subdivisions in Laurel, Jones County, Mississippi; and Its Extraterritorial Jurisdiction; Specifying Requirements as to Procedures, Design Standards, Required Improvements, Plats and Data Necessary for Approval of Such Subdivisions in Laurel, Jones County, Mississippi; Providing for Variances; Requiring Enforcement by the City of Laurel; and Prescribing Penalties for the Violation of Its Provisions. Be It Ordained by the Mayor and City Commissioners of the City of Laurel, Mississippi.

ARTICLE I. TITLE AND PURPOSE

Section 100. Necessity for Land Subdivision Regulations.

***Editor's Note** --- Ordinance No. 1011-1984, adopted May 15, 1984, enacted a new subdivision ordinance for the City as set forth herein at App. II. Said Ordinance has been set out basically as enacted, with only minor stylistic changes made by the editor; however, no substantive changes have been made. Editorial emendations made in the interest of clarity are included in brackets. Obviously misspelled words have been corrected without comment. Amendatory Ordinances will be included at their proper places and will be identified by a history note following the amendment section. Absence of such history note indicates that the section is derived unamended from Ordinance No. 1101-1984.

Cross References --- Buildings and building regulations, Ch. 7; mobile homes, Ch. 13; parks and recreation, Ch. 18; planning and development, Ch. 20; plumbing and sewers, Ch. 21; solid waste, Ch. 24; streets and sidewalks, Ch. 25; tree ordinance, Ch. 26.1; water, Ch. 28; zoning, App. I.

State Law Reference --- Subdivision regulation, Miss. Code 1972, §17-1-23 et seq.

CODE

100.1. In order to promote the health, safety, convenience, and general welfare of the inhabitants of Laurel, Mississippi, and to assist in bringing about the coordinated, efficient, and economical development of the City, there exists a need for the following regulations and minimum standards to be followed in the development or redevelopment of land subdivisions in Laurel, Mississippi.

Section 101. Authority for Regulations.

101.1. The provisions of this Ordinance are adopted pursuant to the authority set forth in Chapter 197 of the General Laws of the State of Mississippi, 1956, being Section 2890.5 of the Mississippi Code, 1942, as amended. Reference is also made to Sections 3374-123 and 3374-123.5 of the Mississippi Code of 1972 as amended.

Section 102. Title.

102.1. These regulations shall be known as the *“Official Subdivision Regulations of Laurel, Mississippi”* and may be so cited.

Section 103. Purpose.

103.1. The subdivision of land is the first step in the process of urban development. The arrangement of land parcels in the community for residential, commercial, and industrial uses and for streets, alleys, schools, parks and other public purposes, will determine to a large degree, the conditions of health, safety, economy and amenity that prevail in the urban area. The quality of these conditions is of public interest. These regulations and standards for the subdivision and improvement of land for urban use are adopted and promulgated to make provisions for adequate light, air, open spaces, drainage, transportation, public utilities and other needs; to ensure the development and maintenance of a healthy, attractive and efficient community that provides for the conservation and protection of its human and natural resources.

These regulations are designed, intended, and should be administered in a manner to:

- (a) Implement the Comprehensive Plan:
 - (1) By harmoniously relating the development of the various tracts of land to the existing community and facilitate the future development of adjoining tracts.
 - (2) By attempting to ensure the best possible design for the tract.

CODE

- (b) Encourage neighborhood conservation and help prevent the occurrence of slums and blight.
- (c) Provide that the cost of improvements which primarily benefit the tract of land being developed be borne by the owners or developers of the tract, and that the cost of improvements which primarily benefit the whole community be borne by the whole community.
- (d) Reconcile any difference of interest.
- (e) Establish adequate and accurate records of land subdivision.

Section 104. Jurisdiction.

104.1. These regulations and development standards shall apply to the following forms of land subdivision within all jurisdictional and extraterritorial jurisdictional areas of the City of Laurel, Mississippi:

- (a) The division of land into two (2) or more tracts, lots, sites, or parcels intended for commercial or industrial use.
- (b) The division of land into two (2) or more tracts, lots, sites, or parcels, any part of which when subdivided will contain less than ten (10) acres and which are intended or suitable for urban residential development.
- (c) The division of any land previously subdivided on a plat of record.
- (d) The dedication or vacation of any street, alley or easement through any tract of land regardless of the area involved.

Section 105. Administration.

105.1. The Laurel Planning Commission, after approval by the Mayor and Council, may employ any staff, person, persons or consultants to assist in the administration and coordination of these regulations. Final approval of plats and other data shall be the responsibility of the Mayor and Council as prescribed by law. The Superintendent of Inspection is hereby authorized and directed to enforce all provisions of these Subdivision Regulations.

Section 106. Definitions.

CODE

For the purpose of these regulations, certain terms used herein are defined as follows:

- (1) **Alley.** The word “*alley*” shall mean a minor way used primarily for vehicular service to the rear or side of properties otherwise abutting on a street.
- (2) **Block.** A parcel of land, intended to be used for urban purposes, which is entirely surrounded by public streets, highways, railroad rights-of-way, public walks, parks or greenstrips, rural land or drainage channels or a combination thereof.
- (3) **Building line.** The phrase “*building line*” shall be a line beyond which buildings must be set back from the street or road right-of-way line on which the property fronts.
- (4) **City.** The word “*City*” shall be the City of Laurel, Mississippi, together with all its governing and operating bodies.
- (5) **Commission.** The word “*commission*” or “*planning commission*” or “*zoning commission*” shall be the Official City Planning and Zoning Commission of the City, as appointed by the City Council.
- (6) **Comprehensive Plan.** The Comprehensive Development Plan for the City which has been officially adopted and approved to provide long-range development policies for the area subject to urbanization in the foreseeable future and which includes, among other things, the plans for land use, land subdivision, traffic circulation and community facilities.
- (7) **Conditional.** The word “*conditional*” wherever used in this Ordinance will mean ---- made or granted on the provisions as set forth in this Ordinance.
- (8) **Council.** The word “*Council*” shall be the duly elected governing body of the City (City Council).
- (9) **County.** The word “*County*” shall be Jones County, together with all its governing and operating bodies.
- (10) **Easement.** A grant by the property owner to the public, a corporation, or persons, of the use of a strip of land for specific purposes.
- (11) **Engineer.** The word “*engineer*” shall be the engineer of the City, or his duly authorized representative.

CODE

- (12) ***Extraterritorial jurisdiction/planning jurisdiction.*** That designated area of Jones County which has been formally and legally agreed upon and adopted by Jones County and Laurel, Mississippi in accordance with Section 2890.5 of Mississippi Laws as revised and amended, thereby giving Laurel special jurisdictional powers over the area for the purpose of regulating the subdivision and development of land.
- (13) ***Lot.*** A subdivision of a block or other parcel of land intended as a unit for the transfer of ownership or for development.
- (14) ***Lot, corner.*** A lot located at the intersection of and abutting on two (2) or more streets.
- (15) ***Lot, frontage.*** That dimension of a lot or portion of a lot abutting on a street or officially approved place excluding the side dimension of a corner lot.
- (16) ***Lot of record.*** A lot which is part of a subdivision, a map of which has been recorded in the Office of the County Clerk in the County wherein the proposed subdivision is located.
- (17) ***Lot, through.*** An interior lot which has frontages on two (2) or more streets.
- (18) ***Lot width.*** The horizontal distance between side lot lines measured at right angles to the depth.
- (19) ***Lot width, front building line.*** The horizontal distance between side lot lines measured at the front building line and tangent to the street right-of-way line.
- (20) ***Master plan.*** The phrase “*master plan*” shall be the Comprehensive Plan or general plan of the City and adjoining areas as adopted by the City Council and the City Planning Commission, including all its revisions. This plan indicates the general location recommended for various land uses, transportation routes, public and private buildings, streets, parks, and other public and private developments and improvements.
- (21) ***Plat, final.*** The phrase “*final plat*” shall be any plat of any lot, tract, or parcel of land requested to be of record in the Office of the Chancery Clerk.
- (22) ***Plat, preliminary.*** The phrase “*preliminary plat*” shall be any plat of any lot, tract or parcel of land that is not to be of record but is only a proposed division of land for review and study by the City.

CODE

- (23) **Re-subdivision.** The word “*re-subdivision*” shall be the resubdivision of any part or all of any block or blocks of a previously platted subdivision, addition, lot or tract.
- (24) **Shall.** The word “*shall*” wherever used in this Ordinance will be interpreted in its mandatory sense.
- (25) **Street.** The term “*street*” means a way for vehicular traffic, whether designated a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place or however otherwise designated.
- (26) **Street, collector.** The phrase “*collector street*” shall be a street which is continuous through several residential districts and is intended as a connecting street between residential districts and arteries, highway, or business districts.
- (27) **Street, cul-de-sac.** The word “*cul-de-sac street*” shall mean a short minor street having but one (1) vehicular access to another street and terminated by a vehicular turn-around.
- (28) **Street, dead-end.** The phrase “*dead-end street*” shall mean a street, other than a cul-de-sac, with only one (1) outlet.
- (29) **Street, frontage or service.** A minor street auxiliary to and located on a side of a major street for service to abutting properties and adjacent areas and for control of access.
- (30) **Street, local.** The phrase “*local street*” shall be a street which is intended primarily to serve traffic within a neighborhood or limited residential district, and which is used primarily for access to abutting properties.
- (31) **Street, major.** The phrase “*major street*” shall be principal traffic thoroughfares more or less continuous across the City which are intended to connect remote parts of the City, or areas adjacent thereto, and act as principal connecting streets with State and Federal highways.
- (32) **Street, marginal access.** Minor streets which are parallel to and adjacent to major streets or highways, and which provide access to abutting properties and protection from through traffic.
- (33) **Street, minor.** Any street not classified as a major street on the major thoroughfare plan.

CODE

(34) **Street width.** The word “*street width*” shall be the shortest distance between the lines which delineate the rights-of-way of a street.

(35) **Subdivider.** Any person, firm, partnership, corporation or other entity, acting as a unit, subdividing or proposing to subdivide land as herein defined.

(36) **Subdivision.** The word “*subdivision*” or “*addition*” shall be any division of any lot, tract or parcel of land into two (2) or more lots or sites for the purpose, whether immediate or future, of sale or of building development. It also includes resubdivision or replotting of land, lots or tracts. Divisions of land in parcels of ten (10) acres or more shall not be included. Said tracts to be appropriately and legally recorded.

(37) **Guarded or Gated Residential Streets.** Residential streets approved by the City Council for limited closing under Chapter 23, Section 23-48, *et seq.*, **Laurel Code.**

Source: Ordinance No. 1370-2000, §106, 6-20-00

Any office referred to in this Ordinance by title, i.e., Mayor, City Secretary, City Attorney, City Clerk, City Engineer, Director of Public Works, and Superintendent of Inspection shall be the person so retained in the position by the City, or his duly authorized representative.

ARTICLE II. PRELIMINARY SUBMISSION.

Section 200. Preliminary Layout.

200.1. Preapplication procedure and advice to developer (preapplication conference).

The owner or developer and/or his representative who proposes to plat and/or develop a subdivision and/or a tract of land inside the corporate limits and/or jurisdiction of this municipality will be required to attend, prior to the filing of an application to subdivide and/or develop lands, an informal conference at which the municipality will be represented by the Superintendent of Inspection. The representative of the municipality shall advise the owner, developer and/or representative of either, of the procedures, rules, regulations, and standards to be followed in the subdivision and development of lands within the corporate limits of this municipality together with such features of the work as may be involved with, influenced by, or related to the Comprehensive Plan adopted by the municipality.

CODE

The preliminary layout presented for discussion should include:

- (a) All land which the application owns related to the subdivision.
- (b) A sketch plan at a scale of approximately one (1) inch equals one hundred (100) feet showing the proposed layout of streets, lots and other features proposed for the area to be subdivided.
- (c) General subdivision information necessary to explain and/or supplement the sketch plan.
- (d) The location, name and approximate dimensions of existing streets, easements, property lines, buildings, parks and public properties.
- (e) The location of existing sewers, water mains, culverts and storm drains, if any, including pipe sizes, and direction of flow.

200.2. Submission of Preliminary Plat.

An application, in writing, for the conditional approval of the preliminary plat, together with six (6) prints, shall be filed with the City Planning Commission at least two (2) weeks before the meeting of the Commission, if the plat is to be acted upon at such meeting.

The plat shall be drawn to a scale of one hundred (100) feet to the inch, or larger, and shall show:

- (1) The proposed name of the subdivision.
- (2) North point, scale, and date.
- (3) The names and addresses of the subdivider and of the engineer or surveyor.
- (4) The tract designation and other descriptions according to the real estate records of the City or Chancery Clerk; also, designation of the proposed uses of land within the subdivision.
- (5) The boundary lines (accurate in scale) of the tract to be subdivided.
- (6) Finished contours with intervals of five (5) feet or less, referred to City datum.

CODE

- (7) The names of adjacent subdivisions or the names of record owners of adjoining parcels of unsubdivided land.
- (8) The location, widths, and names of all existing or platted streets or other public ways within or adjacent to the tract, existing permanent buildings, railroad rights-of-way, and other important features, such as section lines, political subdivision or corporation lines, and school district boundaries.
- (9) Existing sewers, water mains, culverts, or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, and locations indicated.
- (10) All parcels of land intended to be dedicated for public use or reserved in the Deeds for the use of all property owners in the proposed subdivision, together with the purpose, conditions or limitations of such reservation, if any.
- (11) The layout, names, and widths of proposed streets, alleys, and easements.
- (12) A proposed water distribution system, sanitary sewers and storm sewers showing pipe sizes, grades of sewers, the location of valves, fire hydrants and fittings.
- (13) The layout, numbers, and approximate dimensions of proposed lots.

200.3. Approval of Plats.

Upon finding that the preliminary plat satisfies the requirements of this Ordinance, the Planning Commission shall state in writing to the subdivider its approval and state the conditions of such approval within thirty-one (31) days after the submission of the preliminary plat and other material submitted in conformity to these regulations or, in the event of disapproval, the Planning Commission shall state its disapproval and reasons therefor. The action of the City Planning Commission shall be noted on, three (3) copies of the preliminary plat, referenced and attached to any conditions determined, one of which shall be designated as the Commission copy and retained in the files of the City Planning Commission, the other as the "owner's copy," which shall be furnished to the owner or his authorized representative, and the third, as the official copy and forwarded to the City Council for consideration and filing.

The plat shall be conditionally approved or disapproved within sixty (60) days after submission thereof to the City Council; otherwise, such plat shall be deemed to have been approved and a certificate to that effect shall be issued by the City Council on demand; provided, however, that the applicant for the approval may

CODE

waive this requirement and consent to the extension of such period. The grounds of disapproval of any plat shall be stated upon the records of the Council. Any plat submitted for approval shall contain the name and address of a person to whom notice of hearing may be sent; and no plat shall be acted upon by the Council without affording a hearing therefor. Any subdivision of land containing two (2) or more lots, no matter how described, must be submitted to the Planning Commission for approval.

200.4. Conditional Approval Time in Force.

A conditional approval shall remain in force for a period of two (2) years after Council approval, after which time the street and lot layout of the subdivision shall be subject to review by the Commission and the Council. In the event the Council desires said review, it shall request in writing that the Planning Commission institute proceedings. All review proceedings shall follow the procedure and have the same effect as the initial conditional approval proceedings.

200.5. Effect of Approval of the Preliminary Plat.

Approval of the preliminary plat as set forth herein shall constitute authority to proceed with construction of the subdivision and preparation of the final plat subject to approval of detailed plans and specifications for improvements as set forth herein. The subdivision shall be constructed and the final plat prepared in conformity with the approved preliminary plat. Material deviation from such approved preliminary plat shall require resubmission for approval.

Approval of a preliminary plat shall not constitute authority to sell lots, record the plat, advertise the future or conditional sale of lots based on the preliminary plat, or authority to construct permanent buildings in reliance upon the preliminary plat layout.

200.6. Fees.

Before delivering the preliminary plat to the Office of Inspection for approval, the subdivider shall pay to the City Clerk the appropriate fees necessary to process the plat. A list of fees is found under Article VI, Fees and Charges.

The processing fee shall not be refundable. The engineering review fee shall be refundable if the plat is withdrawn before any actual checking is done on a preliminary plat. If any preliminary plat or final plat, or any improvement plans or specifications are found to be in error and must be returned for revision, an additional engineering check fee shall be paid for each resubmission for approval. The City Clerk shall receipt stamp proof of the payment of fees upon the face of

CODE

each copy of the preliminary plat. Such fees shall not be considered payment for supervision of construction.

200.7. Approval of Improvement Plans.

After approval by the Council of the preliminary plat, the subdivider may proceed to prepare and submit plans, profiles and specifications for improvements to the Mississippi State Board of Health for water, Mississippi Air and Water Pollution Control Agency for sewer, City Engineer and Council for approval. Such plans, profiles and specifications shall conform to standard practice of the City of Laurel and shall be in essential conformity with the approved preliminary plat. The City Engineer shall give his approval in writing and no field changes shall be made without the written permission of the City Engineer and Council.

ARTICLE III. FINAL SUBMISSION.

Section 300. Final Plat.

300.1. Application Procedures.

Within two (2) years of the approval by the Council of preliminary plat, the subdivider shall file an abstract of title which shows good and merchantable title in the subdivider, and a final plat of the area covered by said preliminary plat, or part thereof, in the Office of Inspection. Six (6) copies, one (1) in ink on linen tracing cloth, of the final plat of all or a portion of the approved preliminary plat shall be filed with the City Planning Commission at least two (2) weeks prior to the meeting at which approval is requested. The Council must approve all final plats, which action is final, regardless of the action taken by the City Planning Commission. The final plat shall be drawn to scale of one hundred (100) feet to the inch, or larger, and shall show or be accompanied by the following:

- (1) The boundary lines with accurate distances and bearings, the exact location and width of all existing or recorded streets intersecting the boundary of the tract.
- (2) True bearings and distances to the nearest established street lines or official monuments, which shall be accurately described on the plat, municipal, township, County, or section lines accurately tied to the lines of the subdivision by distance and bearings.
- (3) An accurate location of the subdivision in reference to the real estate records of the County.

CODE

- (4) The exact layout including:
 - a. Street and alley names.
 - b. The length of all arcs, radii, internal angles, points of curvature length and bearing of the tangents.
 - c. All easements for rights-of-way provided for public services or utilities and any limitations of the easements.
 - d. All lot numbers and lines with accurate dimensions in feet and hundredths and with bearings and angles to street and alley lines.
- (5) The accurate location, material, and approximate size of all monuments.
- (6) The accurate outline description of all property which is offered for dedication for public use with the purpose indicated thereon, and of all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.
- (7) Setback building lines.
- (8) Private restrictions.
- (9) Proposed name of the subdivision.
- (10) Name and address of the subdivider.
- (11) North point, scale and date.

Construction Plans.

- (12) A plan and profile of finished center line grades of each street with center line elevations shown. Scales shall be one inch (1") equals fifty feet (50') horizontally and one inch (1") equals five feet (5') vertically.
- (13) The cross section of proposed streets showing the width of roadways and location and width of sidewalk.
- (14) A plan and profile of proposed sanitary and storm sewers, with grades and pipe sizes indicated, and a plan of the proposed water distribution system showing pipe sizes and location of valves, fire hydrants, and fittings.
- (15) Certificate of approval to be signed by the City's Engineer on plans and specifications for water, sewer, paving and drainage, and the Mississippi State

CODE

Board of Health for water, and the Mississippi, Air and Water Pollution Control Agency for sewer.

(16) The following certificates and approvals shall appear on the original tracing of the final plat as applicable.

a. *Engineer's or Surveyors Certificate:*

It is hereby certified that this plat is true and was prepared from an actual survey of the property made under my supervision.

By _____ Mississippi Certificate No. _____

b. *Owner's Certificate.*

We, _____, the undersigned owners of the property shown hereon, hereby adopt this plat as our plan of subdivision (and dedicate the streets, rights-of-way and easements as shown to public use forever). We hereby certify that we are the owners of the said property in fee simple, duly authorized to act, and that said property is now encumbered by any mortgage or taxes which have become due and payable.

Signature

c. *Planning Commission's Certificate.*

Approved by the Laurel Planning Commission.

Date _____

Chairman

d. *City's Acceptance Certificate:*

City

I hereby certify that the foregoing is a true copy and that said document was approved by the Mayor and City Council of Laurel in session on _____.

CODE

City Clerk

(17) Protective covenants, if any, shall be referenced on the final plan even though same may be recorded otherwise by, separate instrument.

(18) Dedication of all streets, alleys, parks, and playground to public use forever, signed and acknowledged before a Notary Public by the owner and lienholder of the land, and a complete and accurate description of the land subdivided and the streets dedicated.

Certificates of approval must also be signed by the City Planning Commission. Three (3) sets of plans and specifications for water, sewer, paving and drainage, prepared by a registered Civil Engineer, shall be approved and retained by the Council prior to

any construction on the subdivision.

300.2. Action by the Planning Commission.

The Planning Commission shall consider the final plat at the regular meeting during the month following the month of filing and shall either approve or disapprove the plat. If the Planning Commission finds that the final plat has been prepared in compliance with these regulations and in substantial compliance with the preliminary plat, such plat shall be approved. In the event of disapproval, specific points of variance with the aforesaid requirements shall be placed upon the minutes of the Planning Commission and a copy shall be transmitted to the subdivider.

The Planning Commission may approve final plats at a special meeting called in accordance with the rules and regulations of the Planning Commission.

Upon approval or disapproval, the Planning Commission shall within ten (10) days transmit to the Council the signed final plat and other required plans.

300.3. Council Action.

The Council shall consider the final plat along with the report of the Planning Commission not later than the second regular meeting following the date of filing with the City Clerk. If the Council finds that the plat has been prepared in compliance with the preliminary plat, such final plat shall be approved. In the event of disapproval, the record shall show the specific points on which the final plat varies from these regulations or the preliminary plat. The Council may give notice of and hold any public hearings.

CODE

300.4. Owner's Obligation to Pay Cost of Development.

It is hereby declared to be the general policy of the City Council of the City of Laurel to require the proprietor or proprietors or their successors in interest, of any subdivision in or addition to the City of Laurel, to pay all costs of public improvements made within such subdivision or addition to said City and to pay all costs of the development thereof and expenses incidental thereto, including, but not limited to, the following, to wit:

- (1) Cost of survey and plat prepared by licensed surveyor.
- (2) Cost of establishing grades prescribed by the City, for streets, alleys and sidewalks.
- (3) Cost of construction of sanitary sewer facilities for the subdivision or addition.
- (4) Cost of construction of water facilities in the subdivision or addition.
- (5) Cost of construction of curb and gutter and street paving and storm drainage system for the subdivision or addition.
- (6) Cost of preparation of all maps and plans and specifications for all above named improvements, the same to be prepared by and constructed under the inspection of a competent registered professional engineer.
- (7) Abstract of title or title insurance.

The proprietor or proprietors may privately contract for and cause the work of the development to be done, but in any event the work shall be done in accordance with the plans and specifications prepared or approved by the City.

300.5. Bonding Incomplete Improvements.

In lieu of final completion of the improvements required herein before approval of the final plat, the subdivider shall post a bond in a form approved by the City Attorney of Laurel. Such bond shall ensure to the City that improvements will be completed by the subdivider within two (2) years after approved by the Board and shall be not less than the estimated cost of completing the improvements as specified by these regulations, other Ordinances, resolutions or regulations of the City, and by the plans and specifications as approved for the preliminary plat. The dollar amount of such bond shall be fixed in writing by the Council and filed with the City Clerk.

CODE

If the improvements are not completed within the specified time, the Council may use the bond or any necessary portion thereof to complete said improvements. Failure of the Council to take action on the bond immediately shall not bar it from taking appropriate action within a reasonable time.

300.6. Filing of Record.

After the final plat has been approved and all signatures required herein have been affixed, the subdivider will deliver the plat and all necessary papers, as required by Statute, to the City Clerk who shall cause the same to be recorded with the Chancery Clerk as specified by Statute. All filing fees shall be paid by the subdivider.

No changes, erasures, modifications or revisions shall be made on any subdivision plat after approval has been given by the Commission. In the event that any subdivision plat, when recorded, contains any such changes, the plat shall be considered null and void, and the Commission shall institute proceedings to have said plat stricken from the records of the Chancery Clerk.

ARTICLE IV. REQUIRED IMPROVEMENTS.

Section 400. Improvements in Subdivisions.

400.1. In consideration of the acceptance by the City and assumption of the responsibility for maintaining the dedicated streets constructed therein, the owner or owners of the subdivision shall cause to be constructed, at no expense to the City, the following improvements according to the specifications set forth hereinafter. It is further understood by the developer and the City that the City's Engineer shall have authority to approve any and all site improvement plans and specifications and is hereby authorized to make any inspections he deems necessary during construction of any portion of the development with full authority to approve or disapprove all materials and construction methods.

400.2. The improvements specified therein shall be designed by and constructed under the inspection of a registered professional engineer.

400.3. In order to obtain approval for the construction of improvements in a subdivision, the developer shall submit together with the preliminary plat(s) three (3) sets of construction plans showing the types of improvements contemplated. Such plans and specifications for the proposed water and sewer system shall be accompanied by written certification from the Mississippi State Board of Health and the Mississippi Air and Water Pollution Control Commission that the proposed systems and treatment facilities are in conformance with all applicable

CODE

laws and regulations. The engineer shall, wherever possible, keep water and sewer lines on opposite sides of the street and outside of pavement surface.

The plan and profile sheets (streets and sanitary sewers) shall be drawn to a horizontal scale designated by the City Engineer and to U.S. Government data (mean sea level).

400.4. All services for utilities shall be made available for each lot in such a manner as will eliminate disturbing the street pavement and drainage structures when connections are made.

400.5. Final plans. Upon completion of construction of any such utilities or improvements, one (1) set of reproducible tracings of complete final plans, dated, signed and certified by the engineer in charge, shall be filed with the City Engineer of the City of Laurel, showing all features as actually installed, including materials, size, location, depth or elevation, lot numbers, ends of lines, connections, wyes, valves, storm sewer drains, inlets and all other pertinent information. There shall be no connections made to such utilities serving the subdivision until the foregoing is in compliance.

Section 401. Streets.

401.1. The arrangement, character, extent, width, grade and location of all proposed streets shall conform to the general plan of the community and their relationship shall be considered to that of the existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.

401.2. Where such is not shown in the general plan for the community, the arrangement of streets in a subdivision shall either:

- (a) Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or
- (b) Conform to a plan for the neighborhood approved or adopted by the City Planning Commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.

401.3. Local streets shall be so laid out that their use by through traffic shall be discouraged.

401.4. Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the City Planning Commission may require

CODE

a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in appropriate districts.

401.5. Street jogs with centerline offsets of less than one hundred and fifty feet (150') shall be avoided.

401.6. Angle of intersection streets shall be laid out so as to intersect as nearly as possible at right angles except where topography and other conditions justify variations. The minimum angle of intersection of streets shall be seventy-five degrees (75°).

401.7. Half streets shall be prohibited, except where necessary to the reasonable development of the subdivision in conformance with the other requirements of these regulations and where the City Planning Commission finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever a half street has already been provided adjacent to an area to be subdivided, the other remaining half of the street shall be platted within such subdivision.

401.8. Dead-end streets which are designed to be permanent shall meet the regulations of the 2003 International Fire Code, or the most recent edition of said code herein adopted, as pertains to dead end streets and dead-end fire apparatus access roads including but not limited to the requirements for length, width and turnarounds. *Source: Ordinance No. 1501-2007, Sec. I, 10-16-07*

401.9. Street grades shall be established regarding topography, proposed land use, and the community drainage plan and facilities in the area surrounding the land to be subdivided, provided that the minimum street grade shall be five-tenths of one percent (0.5%) with crown section and two-tenths of one percent (0.2%) with curb and gutter.

401.10. Vertical Sight Distances. Change of grade shall conform to current standards of the City of Laurel for the type of street in question, provided that in no case shall there be constructed a sight distance to an object four inches (4") high of not less than two hundred thirty feet (230') for arterials and collectors, and one hundred seventy-five feet (75') for local and other classifications, measured from any point four feet (4') above the pavement.

401.11. Horizontal Sight Distances. A tangent at least one hundred feet (100') long shall be introduced between reverse horizontal curves on collector and major streets. When connecting street lines deflect from each other at any one point by more than ten degrees (10°), they shall be connected by a curve with a radius

CODE

adequate to ensure a sight distance of not less than one hundred feet (100') for collector streets and of such greater radii as the Planning Commission shall determine for major streets and in other special cases.

401.12. Pedestrian Ways. Pedestrian ways may be required by the Planning Commission so as to allow cross access for pedestrians in very long blocks. In general, blocks of eight hundred feet (800') or more in length should have a pedestrian way near the center of the block.

401.13. Street right-of-way widths shall be as shown in the major thoroughfare plan for the community and where not shown therein shall be not less than as follows:

<i>Street Type</i>	<i>Right-of-Way Width</i>	<i>Pavement Widths Back-to-Back</i>	<i>Minimum Crown Section Pavement Shoulder</i>
Major street		80'	44'
40'			
Collector street		60'	40'
36'			
Local street (residential)		50'	28'
24' 32'			
Marginal access streets		40'	
20' 28'			
Pedestrian ways (paved)		10'	5' sidewalk

401.14. Guarded or Gated Streets may be considered by the Planning Commission and the City Council upon application by the owner/developer provided that he meets all of the terms and conditions set forth in Chapter 3, Article 2, Division 3, Section 23-48, *et seq.*, of the **Laurel Code**.

Source: Ordinance No. 1370-2000, §401, 6-20-00

Section 402. Alleys.

402.1. Alleys shall be provided in commercial and industrial districts, except that the City Planning Commission may waive this requirement where other definite and assured provision is made for service access, such as off-street loading, unloading, and parking consistent with the [and] adequate for the uses proposed.

CODE

402.2. The minimum width of an alley shall be twenty feet (20') in industrial and commercial areas and fifteen feet (15') in residential areas.

402.3. Alley intersections and sudden changes in alignment shall be avoided, but where necessary, corners shall be cut-off sufficiently to permit safe vehicular movement.

402.4. Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn-around facilities, as determined by the City Planning Commission.

Section 403. Easements.

403.1. Easements across lots or centered on rear or side lot lines shall be provided for utilities when necessary and shall be at least ten feet (10') wide, five feet (5') on each side of the respective lot lines. No planting or construction shall be performed within the easement limits.

403.2. Where a subdivision is bounded by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course, and such further width or construction, or both, as will be adequate for the purpose.

Section 404. Blocks.

404.1. The lengths, widths and shapes of blocks shall be determined regarding:

- (a) Provision of adequate building sites suitable to the special needs of the type of use proposed.
- (b) Zoning requirements as to lot sizes and dimensions.
- (c) Needs for convenient access, circulation, control and safety of traffic.
- (d) Limitations of topography.

404.2. The length of blocks shall not exceed twelve hundred feet (1,200').

Section 405. Lots.

CODE

405.1. The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use proposed.

405.2. Lot dimensions shall be as follows:

(a) Single-family residential lots shall be not less than fifty (50) feet wide at the building line with a minimum lot depth of one hundred (100) feet nor having less than seven thousand five hundred (7,500) square feet in area.

(b) Other residential lots shall meet the requirements of the Zoning Ordinance.

(c) Commercial and industrial lots shall also meet the requirements of the Zoning Ordinance.

(d) Depth and width of properties reserved or laid out for church, club or other semi-public use or for business or industrial purpose shall be adequate to provide for the off-street service and parking facilities required by the type of use and development proposed, and as provided in the Zoning Ordinance.

(e) Each and every lot intended for sale shall abut a dedicated public street or road.

Section 406. Floodplain Areas.

406.1. Land subject to flooding with a frequency of a one-hundred-year or less flood shall not be subdivided unless precautionary measures are taken to eliminate or minimize flood hazards. All building grades shall be raised to an elevation equal to or above the maximum flood elevation of a one-hundred-year flood calculated for the area in which the proposed subdivision is situated. This is provided, however, that no fill shall be made, or any subdivision constructed, which will increase flood hazards to other lands, or in any manner impede or restrict the flow of water in a flood situation. All areas which will remain subject to flooding after the subdivision is constructed shall be delineated on the final plat.

406.2. All utilities and facilities, such as water, sewer, gas and electrical systems, shall be located, elevated, and constructed to eliminate or minimize flood damage; and adequate drainage shall be provided so as to reduce exposure to flood hazards.

CODE

ARTICLE V. DESIGN STANDARDS.

Section 500. Roadway Pavement.

500.1. All roadways shall be paved. Pavement widths shall be according to the type of street and the required minimum surfaces as stated in this regulation.

All roadway design and construction shall be in accordance with “Mississippi Specifications for State Aid Road and Bridge Construction” (latest edition).

500.2. The rights-of-way shall be graded for their full width to provide suitable finish grades for pavements, sidewalks, and planting strips with adequate surface drainage and convenient access to the lots.

500.3. Minimum acceptable pavements shall be:

(a) For arterials and collectors, six-inch (6") asphaltic concrete base and one and one-half inch (1½") surface course with six-inch (6") concrete curb and eighteen-inch (18") gutter (twenty-five-inch (25") overall), or a roll curb and gutter of twenty-four inches (24") in width.

(b) For marginal access and local streets cross section: Twenty-eight foot (28') minimum crown width, 2:1 maximum side slopes, two-foot (2') minimum depth side ditches. Surfacing: One and one-half inch (1½") asphalt surface mix, twenty-four-foot (24') minimum width, with a four-inch (4") parabolic crown.

(c) Base: Three-inch (3") asphalt base, with one and one-half (1½) plant mix or ten-inch (10") clay gravel with two-inch (2") plant mix. Base shall be compacted to one hundred (100) proctor density and shall conform to the “Mississippi Specification for State Aid Road and Bridge Construction” (latest edition).

Section 501. Sidewalk.

Concrete sidewalks having a width of not less than four feet (4') eight inches (8") and thickness of not less than four inches (4") shall be constructed on both sides of all arterials and collector streets within the subdivision. Said sidewalks shall be a maximum of one foot (1') from the property line within the street right-of-way and shall extend along the street frontage.

Section 502. Monuments and Markers.

CODE

502.1. Permanent Survey Reference Monuments.

Steel pipe, three-quarters (3/4) inch in diameter and twenty-four inches (24") long, shall be placed on all boundary corners, block corners, curve points, and angle points.

502.2. Lot Markers.

Lot markers shall be one-half inch (1/2") reinforcing bar, eighteen inches (18") long, or approved equal, and shall be placed at all lot corners flush with the ground or countersunk, if necessary, in order to avoid being disturbed.

Section 503. Storm Drainage.

503.1. All building sites and lands immediately adjacent thereto, streets and other surfaces shall be graded and shaped in a manner that will cause storm water and snow melt to drain away from buildings and away from the subdivision in a natural water course or in a man-made channel acceptable to all parties involved.

503.2. The developer must provide for the discharge from the area of all storm water entering the subdivision from lands upstream in the storm water basin as well as for all rain water falling on the lands being subdivided, and will be required to obtain the written consent of all affected abutters of downstream water courses in those instances where downstream storm discharge is through widened, improved and/or relocated channels.

503.3. Drainage structures and channels shall be sized using the rational formula and calculated by a licensed engineer of the State of Mississippi. However, the minimum allowable design shall be a ten-year storm frequency or other design as approved by the city engineer. A minimum value of 0.75 as the runoff coefficient shall be used.

503.4. Materials and construction shall conform to Mississippi State Highway Department Standard Specifications. All storm sewers shall be a minimum of fifteen inches (15") in diameter and be reinforced concrete culvert pipe.

503.5. All culverts shall be terminated with a precast flared section or poured in place, four-sack concrete, shaped to protect the end of the pipe, as directed by the City Engineer.

503.6. Storm sewer piping shall be designed for a minimum velocity of three feet (3') per second (f.p.s.) and a maximum of ten (10) f.p.s. Earth channel velocities

CODE

shall not exceed five (5) f.p.s. unless lined or other protection adequate to prevent erosion.

503.7. Final plan shall show drainage areas and capacities of entrance to all structures.

Section 504. Sanitary Sewers.

Sanitary sewer facilities shall be provided to adequately service the subdivision and conform with the City Sewer Plan.

504.1. The design criteria and parameters and standards of construction for sewer systems shall be those outlined in the latest published edition of the American Society of Civil Engineers' Manual No. 37, "Design and Construction of Storm and Sanitary Sewers" (Water Pollution Control Federation Manual No. 9).

504.2. The diameters of the sewer mains and service laterals shall not be less than those shown in the following table "Installation Minimums for Sewer Mains."

<i>Industrial Component</i>	<i>Commercial Areas</i>	<i>Residential Areas</i>	<i>Areas</i>
Collection laterals--			
Mains	8"	8"	8"
Service laterals	6"	6"	4"
Manhole diameter	4'	4'	4'

504.3. All collection laterals, mains and system appurtenances shall be installed with a depth of cover in excess of three feet (3') in the utility strip or at other locations not under a paved surface as convenient for connection to and/or maintenance of the mains. Portions of sewers may be located under pavement if street configurations dictate, and may be located in easements outside street rights-of-way if the topography of the area so requires. Where depth of cover on a sewer is less than two and one-half feet (2½'), the sewer shall be constructed of ductile iron pipe.

504.4. Service laterals shall be installed at the one-third point on the low side of the lot wherever practical. Service and collection laterals must be constructed prior to the construction of the base course for the street in which the lateral is installed, and plugged and extend sewer stub marker tape from pipe to ground.

504.5. Sewer systems shall be designed to the gradient and at the capability necessary to serve properties upstream of the property being developed.

CODE

However, a developer will not be required to install a sewer main in a residential subdivision that exceeds ten inches (10") in diameter unless the parties being benefited thereby agree to pay the additional cost of a larger main.

504.6. Sanitary sewers shall be constructed in accordance with City of Laurel Sewage Collection Specifications.

504.7. All sewers shall be constructed to a grade that will provide a minimum velocity of two feet (2') per second when flowing full (base velocity on Mannings or Kutters formula with $N = 0.013$).

504.8. Manholes shall be installed at all changes in size, grade or alignment and shall have a spacing not to exceed four hundred feet (400').

504.9. Materials.

504.9.1. Sanitary Sewer Pipe. All pipe shall be plastic or vitrified clay meeting the following specifications:

(a) Plastic sewer pipe and fittings shall comply with ASTM designation D-3034, "Standard Specifications for type PSM Poly (Vinyl Chloride) (PVC) Sewer Pipe and Fittings," SDR 35. All pipe shall be SDR 35.

(b) Vitrified clay sewer pipe. Standard strength vitrified clay sewer pipe and wyes, if their use is elected by the owner, shall conform and be tested and inspected in accordance with ASTM specifications, designation C-12. Extra straight sewer pipe shall conform to ASTM specifications, designation C-700. Wyes and strength bends used in service connections shall be of such degree that the connection runs perpendicularly to the main.

(c) Vitrified clay pipe joints. All joints for vitrified clay pipe shall be performed ring gasket or ring type joints complying with ASTM, designations C-425 or C-594 or the latest revision thereof. Gaskets shall be equal to "polytite" as manufactured by Oconee Clay Products Company, or "poly-urethane" as manufactured by W. S. Dickey Company.

504.9.2. Manholes. All manholes shall be precast concrete with twenty-four inch (24") cast iron manhole opening and cast iron steps, except where tying in to existing lines or other approved locations a brick manhole may be allowed. Manholes shall be waterproofed for water tightness.

504.10. Leakage tests. Tests for water tightness shall be made with a minimum positive head of two feet (2') by the contractor in the presence of the engineer, and

CODE

the sewer shall not leak under exterior ground water pressure in excess of a rate of two hundred (200) gallons per inch of pipe diameter per mile of pipeline per twenty-four (24) hours. The tests and the measurement of infiltration shall be conducted in a manner approved by the engineer. Leaks causing any sewer to fail this test shall be repaired until the infiltration comes within the allowable limits. Any visible drip or leak shall be repaired regardless of the above leakage allowance. Where the pipe is above the water table, an exfiltration test may be required at the engineer's discretion.

Section 505. Water Lines.

505.1. Water systems shall have a sufficient number of outlets and shall be of sufficient size to furnish adequate domestic water supply, to furnish fire protection to all lots, and to conform with the City of Laurel Water Plan.

505.2. Design criteria and parameters not included herein shall be those outlined in the latest published edition of the "Recommended Standards for Water Works," as distributed by the American Water Works Association, and/or the criteria and parameters distributed by other nationally recognized associations or institutes.

505.3. Water mains for residential areas shall be designed to supply water to each customer at a rate in excess of fifteen (15) gallons per minute (gpm) at a residual pressure of twenty (20) psi, plus the fire flow established herein.

505.4. Water mains in a fire protection grid shall be capable of delivering peak usage plus seven hundred fifty (750) gpm to each fire hydrant in a residential area and two thousand (2,000) gpm in commercial or industrial areas with a residual pressure of twenty (20) psi.

505.5. Where possible, water mains shall be located in the street right-of-way a minimum distance of two feet (2') behind the existing or proposed curb line, or as approved by the City Planning Commission or the City's engineer.

505.6. All water lines shall be cement-lined Class 150 cast iron or ductile iron based on ASA specification A-21.51, Polyvinyl Chloride (PVC) meeting A.W.W.A. C-900 standards and shall be Underwriter Laboratory (U.L.) approved, or approved equal. All pipe shall be laid in strict accordance with the manufacturer's recommended procedures.

505.7. All water lines shall be constructed with a minimum cover depth of thirty-six inches (36").

CODE

505.8. All water mains shall be laid a minimum of ten feet (10') from sewer lines, or if they cross, within eighteen inches (18") of a sewer main. Special care shall be used for location of joints and special precautions approved by the engineer. In separations of less than eighteen inches (18"), the sewer shall be ductile iron and pressure-tested for leaks before being backfilled.

505.9. Installation of pipe, fittings, joints, trench, backfilling, thrust blocking, etc.; all procedures shall be in accordance with manufacturer's recommendations. Class D bedding as described in ASTM D-2321-74.

505.10. All fire hydrants shall be "collision type" with one (1) steamer, and two (2) two and one-half inch (2½") openings shall be installed at each block corner, or a maximum of eight hundred feet (800') on centers where blocks are longer than eight hundred feet (800'). A six-inch (6") gate valve and box shall be installed between the water main and each fire hydrant.

505.11. All fire hydrants shall have a valve opening with a flow equal to six-inch (6") valve opening and shall be placed on mains of not less than six inches (6") in diameter.

505.12. Gate valves shall be iron-bodied, bronze-mounted, non-rising stem, double-disc valves, designed for working pressures of not less than one hundred seventy-five (175) pounds and conforming to the standard specifications of the A.W.W.A. with "O" ring seals, and conform to Mueller No. 2280-20 or approved equal.

505.13. Service connections shall be made for each lot as indicated to behind the curb or to the property line as appropriate to minimize interference with other utilities. A bronze coupling shall be placed on the main with three-fourth inch (¾") type K copper tubing, or high molecular weight, plastic tubing conforming to the latest ASTM standard from the main to behind the curb and terminated with a bronze curb stop of Mueller, Mark II or approved equal. The plastic tubing shall have a one hundred sixty (160) psi working pressure and bear the NSF seal. Curb stop location shall be appropriately marked with marker tape.

505.14. Testing and Chlorination. Hydrostatic test(s) shall be performed on the new water system with a pressure of one hundred fifty (150) pounds per square inch for twenty-four (24) hours. All leaks in the system shall be repaired to withstand the test to the satisfaction of the Superintendent of the Water Department of the City of Laurel. Before any part or all of the work is placed in service, the system shall be thoroughly flushed and sterilized with chlorine. Resterilize the complete parts as may be necessary until two (2) consecutive chlorine-free samples are found by the Mississippi State Board of Health to be

CODE

free from the Coli-Aerogenes group of bacteria. Samples for the tests shall be taken from remote parts of the system.

ARTICLE VI. FEES AND CHARGES.

Section 600. Validity.

The following schedule of fees and charges shall be paid to the City when any plat is tendered to the City Planning Commission or any other board or agency, and each of the fees and charges provided herein shall be paid in advance, and no action of the City Planning Commission or any other board or agency shall be valid until the fee or fees shall have been paid to the officer designated therein.

Section 601. Fees.

The City Clerk, his/her deputy or assistants shall calculate the fees and charges in accordance with the following schedule:

601.1. Processing fee, Thirty Dollars (\$30.00) per plat.

601.2. For approval of multiple-dwelling areas, business or industrial areas, site plans not subdivided into lots, preliminary plats shall carry a fee of Thirty Dollars (\$30.00).

601.3. Engineering review fee, Twenty-five Dollars (\$25.00) plus Two Dollars (\$2.00) per lot, but not less than Fifty Dollars (\$50.00).

601.4. If any grading plan, final plat, or any improvement plans or specifications are found to be in error and must be returned for revision, an additional submittal fee of Thirty Dollars (\$30.00) per plat shall be paid for each resubmission for approval.

601.5. These fees shall be charged on all plats, regardless of the action taken by the City Planning Commission, whether the plat is approved or denied.

ARTICLE VII. VARIANCES.

Section 700. Hardship.

Whenever the tract to be subdivided is of such unusual size or shape, or is surrounded by such development or unusual conditions that the strict application of the requirements contained in these regulations would result in real difficulties and substantial hardships or injustices, the Planning Commission may vary or

CODE

modify such requirements so that the subdivider is allowed to develop his property in a reasonable manner, but so, at the same time, the public welfare and interests of the City are protected and the general intent and spirit of this Ordinance and the general plan of the community is preserved.

Section 701. Conditions.

In granting variances and modifications, the City Planning Commission may require such conditions as it may, in its judgment, secure substantially the objectives of the standards or requirement so varied or modified.

ARTICLE VIII. PENALTIES.

Violation of any provision or provisions of this Subdivision Ordinance by any subdivider shall constitute a misdemeanor and upon conviction of such violation there shall be imposed a fine not exceeding One Hundred Dollars (\$100.00), and each day that such violation continues shall be a separate offense. In case a corporation is the violator of any provision of this Ordinance, each officer, agent and/or employee in any way responsible for such violation thereof shall be individually and separately liable for the penalties herein prescribed.

ARTICLE IX. VALIDITY.

If for any reason any section, paragraph, subdivision, clause, phrase, or provision of this Ordinance shall be held invalid, it shall not affect the remaining provisions of this [Ordinance], or any Ordinance of the City to which these rules and regulations relate.

ARTICLE X. REPEALER.

All Ordinances and parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Source:

These Subdivision Regulations shall take effect one (1) month after passage.

The above and foregoing Ordinance, having first been reduced to writing, was introduced at a regular public meeting of the City Commission of the City of Laurel and was read and considered section-by-section and then as a whole.

Whereupon a roll call vote was taken on the question of the enactment of the Ordinance as a whole and each section thereof. Those voting for the adoption of

CODE

the Ordinance as a whole and each section thereof: Mayor Bucklew,
Commissioner Roberts and Blackledge. Those voting against the adoption of the
Ordinance in whole or in part: None.

SO ORDAINED, this the 15th day of May, A. D., 1984.

/s/ _____
Henry Bucklew, Mayor

/s/ _____
James W. Roberts, Commissioner

/s/ _____
T. A. Blackledge, Commissioner

ATTEST:

/s/ _____
Jolyn Sellers, City Clerk

(SEAL)

CODE

STATE OF MISSISSIPPI
COUNTY OF JONES
CITY OF LAUREL

I, Jolyn Sellers, the duly appointed, qualified and acting City Clerk of the City of Laurel, do hereby certify that the foregoing is a true and except copy of Ordinance No. 1011-1984, duly adopted by the Mayor and Board of Commissioners at its regular meeting on May 15, 1984, and recorded in Minute Book No. 50, pages 341 through 352.

Witness my signature and official seal of office on this the 15th day of May, A. D., 1984.

/s/ _____
Jolyn Sellers
City Clerk

(SEAL)

PROOF OF PUBLICATION

[THE REMAINDER OF THIS PAGE LEFT BLANK]

CODE

STATE OF MISSISSIPPI
COUNTY OF JONES
SECOND DISTRICT

Personally came before me, the undersigned Mary E. Wilson, a Notary Public, in and for the County and State aforesaid, Jenny Howard, who, being by me first duly sworn, states on oath that she is the Legal Clerk of the LAUREL LEADER-CALL, a newspaper published in the City of Laurel, State and County aforesaid, and that publication of notice, a copy of which is hereto attached, has been made in this paper one (1) time as follows:

On the 1st day of June, 1984

/s/ _____
Jenny Howard
Affiant

Sworn to and subscribed before me this 1st day of June, A. D., 1984.

/s/ _____
Mary E. Wilson
Notary Public

My Commission Expires: March 29, 1986

(SEAL)

[THE REMAINDER OF