MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AGENDA
FEBRUARY 25, 2021
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION
CITY OF LONG BEACH, MISSISSIPPI
5:30 O'CLOCK P.M.
LONG BEACH CITY HALL
MEETING ROOM
201 JEFF DAVIS AVENUE

I. CALL TO ORDER

II. ROLL CALL AND ESTABLISH QUORUM

III. PUBLIC HEARINGS

1. Short-Term Rental- 111 Olson Avenue, Tax Parcel 0612E-02-082.000, Submitted by Lori and Christopher Strahan.

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

1. February 11, 2021

VI. UNFINISHED BUSINESS

1. Discussion- Zoning Text Change, Ordinance 598, Section 89: Change in Use of Property Where a Nonconforming Situation Exists.

VII. NEW BUSINESS

1. Tree Removal- 3029 Sea Oats Drive, Tax Parcel 0611C-01-002.070, Submitted by James Ronald Dycus, Jr.
2. Planning Commission Approval- 6005 Daugherty Road, Tax Parcel 0511H-03-006.000, Submitted by Alan J. Simmons.
3. Certificate of Resubdivision- 0 Commission Road, 18245 Commission Road, 0 Ray Road, Tax Parcels 0611J-01-039.001, 0611J-01-029.000, 0611J-01-027.001, Submitted by Michael Paul Levens and Briana Christine Levens.
4. Preliminary Plat Approval- Magnolia Run, 20012 Pineville Road, 0511I-01-041.000, Submitted by Reginald Johnson (owner) and Robert Heinrich (agent).
5. Final Plat Approval- Old Town Gardens North, Lantana Blvd, Tax Parcels 0512A-01-003.000 and 0512A-01-001.000, Submitted by Leon Long, Managing Member Long Family Real Estate, LLC (owner) and Dennis Stieffel and Associates (agent).
6. Final Plat Approval- The Enclave, Mitchell Road, Tax Parcels 0511P-01-043.000, 0512A-01-003.000 and 0512A-01-001.000, Submitted by Leon Long, Managing Member Long Family Real Estate, LLC (owner) and Dennis Stieffel and Associates (agent).

VIII. DEVELOPMENT & RESEARCH

IX. ADJOURN

*****NOTES*****

**All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on March 2, 2021.

**The agenda for the Planning Commission meeting closes at 12:00 O'Clock (noon), and/or in accordance with applicable ordinances, the Thursday prior to the meeting day.

Commissioner Barlow read the Opening Statement for the Planning and Development Commission.

MINUTES OF FEBRUARY 25, 2021
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

****

Be it remembered that one (1) Public Hearing was heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 25TH day of February 2021, in said City, and the same being the time, date and place fixed for holding said Public Hearing.

There were present and in attendance on said Commission and at the Public Hearing the following named persons: Chairman Frank Olaivar, Commissioners Shawn Barlow, Mark McMillan, Junior Husband, Larry Ward, Kevin McKenzie, Jennifer Glenn and Marcia Kruse, City Advisor Bill Hessell, Building Official Mike Gundlach and Minutes Clerk Tina M. Dahl.

Absent the Public Hearing was Commissioner Jeff Hansen.

There being a quorum present and sufficient to transact the business of the Public Hearing, the following proceedings were had and done.

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The public hearing to consider a Short-Term Rental for property located at 111 Olson Avenue, Tax Parcel 0612E-02-082.000, submitted by Lori and Christopher Strahan, as follows:

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI

APPLICATION FOR SHORT-TERM RENTAL

PHYSICAL ADDRESS:	PHONE: (228) 863-1554	MAILING ADDRESS:
201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	FAX: (228) 863-1558	POST OFFICE BOX 929 LONG BEACH, MS 39560

PROPERTY INFORMATION:

ADDRESS: 111 Olson ave., Long Beach Tax Parcel # 0612E-02-082.000
(Location of Short-Term Rental)

OWNER'S INFORMATION:

Property Owner's Name: Lori & Christopher Strahan

Property Owner's Address: 804 Magnolia St., Long Beach, MS 39560

Property Owner's Mailing Address, if different from above:

City State Zip

Property Owner's Phone No: 719-231-6051 Email Address: LUS031474@gmail.com

Is there a homeowner's association for the neighborhood? NO If so, please provide written statement of support of short term rental?

PROPERTY MANAGER INFORMATION:

Property Manager's Name: Harold Peterson

Property Manager's Address: (Must be a local contact)

330 E. Third St. Long Beach MS 39560
City State, Zip

Property Manager's Phone No.: 801-361-1688 Email Address: Corky904@hotmail.com

PLEASE PROVIDE THE FOLLOWING:

- Mississippi Sales Tax ID # 13232455
- Recorded Warranty Deed ✓
- Parking Rules & Plan ✓
- Trash Management Plan ✓
- Copy of Proposed Rental Agreement ✓
- Proof of Liability Insurance, which included short term rental coverage ✓

ADDITIONAL INFORMATION:

- OWNERSHIP: Please provide a recorded warranty deed
- FEES: $200, nonrefundable application fee, plus mailing cost. $100, yearly renewable fee. Checks should be made payable to the City of Long Beach.
- LICENSE: A Privilege Tax License must be applied and paid for after approval ($20/yearly fee).
- INCOMPLETE APPLICATIONS will not be processed.

AFFIDAVIT

I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT TERM RENTALS (Ord 622), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.

Lori Strahan [signature] 1/28/21
PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY

Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
6	3	3	6

I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.

Building Official Signature: [signature] Date: 2/10/2021

Fire Inspector Signature: [signature] Date: 2/18/2021

COMMENTS:

Date Received: 1-29-21
Agenda Date: 2-25-21
Amount Due/Paid: 200.00
Check #: 1018

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED

1st Judicial District
Instrument 2020 14624 D - J1
Filed/Recorded 11/12/2020 10:12 A
Total Fees $ 26.00
3 Pages Recorded

Prepared by:
Julien K. Byrne III
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408
Mississippi Bar Number: 7654

Return to:
Julien K. Byrne III
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408

INDEX AS FOLLOWS: Metes and bounds in Henderson-Shipman-Hughes Partition, Sec. 14 and 23, T8S, R12W, Harrison Co., 1st Jud. Dist., MS

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **RACHEAL G. BALLARD and husband, CHRISTOPHER BALLARD**, of 97 Indian Creek Road, Wiggins, MS 39577, (228) 229-4928, do hereby sell, convey and warrant unto **CHRISTOPHER LANCE STRAHAN and wife, LORI URSULA STRAHAN**, of 612 Magnolia Street, Long Beach, MS 39560, (719) 639-4968, as joint tenants with full rights of survivorship and not as tenants in common, the following described real property situated in Harrison County, State of Mississippi, described as:

PARCEL A: That certain lot of land designated as Lot G on survey prepared by James A. Martin on January 8th, 1958 and more particularly described as follows:

Beginning at the Northeast corner of the intersection of Olson Avenue and Magnolia Street in Long Beach, Mississippi, and from said point run thence North along the East margin of said Olson Avenue a distance of 384 feet to a stake and the Place of Beginning; run thence East 116 feet to a stake; run thence North parallel with Olson Avenue a distance of 78 feet to a stake; run thence West a distance of 116 feet to the East margin of Olson Avenue; run thence South along the East margin of Olson Avenue a distance of 78 feet to the Place of Beginning.

Said property being a part of the Henderson-Shipman-Hughes Partition of Claim of B. Pellerin in Harrison County, First Judicial District, Mississippi, and in what would be Sections 14 and 23, Township 8 South, Range 12 West, if same were regularly laid out and surveyed.

PARCEL B: That certain parcel of land situated in Lot 53 of the Henderson-Shipman-Hughes Survey in Section 14, Township 8 South, Range 12 West in Long Beach, Harrison County, First Judicial District, Mississippi, more particularly described as follows, to-wit:

Commencing on the North margin of Magnolia Street which point is the Southwest corner of Carroll Subdivision in the City of Long Beach, Harrison County, First Judicial District, Mississippi, and run thence North along the West margin of said Carroll Subdivision a distance of 278.8 feet to an iron stake; run thence West a distance of 30 feet to an iron stake and the Place of Beginning; from said Place of Beginning run thence West a distance of 120 feet to a stake; run thence North a distance of 78 feet; run thence East a distance of 120 feet; run thence South 78 feet to the Place of Beginning.

The above described property is conveyed subject to restrictions, reservations and easements of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent year taxes are specifically assumed by the Grantees.

Proof of death for Tilden P. Naylor is attached hereto and made a part hereof as if fully copied herein.

Witness the signatures of the Grantors this 10th day of November, 2020.

Racheal G. Ballard
RACHEAL G. BALLARD

Chris Ballard
CHRISTOPHER BALLARD

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **RACHEAL G. BALLARD and husband, CHRISTOPHER BALLARD**, who acknowledged that they executed the above and foregoing instrument on the day and in the year therein written.

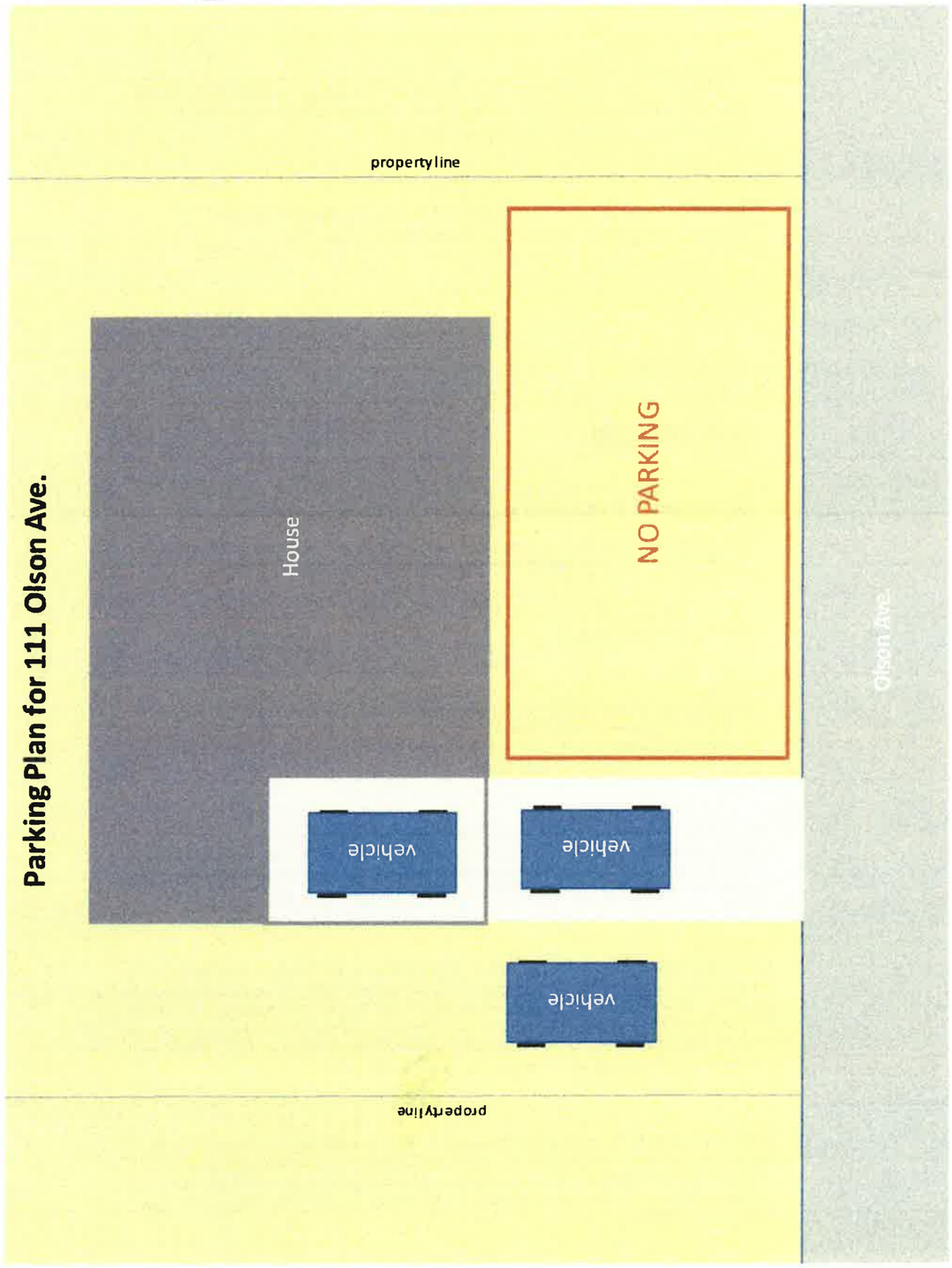
Given under my hand and official seal of office this 10th day of November, 2020.

STEPHANIE P. LEE
COMMISSION EXPIRES
OCTOBER 8, 2022
NOTARY PUBLIC
STATE OF MISSISSIPPI

Stephanie P. Lee
NOTARY PUBLIC

My Commission Expires: 10/8/2022

AFFIX SEAL



Trash Plan

Property will utilize city provided trash service

Thank you for selecting our vacation home.

The Booking Guest confirming that: "he/she is over the age of 23 and has read & agrees to all the terms of the lease agreement. And that any guest over the age of 18 also agrees with the terms of the contract".

We make every effort to ensure your check-in time is upheld but however sometimes unforeseen issues may delay check-in. Thank You

Sincerely,

Harold

Lease Agreement

Check-in Time: 4:00 pm or 1600 hrs., Check-out Time: 11:00 am or 1100 hrs.

Any unauthorized early check in or late check out without consent could result in a $50.00 an hour fee of any hours exceeding the set times and extreme situations legal action.

This is a NON SMOKING unit.

PETS: are not permitted without the written consent of owner. Any pet allowed, with written consent prior to booking, will be imposed a fee and Pet Agreement. If pet is taken onto property without written consent to guest or visitor of guest the security deposit could be forfeited by the guest due to violation of lease agreement.

MAXIMUM OCCUPANCY: Maximum number of overnight guests is limited to as per the number posted on the website. Owner reserves the right to refuse access to guest and/or guests in excess of posted persons upon arrival or during the occupancy and/or assess additional fees. Any waiver of this policy must be agreed upon by owner prior to lease agreement in writing.

DAILY HOUSEKEEPING: Is not provided. While linens and bath towels are included with the cottage, daily maid service is not provided. We do not permit towels or linens to be taken out of the cottage with the exception of some beach towels in the cottage....we recommend all guests bring their own beach towels. Since there is a washer and dryer within the cottage, the guests at any time during their stay may use them for their needs. For stays 7 days or longer guest can request housekeeping for a fee. Please contact us for the amounts.

SECURITY DEPOSIT: Any security deposit paid. The Security Deposit is required by our insurance carrier and is non-negotiable. The security deposit will be refunded to the guest within 30 days of Check-0ut. In most cases the deposit will be refunded sooner once the property is inspected by the Cottage Manager. The Owners do reserve the right to collect any funds for the following:

(1) Lost or misplaced keys for cottage could result in a $10 or more charge. Please keep track of keys for security reasons, etc.

(2) Damage to cottage or its contents, beyond normal wear and tear.

(3) Charges incurred due to contraband, pets, unlawful activities or any unforeseen issues.

(4) Theft of any property or product associated with the grounds of the cottage.

(5) Eviction charges incurred by the owner, representative of the owner or local law enforcement.

(6) Allowing an unapproved pet within the property.

Please leave the premises as you found it. Guests will be responsible for any damages caused directly or indirectly by themselves or their guests during the stay. *We will charge for any damage or missing items. (please notify owners to any problems or issues at the time of check-in). example: We are not concerned if your three year old breaks a glass but please let us know! We will submit to the Guest an itemized list of any lawful deductions and damages that have been determined within 14 days of departure.

RATE CHANGES: Future rates subject to change without notice.

CANCELLATION POLICY: On Daily/Weekly Rentals, full refund if requested cancellation is within 14 days of arrival or check-in dates. A cancellation fee of $200 can be charged if the request is less than 14 days before those dates. Please address the cancellation with the owner.

On Monthly Rentals, full refund if requested 30 days prior to arrival or check-in dates. A $500 cancellation fee can be charged if requested less than 30 days prior to check-in or arrival date. Please address the cancellation with owner.

No refunds for late arrival or early departure.

FALSIFIED RESERVATIONS: Any reservation obtained under false pretenses will be subject to forfeiture of advance payment, deposit and/or rental money and the party will not be permitted to check in.

STORM/WEATHER OR EMERGENCY POLICY: If a catastrophe (hurricane, tropical storm, tornado, earthquake, flood, hail, etc.) or in the case of an emergency (riot, war, unlawful acts of others) that would impair a vacation, injures the guest or damages/destroys the guests' personal property the owner is not responsible and not responsible for any of the following:

*Finding alternate lodgings

*Financial losses related to transportation or alternate lodging for the guests

*Medical, legal fees, etc. that might result due to the event or activity listed above suffered by the guests

If on the day that the rental is scheduled to begin, the property is uninhabitable or the property is not reachable by the usual means of transportation or access to the property by visitors is prohibited by authorities the owners will refund the guest all monies received relating to the lease. If the situation listed above occurs during the leased period the guests will be refunded at the pro-rated amount.

Any refunds involving a weather or emergency event will be solely based on a "Government Evacuation Notice" which has been presented as a "order" that must be complied with. If a order has been issued then the guests must leave the property.

TRAVEL INSURANCE: We highly recommend all guests purchase travel insurance.

The Homeowners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Palomar Specialty Insurance Company
PO Box 357965, Gainesville, FL 32635
Phone: 352-224-2820

D-BILL: LORI STRAHAN PAGE: 1
AMENDED DEC: EFF: 11/10/20 END#: 0001

CABRILLO COASTAL GENERAL INS AGENCY
PO BOX 357965
GAINESVILLE, FL 32635-7965

PRODUCER: 801217 (228) 388-2614
MATTINA INSURANCE AGENCY, INC.
PO BOX 3539
GULFPORT, MS 39505-3539

NAMED INSURED
LORI STRAHAN
CHRISTOPHER STRAHAN
804 MAGNOLIA ST
LONG BEACH, MS 39560-5821

LOCATION OF RESIDENCE PREMISES (if different from insured address)
111 OLSON AVE
LONG BEACH, MS 39560-5825

COUNTY: HARRISON

POLICY NO: MSD0000304 Policy Period: 11/10/2020 to 11/10/2021
DWELLING DECLARATIONS 12:01 A.M. Standard Time at the Address of the Named Insured as Stated Herein.

Mortgagee: Loan Nbr: 2nd Mortgagee: Loan Nbr:

TENANT OC Construction: 1958/MAS VEN Terr: 701
Units/Families: 1 Class: P Program: DP3 DWELL

COVERAGES AND LIMIT OF LIABILITY: COVERAGE IS PROVIDED ONLY WHERE A PREMIUM AND A LIMIT OF LIABILITY IS SHOWN FOR THE COVERAGE

PROPERTY COVERAGES	LIMIT OF LIABILITY	PERILS INSURED AGAINST	PREMIUM
A. DWELLING	$180000	FIRE	$283.00
B. OTHER STRUCTURES	$3600	EXTENDED COVERAGE	$188.00
C. PERSONAL PROPERTY	$20000	HURRICANE	$1311.00
D. FAIR RENTAL VALUE	$18000	LIABILITY	$85.00
		OTHER	$130.00

TOTAL PREMIUM $1997.00
TOTAL POLICY $1997.00
****
TOTAL THIS TRANSACTION $0.00
****

FOR LOSS UNDER SECTION I, WE COVER ONLY THAT PART OF LOSS OVER THE DEDUCTIBLE STATED: WINDSTORM OR HAIL DEDUCTIBLE IS 2% = $3,600
ALL OTHER PERILS DEDUCTIBLE IS $1,000

POLICY SUBJECT TO THE FOLLOWING SURCHARGES, CREDITS, ENDORSEMENTS AND FORMS:

FORM NO	EDITION	DESCRIPTION	LIMITS
SHPN-35	5/18	PRIVACY NOTICE	
CCD 422	5/17	POLICY JACKET	
DP 00 03	12/02	DWELLING - SPEC FORM	
CCD 17WEPW	5/17	WIND EXT PAINT EXCL	
CCH 16OL10	6/16	ORDINANCE OR LAW-10%	10%
CCD 17 WBS	5/17	WATER BACKUP	$5000
DP 05 31	12/02	MOD FNCTNL RPLC COST	

* CONTINUED *

Date Issued: 01/12/21

Countersigned by: _____ Authorized Representative

Palomar Specialty Insurance Company
PO Box 357965, Gainesville, FL 32635
Phone: 352-224-2820

D-BILL: LORI STRAHAN PAGE: 2
ADDITIONAL INFORMATION

CABRILLO COASTAL GENERAL INS AGENCY
PO BOX 357965
GAINESVILLE, FL 32635-7965

PRODUCER: 801217 (228) 388-2614
MATTINA INSURANCE AGENCY, INC.
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POLICY SUBJECT TO THE FOLLOWING SURCHARGES, CREDITS, ENDORSEMENTS AND FORMS:

FORM NO	EDITION	DESCRIPTION	LIMITS
CCD 17 STR	5/17	SHORT TERM RENTAL	
DL 24 01	12/02	PERSONAL LIABILITY	$500000
		MEDICAL PAYMENTS	$1000
CCD 13 PL	5/17	PREMISES LIABILITY	
CCD MS SPL	5/17	SPEC PROVISIONS-LIAB	
CCD 17WHPD	5/17	WINDSTORM HAIL DED	
		INTERIOR INSP CREDIT	
CCD MS OC	5/17	COVERAGE CHECKLIST	
CCH 13 DRB	1/14	INS SCORE DISCLOSURE	
CCD HDC	5/17	NO HOME DAY CARE COV	
CCD MS SP	5/17	SPEC PROVISIONS - MS	
CCD 17 LF	5/17	LTD FUNGI, MOLD, ETC	
CCD 17 SAE	5/17	STD AMENDATORY END	
CCHHOMSIIR	6/16	FLOOD/EARTHQUAKE NTC	
CCHHOMSPBR	6/16	BILL OF RIGHTS	
IL P 001	1/04	OFAC ADVISORY	
SHI DF RPI	6/16	RENTER POLICY INCNTV	

* IMPORTANT ** THE LIMIT OF LIABILITY FOR THIS STRUCTURE (COVERAGE A) IS BASED ON AN ESTIMATE OF THE COST TO REBUILD YOUR HOME, INCLUDING AN APPROXIMATE COST FOR LABOR AND MATERIALS IN YOUR AREA, AND SPECIFIC INFORMATION THAT YOU HAVE PROVIDED ABOUT YOUR HOME.

* CONTINUED *

Date Issued: 01/12/21

Countersigned by: _____ Authorized Representative

Homar Specialty Insurance Company
PO Box 357965, Gainesville, FL 32635
Phone: 352-224-2820

D-BILL: LORI STRAHAN
ADDITIONAL INFORMATION

PAGE: 3

CABRILLO COASTAL GENERAL INS AGENCY
PO BOX 357965
GAINESVILLE, FL 32635-7965

PRODUCER: 801217 (228) 388-2614
MATTINA INSURANCE AGENCY, INC.
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CHRISTOPHER STRAHAN
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Mortgagee: Loan Nbr: 2nd Mortgagee: Loan Nbr:

TENANT OC Construction: 1956/MAS VEN Terr: 701
Units/Families: 1 Class: P Program: DP3 DWELL

FRAUD STATEMENT: ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR OTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING, INFORMATION CONCERNING ANY FACT MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME, AND SUBJECTS THE PERSON TO CRIMINAL & CIVIL PENALTIES

** IMPORTANT ** THIS POLICY CONTAINS A FLOOD EXCLUSION. FLOOD COVERAGE MAY BE PURCHASED SEPARATELY FROM THE NATIONAL FLOOD INSURANCE PROGRAM, IF AVAILABLE IN YOUR AREA.

** IMPORTANT ** THIS POLICY CONTAINS AN EARTHQUAKE EXCLUSION. CONTACT YOUR AGENT FOR INFORMATION CONCERNING THE AVAILABILITY OF EARTHQUAKE COVERAGE.

** IMPORTANT ** THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR WINDSTORM OR HAIL LOSSES WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

CHANGED: UPDATED MAILING ADDRESS

* END OF POLICY DECLARATIONS *

Date Issued: 01/12/21

Countersigned by: [signature]
Authorized Representative

The Clerk reported that eighteen (18) notices of Public hearing were sent by regular mail to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach

LONG BEACH
THE FRIENDLY CITY

LEGAL NOTICE
PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a **Short-Term Rental.**

Lori and Christopher Strahan (owners) and Harold Peterson (property manager), have filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131: Short-Term Rentals-Residential (Ordinance 622). The location of the requested short-term rental is 111 Olson Avenue, Long Beach, Mississippi, 39560, Tax Parcel Number 0612E-02-082.000. The legal description is as follows:

OT 78 N 23 E ONE SIDE OF OLSON DR APP 364 FT FROM MAGNOLIA ST BEINGA PT OF LOT 53 H-S-H SUR SEC 14-8-12

A Public Hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, February 25, 2021, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • 863-1554 • FAX 863-1558

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the under signed legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, TINA M DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;

2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred Feet (200'), excluding public right of ways, of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such Public Hearings and the business of the Planning and Development Commission in and for the City of Long Beach;

3. That on February 1, 2021, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 18 (eighteen) property owners within Two Hundred Feet (200'), excluding public right of ways, of, Tax Parcel 0612E-02-082.000, notifying them that a Public Hearing will be held, February 25, 2021 to consider an application for a Variance.

Given under my hand this the 1st day of February 2021.

STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 1st day of February 2021.

-My Commission Expires-

NOTARY PUBLIC

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 121362 KINI GONSOULIN My Commission Expires Aug 27, 2021 HARRISON COUNTY

AVERY 5160 | Easy Peel Address Labels | Go to avery.com/templat

Croal, Edward C Jr and Cynthia R
117 Olson Avenue
Long Beach, MS 39560

Bryant, Durlon Reed and Megan E
115 Olson Avenue
Long Beach, MS 39560

Leiker, Scott Leslie
113 Olson Avenue
Long Beach, MS 39560

Kenyon Homes Holding, LLC
82 Davis Road
Brooklyn, MS 39425

Hendon, Cynthia S
107 Olson Avenue
Long Beach, MS 39560

Rose Jeanni Chesnut
105 Olson Avenue
Long Beach, MS 39560

Pflepsen, Brandy and Levi
110 Carroll Avenue
Long Beach, MS 39560

Brandau, Jack H and Nancy P
PO Box 1073
Long Beach, MS 39560

Hester, Patsy Edwards Living Trust
120 Carroll Avenue
Long Beach, MS 39560

Lanoue, Mark A and K Lisa Ladner
3150 Birch Place
Springdale, AR 72762

Pierce, Timothy I
805 Magnolia Street
Long Beach, MS 39560

Wilson, Ronald T and Sherry J
806 Magnolia Street
Long Beach, MS 39560

Gregory, Donna Lynn
6221 North Shore Drive
Baton Rouge, LA 70817

Daniels, Oscar and Pamela and Glass JR
116 Olson Avenue
Long Beach, MS 39560

Cloud, James R and Tressa ETAL
114 Olson Avenue
Long Beach, MS 39560

Elsamaloty, Mohamed
112 Olson Avenue
Long Beach, MS 39560

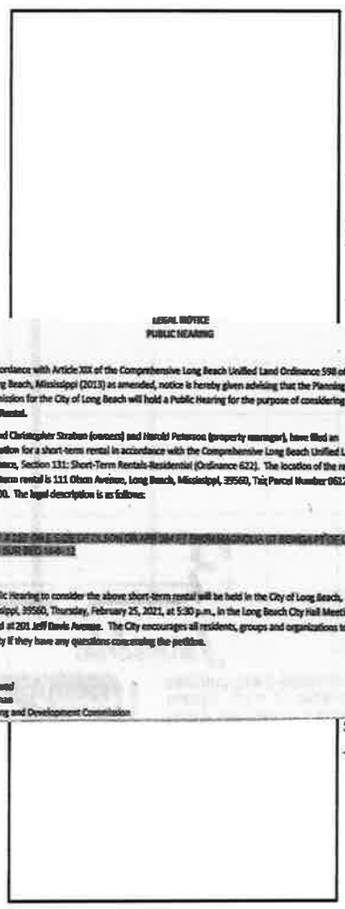
McLellan, George R JR and Melissa T
108 Olson Avenue
Long Beach, MS 39560

Howard, Enos Q and Charlene T
106 Olson Avenue
Long Beach, MS 39560

The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Proof of Publication



LEGAL NOTICE
PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Short-Term Rental.

Lori and Christopher Straiton (owners) and Harold Peterson (property manager), have filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131: Short-Term Rentals-Residential (Ordinance 622). The location of the requested short-term rental is 111 Olson Avenue, Long Beach, Mississippi, 39560, Tax Parcel Number 062E-02-002.000. The legal description is as follows:

[redacted]

A Public Hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, February 25, 2021, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

Vol. XVI No. 6 dated 5 day of February 2021
__ No. ___ dated ___ day of _____, 20___
__ No. ___ dated ___ day of _____, 20___
__ No. ___ dated ___ day of _____, 20___
__ No. ___ dated ___ day of _____, 20___
__ No. ___ dated ___ day of _____, 20___
__ No. ___ dated ___ day of _____, 20___

nt further states on oath that said newspaper een established and published continuously in county for period of more than twelve months to the first publication of said notice.

Publisher

Sworn to and subscribed before me this 20th day of Feb, A.D. 201.

Dawn Sanders
Notary Public

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 110792 DAWN SANDERS Commission Expires Nov. 26, 2022 HARRISON COUNTY

Commission Chairman Olaivar asked for anyone speaking in favor or opposition of the request and no one came forward.

Commissioner Ward made motion, seconded by Commissioner McMillan and unanimously carried to close the Public Hearing.

After considerable discussion, Commissioner McKenzie made motion, seconded by Commissioner McMillan and unanimously carried recommending the approval of the Short-Term Rental as submitted.

****

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 25th day of February 2021, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

There were present and in attendance on said Commission and at the meeting the following named persons: Chairman Frank Olaivar, Commissioners Shawn Barlow, Mark McMillan, Junior Husband, Larry Ward, Kevin McKenzie, Jennifer Glenn and Marcia Kruse, Advisor Bill Hessell, Building Official Mike Gundlach and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting was Commissioner Jeff Hansen.

There being a quorum present and sufficient to transact the business of this regular meeting, the following proceedings were had and done.

****

Commissioner Barlow made motion, seconded by Commissioner Glenn and unanimously carried to approve the Regular Meeting minutes of February 11, 2021, as submitted.

****

It came for discussion under Unfinished Business, Zoning Text Change, Ordinance 598, Section 89: Change in Use of Property Where a Nonconforming Situation Exist, and Section 90: Abandonment and Discontinuance of Nonconforming Situation, as follows:

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
LEGAL NOTICE

PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a public hearing for the purpose of considering a **zoning text change.**

Long Beach Planning Commission has filed an application for a change to the zoning text in accordance with the Comprehensive Long Beach Unified Land Ordinance. The City proposes to amend the following Section as shown below.

Section 89: **Change in Use of Property Where a Nonconforming Situation Exists.** Add the following to subsection (d)

(4) If the issuing authority finds that the existing structures must be removed or substantially altered to allow for a more compatible change in nonconforming use, such changes shall be permitted. All new construction permitted shall comply with this ordinance.
(5) Planning Commission Approval is required to have a change in use. Said approval shall supersede Section 87.
(6) Said change shall be good for six months from the date of final approval. Failure to obtain a permit within the six months from approval will cause the property to revert back to the original nonconforming status.
(7) If the change in use is granted, the owner of the property may sell said property and all approvals, restrictions and regulations shall pass to the new owners.

The purpose of this proposed change is to promote uniformed development and encourage public safety, thereby enhancing the quality of life for all Long Beach residents. A public hearing to consider the above zoning text change will be held in the City of Long Beach, Mississippi 39560, Thursday, , 2021, at 5:30 p.m., in the Long Beach City Hall located on Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
LEGAL NOTICE

PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a public hearing for the purpose of considering a **zoning text change.**

Long Beach Planning Commission has filed an application for a change to the zoning text in accordance with the Comprehensive Long Beach Unified Land Ordinance. The City proposes to amend the following Section as shown below.

Delete
Section 90: Abandonment and Discontinuance of Nonconforming Situations.

Replace with the following:
Section 90: Discontinuance of Nonconforming Uses and Situations.

(a) When a nonconforming use is
  (1) discontinued for any period of time without a continuance of intention to reinstate the nonconforming use, the property involved may thereafter be used only for conforming purposes, or
  (2) complies with (d) below.

(b) If the principal activity on property where a nonconforming situation other than nonconforming use exists is
  (1) discontinued for any period of time without a continuance of intention of resuming that activity, then the property may thereafter be used only in conformity with all of the regulations applicable to the preexisting use unless the entity with authority to issue a permit for the intended use issues a permit to allow the property to be used for this purpose without correcting the nonconforming situations, or
  (2) complies with (d) below.

(c) For purposes of determining whether a right to continue a nonconforming situation is lost pursuant to this section, all of the buildings, activities and operations maintained on a parcel are generally to be considered as a whole. For example, the failure to rent one apartment in a nonconforming apartment building for any period

of time shall no result in a loss of the right to rent that apartment thereafter so long as the apartment building as a whole is continuously maintained.

(d) When a discontinued use or situation exists on a legally preexisting nonconforming parcel, the owner shows that there was no intent to abandon the property, and there is no reasonable way to utilize the parcel as it exists, the City may grant by Special Exception Use a change from one nonconforming use to another nonconforming use.

(1) If the issuing authority finds that the existing structures must be removed or substantially altered to allow for a more compatible change in nonconforming use, such changes shall be permitted at time of approval of Special Exception Use. All new construction and substantial alterations shall comply with this ordinance.

(2) Said change shall be good for six months from the date of final approval. Failure to obtain a permit within the six months from approval will cause the property to revert back to the original nonconforming status.

(3) If the change in use is granted, the owner of the property may sell or lease said property and all approvals, restrictions and regulations shall pass to the new owners.

(e) When a structure or operation made nonconforming by this ordinance is vacant or discontinued at the effective date of this ordinance, the discontinued period for purposes of this section begins to run on the effective date of this ordinance.

The purpose of this proposed change is to promote uniformed development and encourage public safety, thereby enhancing the quality of life for all Long Beach residents. A public hearing to consider the above zoning text change will be held in the City of Long Beach, Mississippi 39560, Thursday, , 2021, at 5:30 p.m., in the Long Beach City Hall located on Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

After considerable discussion, Commissioner Barlow made motion, seconded by Commissioner Glenn and unanimously carried to set a Public Hearing date of March 25, 2021, for considering, Zoning Text Change, Ordinance 598, Section 90: Abandonment and Discontinuance of Nonconforming Situation.

****

It came for discussion under New Business, a Tree Removal for property located at 3029 Sea Oats Drive, Tax Parcel 0611C-01-002.070, submitted by James Ronald Dycus, Jr., as follows:

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI
201 Jeff Davis Avenue
P.O. Box 929
Long Beach, MS 39560
(228) 863-1554
(228) 863-1558 fax

OFFICE USE ONLY
Date Received 2-18-21
Zoning R-1
Agenda Date 2-25-21
Check Number 1048

APPLICATION FOR TREE PERMIT

(Initial on the line that you've read each)

JRO **Routine trimming does not require a permit.** The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

JRO Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 ½) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crowned.

JRO Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of $25.00 per parcel of land to which such application pertains.

TODAY'S DATE: 2/17/21

PROPERTY INFORMATION

TAX PARCEL # 0611C-01-002.070

Address of Property Involved: 3029 SEA OATS DR LONG BEACH, MS 39560

Property owner name: JAMES RONALD DYCUS, JR

Are you the legal owner of the above property? Yes ☒ No ☐ If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 3029 SEA OATS DR LONG BEACH, MS 39560

Phone No. (228) 233-5514

CONTRACTOR OR APPLICANT INFORMATION

Company Name: _____

Phone No. (228) 233-5514 Fax: N/A

Name JAMES RONALD DYCUS, JR

Address 3029 SEA OATS DR LONG BEACH, MS 39560

PERMIT INFORMATION

Permit for: Removal ✓ Trimming _____ Pruning _____

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.: POOR HEALTH
(use separate sheet if needed)
SEE ATTACHED LETTER FROM JOE LOFTUS
LOFTUS TREE SERVICE
TREE CONDITION ENDANGERS HOME

Number of Trees:

1 Live Oak _____ Southern Magnolia

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all applicable codes, ordinances and state laws regulation construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

Signature 2/17/21 Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

(Initial on the line that you've read each)

JRO TREE SITE PLAN: Please provide a map or diagram of the parcel of land, specifically designating the area or areas of proposed tree removal and the proposed use of such area. Please include the following: 1) location of all protected and large shade trees on the property, their size and species 2) Designate which are disease/or damaged, 3) designate which are endangering any roadway, pavement, or utility line, 4) any proposed grade changes that might adversely affect or endanger any trees on the site and specify how to maintain them 5) designate the trees to be removed and the trees to be maintained, and 5) location of existing and/or proposed structures.

JRO PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

JRO OWNERSHIP: Please provide a recorded warranty deed.

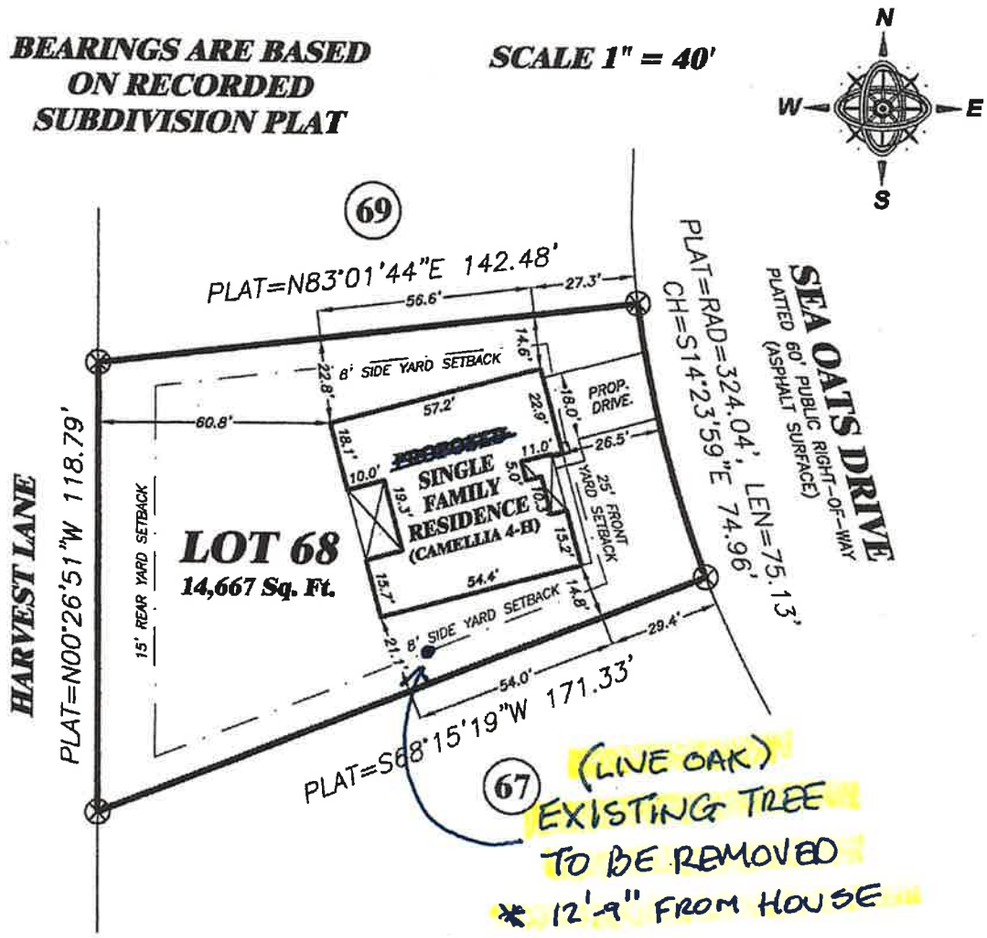
JRO PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of $1.00 per tree permitted to be removed. For removal of all other trees, a fee of $45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than $500.00 nor more than $1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

JRO REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

JRO MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

BEARINGS ARE BASED ON RECORDED SUBDIVISION PLAT

SCALE 1" = 40'



REFERENCE MATERIALS:

1.) HARRISON COUNTY GIS AND TAX MAPS.
2.) RECORDED SUBDIVISION PLAT OF CASTINE POINTE, PHASE II AS PER PLAT BOOK 59 PAGE 37.

DSLD HOMES, LLC

EASEMENT NOTE:

AFTER A THOROUGH REVIEW OF THE PLAT OF RECORD, NO EASEMENTS WERE SHOWN OR NOTED FOR THIS LOT. RESTRICTIVE COVENANTS OR OTHER POSSIBLE RECORDED DOCUMENTS THAT MAY DESCRIBE ANY EASEMENTS FOR THIS LOT WERE NOT FURNISHED TO THIS SURVEYOR.

PATRICK M. MARTINO PMM PROFESSIONAL LAND SURVEYOR

ABBREVIATION LEGEND:

PLAT = PLATTED DIMENSION
N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT
RAD = RADIUS
LEN = LENGTH OF ARC
CH = CHORD
PROP. DRIVE. = PROPOSED DRIVEWAY

NOTES:

1.) CONTRACTOR TO VERIFY HOUSE POSITION/ORIENTATION AND BUILDING SETBACK LINES PRIOR TO CONSTRUCTION.
2.) SKETCH ONLY, NOT A BOUNDARY SURVEY.
3.) WHEN SETBACKS OVERLAP UTILITY AND/OR DRAINAGE EASEMENTS, SETBACKS ARE TO BE SET ON EASEMENT LINE.

A SITE PLAN OF LOT 68, CASTINE POINTE, PHASE II, CITY OF LONG BEACH, HARRISON COUNTY, MISSISSIPPI

PATRICK M. MARTINO PROFESSIONAL P.L.S. 2838 LAND SURVEYOR STATE OF MISSISSIPPI

CLIENT:
DSLD HOMES, LLC
DRAWN BY: ZEK
DRAWING #: P20895
DATE: 07/14/2020

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE/FAX: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

2/17/21

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

1st Judicial District
Instrument 2021-44-D-31
Filed/Recorded 01/05/2021 08:03 AM
Total Fees $26.00
2 Pages Recorded

Prepared by and Return to:	Indexing Instructions:
James F. Beatty, Jr. - MS. Bar No.: 99115 For DSLD Title, LLC 14231 Seaway Rd. Suite 5002 Gulfport, MS 39503 (228) 346-8479	Lot 68, Castine Pointe Subdivision, Phase II Harrison County, MS (1st JD)

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

DSLD Homes (Gulf Coast), LLC (Grantor)
1220 S. Range Avenue
Denham Springs, Louisiana 70726
(225) 791-6860

does hereby sell, convey and warrant unto

James Ronald Dycus, Jr. and Keda Jaye Dycus (Grantee(s)),
as joint tenants with full rights of survivorship, not as tenents in common
3029 Sea Oats Dr.
Long Beach, MS 39560
228-233-5514

all of that certain piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures and appurtenances thereunto belonging, and being more particularly described as follows, to wit:

Lot 68 Castine Pointe Subdivision, Phase II, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of Harrison County First Judicial District, Mississippi, in Plat Book 59 at Page 37 thereof; said plat was corrected and altered by that **"Resolution Providing for Correction and Alteration of the Recorded Plats"** dated February 4, 2020 and filed of record February 7, 2020 in Instrument Number: 2020 1487 D-J1.

Parcel Number: 0611C-01-002.070

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, building restrictions, rights of way and easements applicable to subject property and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

File No.: 1220000642M

IT IS AGREED and acknowledged that the ad valorem taxes for the current year have been prorated as of the date of this conveyance upon an estimated basis and are assumed by the Grantee. When said taxes are actually determined, the Grantor agrees to pay the Grantee the amount of any deficit due and the Grantee agrees to pay the Grantor the amount of any excess paid, based on actual prorations.

WITNESS OUR SIGNATURE, this 29th day of December, 2020

DSLD Homes (Gulf Coast), LLC

By: MITCH BYARS, Agent

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named **MITCH BYARS**, who acknowledged to me that he is an **Agent of DSLD Homes (Gulf Coast), LLC**, and on behalf of said corporation and as its act and deed he signed, executed and delivered the above and foregoing instrument of writing for the purposes mentioned on the day and year therein mentioned after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this 29th day of December, 2020

Robin L. Payne, Notary Public
Notary ID: 69129

My Commission expires: March 12, 2023

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 69129 ROBIN L. PAYNE Commission Expires March 12, 2023 HARRISON COUNTY

File No.: 1220000642M

Keda Dycus

From: Keda Dycus <kedadycus1@gmail.com>
Sent: Wednesday, January 27, 2021 3:56 PM
To: Keda Dycus
Subject: Fwd: consultation

Sent from my iPhone

Begin forwarded message:

From: Joe Loftus <backyardlumber@hotmail.com>
Date: January 27, 2021 at 3:30:42 PM CST
To: kedadycus1@gmail.com
Subject: consultation

Jim & Keda Dycus
3029 Sea Oats
332-380-3496

Jim & Keda,
The live oak tree in Question on the West side of the house has leaned do to Zeta. On the South side of the tree you can see and feel where the tree has pulled up and has made the ground at the base soft and hollow feeling, a sure sign the it has leaned. The question is did any of the structural roots break? Plus you have a slender top with a heavy canopy leaning toward the house. IF a strong wind blows from the right direction it could cause it to blow over. At the base of the tree going up about three feet you have new water sprouts about a foot long indicating the tree is under stress from construction of the new house. As a protected tree this tree was not protected during construction of the house. So this tells me that the root plate of the tree has been compromised from compaction of the soil from construction equipment. Compaction of the soil deters tree uptake of nutrients, water, and air, all elements that the tree needs to survive in a healthy manner. In another year this tree will start showing die back of the tips of the limbs, which is a sure sign of the tree going into a spiral decline. Not good.
These are the facts that I see as an arborist.

Joe Loftus
Lofco Inc. dba. Loftus Tree Service
228-363-2563
ISA Certified Arborist SO-5823A
ISA Tree Risk Assessment Qualified
Professional Arborist Association of Mississippi
Alabama Urban Forestry Association
AUFA-Urban Forestry Level 1

1

MEMORANDUM

Date: February 22, 2021

To: City of Long Beach Planning Commission

From: Kimberly Lentz, Long Beach Tree Board

Re: Tree Removal Application – 3029 Sea Oats

No objection per the arborist's assessment.

After discussion, and upon a City of Long Beach Tree Board Member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner McMillan made motion, seconded by Commissioner Barlow and unanimously carried to approve the removal of the one (1) Live Oak Tree, as submitted.

****

It came for discussion under New Business, an Application for Case Review, Planning Commission Approval, for property located at 6005 Daugherty Road, Tax Parcel 0511H-03-006.000, submitted by Alan J. Simmons, as follow:

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI
APPLICATION FOR CASE REVIEW

PHYSICAL ADDRESS:	PHONE: (228) 863-1554	MAILING ADDRESS
201 JEFF DAVIS AVENUE	FAX: (228) 863-1558	POST OFFICE BOX 929
LONG BEACH, MS 39560		LONG BEACH, MS 39560

I. TYPE OF CASE:
- ✓ PLANNING COMMISSION APPROVAL
- _____ DECISION OF THE BUILDING OFFICIAL IS ALLEGED TO BE IN ERROR
- _____ INTERPRETATION OF THE ZONING ORDINANCE

II. Address of Property Involved: 6005 DAUGHERTY RD. 0511H-03-006.000
Tax Parcel Number

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)
APPROVAL FOR SELF-STORAGE FACILITY.

IV. **REQUIRED ATTACHMENTS:**

A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.

B. **Survey and/or Site Plan.** A site plan showing the land area which would be affected, if required a general layout drawing of the development, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;

C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.

D. **Fee.** Attach a check in the amount of $50.00. This check should be made payable to the City of Long Beach to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

******NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.***

V. **OWNERSHIP AND CERTIFICATION:**

READ BEFORE EXECUTING, Attendance by the applicant(s) at the public hearing (IF REQUIRED) and/or meeting is mandatory; however, the applicant may designate a representative to attend the public hearing and/or meeting on their behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing and/or meeting. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application. The completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

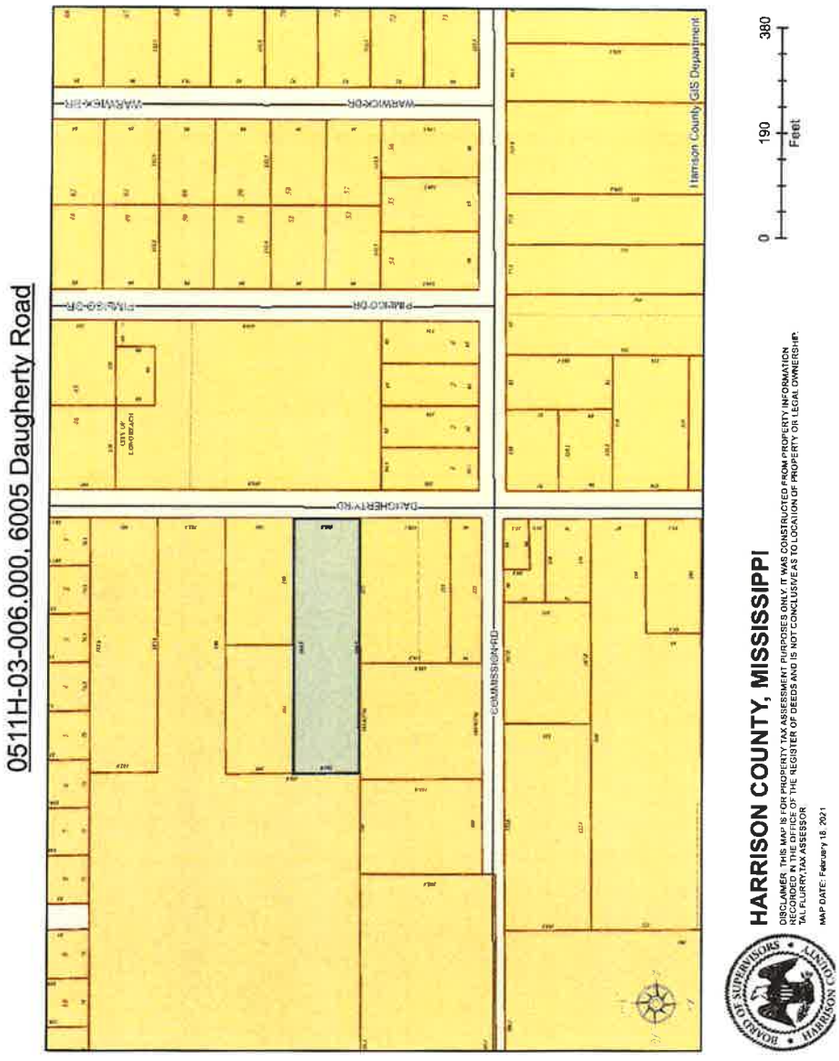
Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

ALAN J. SIMMONS Name of Rightful Owner (PRINT)	Name of Agent (PRINT)
P.O. BOX 594 Owner's Mailing Address	Agent's Mailing Address
LONG BEACH MS 39560 City State Zip	City State Zip
228-323-3277 Phone	Phone
ALANSIMMONS@CABLEONE.NET Email address	Email Address
2/8/21 Signature of Rightful Owner Date	Signature of Agent Date

OFFICE USE ONLY

Date Received 2-10-21 Zoning C-3 Agenda Date 2-25-21 Check Number 1140

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



UNOFFICIAL

1st Judicial District
Instrument 2018 9535 T - J1
Filed/Recorded 11/26/2018 09:22 A
Total Fees $ 17.00
10 Pages Recorded

Space Above This Line For Recording Data

This document was prepared by Operations Department, Lucro Commercial Solutions, LLC, 3692 Coolidge Drive, Tallahassee, FL 32311, 888-627-7681
Return To: Business Services, Keesler Federal Credit Union, 13083B Seaway Road, Gulfport, MS 39503
INDEXING INSTRUCTIONS: That parcel of land being in Sec 3, T8S, R12W, Harrison County, MS.

DEED OF TRUST
(With Future Advance Clause)

DATE AND PARTIES. The date of this Deed Of Trust (Security Instrument) is November 16, 2018. The parties, their addresses and phone numbers are:

GRANTOR:
AJS PROPERTIES, LLC
A Mississippi Limited Liability Company
6005 Daugherty Road
Long Beach, MS 39560
Telephone: (228)323-3277

UNOFFICIAL

TRUSTEE:
WILLIAM LEE GUICE III
P. O. Box 1925
Biloxi, MS 39530
Telephone: (228) 374-2313

LENDER:
KEESLER FEDERAL CREDIT UNION
Organized and existing under the laws of the United States of America
13083B Seaway Road
Gulfport, MS 39503
Telephone: (228) 385-5500

1. DEFINITIONS. For the purposes of this document, the following term has the following meaning.

A. Loan. "Loan" refers to this transaction generally, including obligations and duties arising from the terms of all documents prepared or submitted for this transaction.

2. CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debts and Grantor's performance under this Security Instrument, Grantor does hereby irrevocably grant, convey and sell to Trustee, in trust for the benefit of Lender, with power of sale, the following described property:

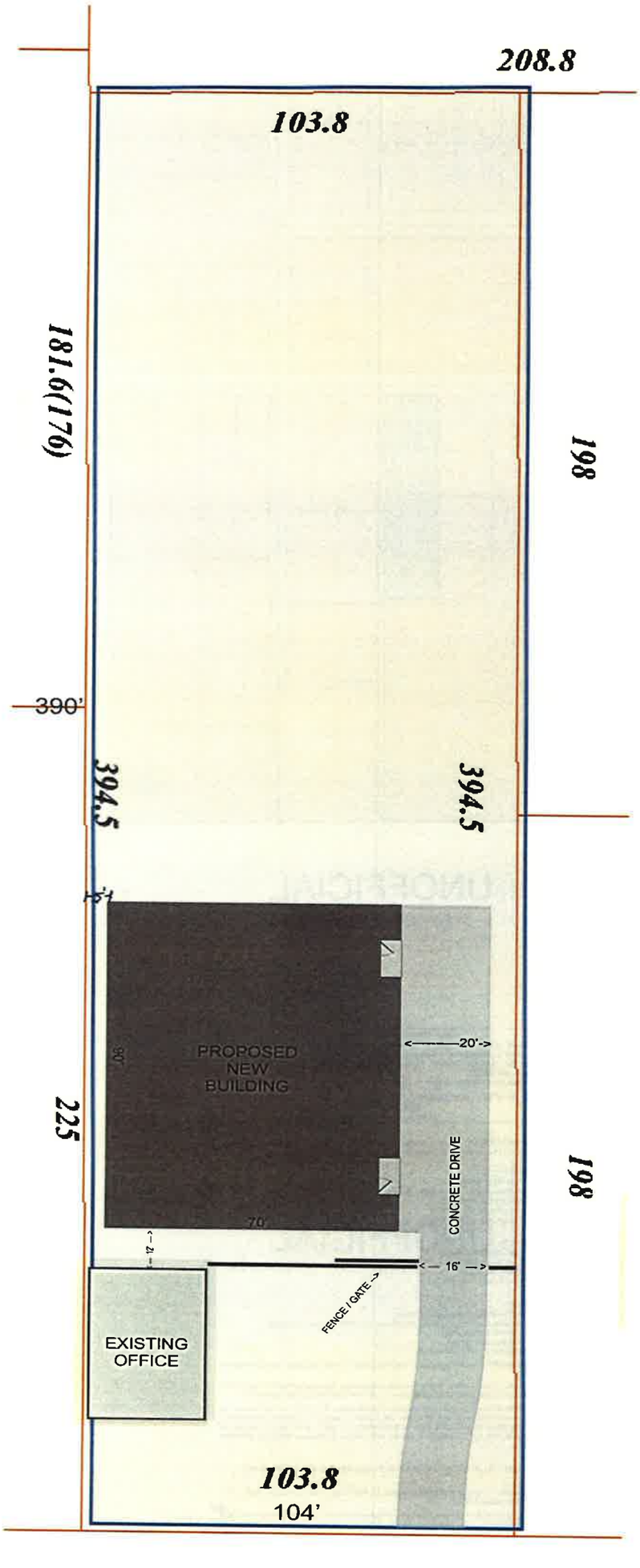
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

The property is located in Harrison County at 6003 And 6005 Daugherty Road, Long Beach, Mississippi 39560.

AJS Properties, LLC
Mississippi Deed Of Trust

UNOFFICIAL

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



After considerable discussion, Commissioner Husband made motion, seconded by Commissioner McMillan and unanimously carried to approve the application as submitted.

****

It came for discussion under New Business, a Certificate of Resubdivision for property located at 0 Commission Road, 18245 Commission Road, 0 Ray Road, Tax Parcels 0611J-01-039.001, 0611J-01-029.000, 0611J-01-027.001, submitted by Michael Paul Levens and Briana Christine Levens, as follows:

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH
PLANNING DEPARTMENT
201 JEFF DAVIS AVENUE
PO BOX 929
LONG BEACH, MS 39560
(228) 863-1554
(228) 863-1558 FAX

Office use only
Date Received 1-28-21
Zoning R-4
Agenda Date 2-25-21
Check Number 018N

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

TYPE OF CASE: **CERTIFICATE OF RESUBDIVISION** 0611J-01-029.000

AD VALOREM TAX PARCEL NUMBER(S): 0611J-01-039.001, 0611J-01-027.001

GENERAL LOCATION OF PROPERTY INVOLVED: 3 adjacent parcels between Ray Road north to Commission Road, with frontage on both roads

ADDRESS OF PROPERTY INVOLVED: 0 Commission Rd, 18245 Commission Rd, 0 Ray Rd.

GENERAL DESCRIPTION OF REQUEST: Resubdivision of 3 adjacent parcels

Into 2 seperate parcels - A: 1.22 acre lot with 160' frontage on Commission road

B: 3.81 acre lot with 303' frontage on Ray Rd.

REQUIRED ATTACHMENTS:

A. Resubdivision Survey and Certificate (see attached example) **on no less than 11" X 17" paper**.
B. Cash or Check payable to the City of Long Beach in the amount of $250.00
C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.

******NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.***

OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING, the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

Michael Paul Levens
Briana Christine Levens
Name of Rightful Owner (PRINT)

20093 Lovers Ln.
Owner's Mailing Address

Long Beach, MS 39560
City State Zip

228-669-4814
Phone

Briana Christine Levens 1/13/2021
Signature of Rightful Owner Date

Michael Paul Levens 1/13/21

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED

1st Judicial District
Instrument 2020 2897 D -J1
Filed/Recorded 3/13/2020 12:15 P
Total Fees $ 26.00
4 Pages Recorded

REVIEWED

[Space Above This Line For Recording Data]

Prepared by and Return to:
Patrick A. Sheehan
Sheehan & Ramsey, PLLC
429 Porter Avenue
Ocean Springs, MS 39564
(228) 875-0572

Grantor:
Bruce Wayne Cuevas, Trustee
20731 N. 62 Drive
Glendale, AZ 85308
(602) 291-6464

Grantee
Michael Paul Levens and
Briana Christine Levens
20093 Lovers Lane
Long Beach, MS 39560
(228) 669-4814

INDEXING INSTRUCTIONS:
STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100's ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRUCE WAYNE CUEVAS, as Trustee of the **BRUCE WAYNE CUEVAS TRUST u/t/a dated 7/9/98, a/k/a BRUCE WAYNE CUEVAS LIVING TRUST (Grantor)** does hereby sell, convey, bargain and warrant to **MICHAEL PAUL LEVENS and BRIANA CHRISTINE LEVENS** , tenants by the entirety with full rights of survivorship **(Grantees)** the following described real property situated and located in Harrison County, First Judicial District, Mississippi, more particularly and certainly described as follows:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easements, restrictions, reservations and covenants of record.

Ad Valorem taxes for the year 2020 have been prorated between the parties hereto and the obligation to pay same is assumed by the Grantees herein, who will pay same when due.

WITNESS this my signature this the 26 day of February, 2020.

BRUCE WAYNE CUEVAS, Trustee
Of the Bruce Wayne Cuevas Trust u/t/a 7/9/98 a/k/a BRUCE WAYNE CUEVAS LIVING TRUST

STATE OF ARIZONA
COUNTY OF MARICOPA

On February 26, 2020, before me DONNA NORMAN, a Notary Public, personally appeared **BRUCE WAYNE CUEVAS**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

SWORN TO AND SUBSCRIBED before me this the 26 day of February, 2020.

NOTARY PUBLIC

DONNA NORMAN
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
August 09, 2021

August 9, 2021
My Commission Expires:

EXHIBIT "A"

Parcel No. 1: 0611J-01-027.001

A parcel of land lying in Section 13, Township 8 South, Range 12 West, Harrison County, Mississippi, and being more particularly described as follows:

Commencing at a 3" iron pipe found at the Northeast corner of that property described in Deed Book 905 at Page 21, of the Land Records of Harrison County, Mississippi, said point being 1545.5' East and 25' South of the corner common to sections 1, 2, 12 and 13 as per said deed; thence along the east line of said property, S 01 degrees 16' 10" W 553.95' to a 2" iron pipe found at the Southeast corner of said property, being the Point of Beginning; thence S 00 degrees 59' 47" E 100.00' to an iron rod lying on the South line of that property described in Deed Book 549 at Page 159; thence along said South line S 89 degrees 42' 42" W 385.00' to an iron rod; thence along the West line of said property, N 00 degrees 59' 47" W 100.00' to an iron rod at the Southwest corner of Spears property; thence along the South line of Spears property, N 89 degrees 42' 42" E 385.00' to the point of beginning, containing 0.884 acres.

AND

Parcel No. 2: 0611J-01-029.000

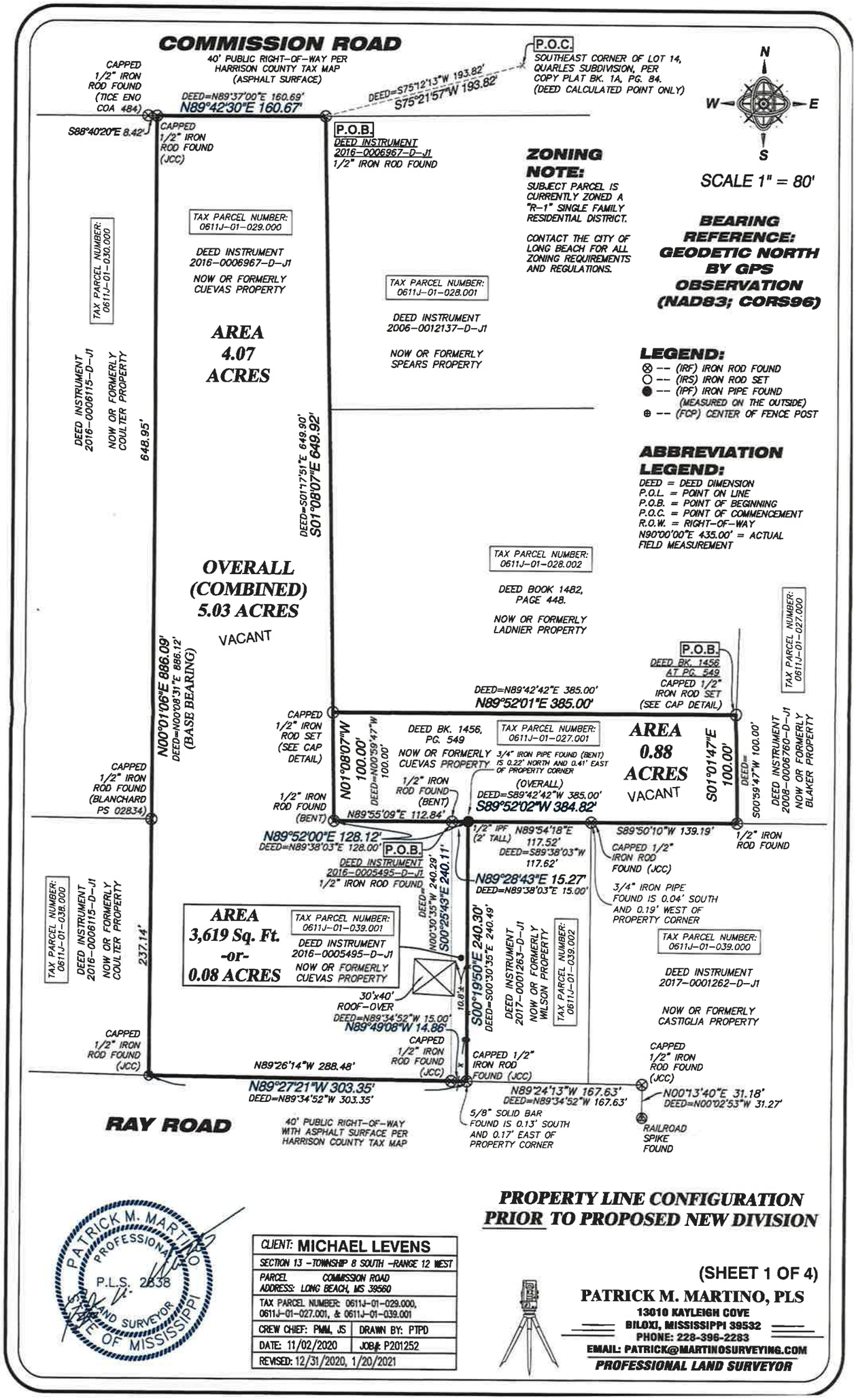
Commence at a ½ inch rod found at the Southeast corner of Lot 14, Quarles Subdivision, per Copy Plat Book 1A, Page 84, thence South 75 degrees 12 minutes 13 seconds West 193.82 feet to a ½ inch rod found on the southern margin of Commission Road, as presently monumented, at the Northwest corner of the property now or formerly conveyed to Warren Allen & Rhonda O. Spears per Instrument Number 2006-0012137-D-J1 and the POINT OF BEGINNING; thence South 01 degrees 17 minutes 51 seconds East 649.90 feet to a ½ inch rod found; thence North 89 degrees 38 minutes 03 seconds East 128.00 feet to a ½ inch rod set; thence South 00 degrees 30 minutes 35 seconds East 240.49 feet to a ½ inch rod set on the norther margin of Ray Road as presently monumented; thence North 89 degrees 34 minutes 52 seconds West 303.35 feet, along said northern margin, to a ½ inch rod set; thence North 00 degrees 08 minutes 31 seconds West 886.12 feet to a ½ inch rod set on the southern margin of Commission Road; thence North 89 degrees 37 minutes 00 seconds East 160.69 feet, along said southern margin, to the POINT OF BEGINNING. The above described parcel containing 4.152 acres, more or less.

AND ALSO

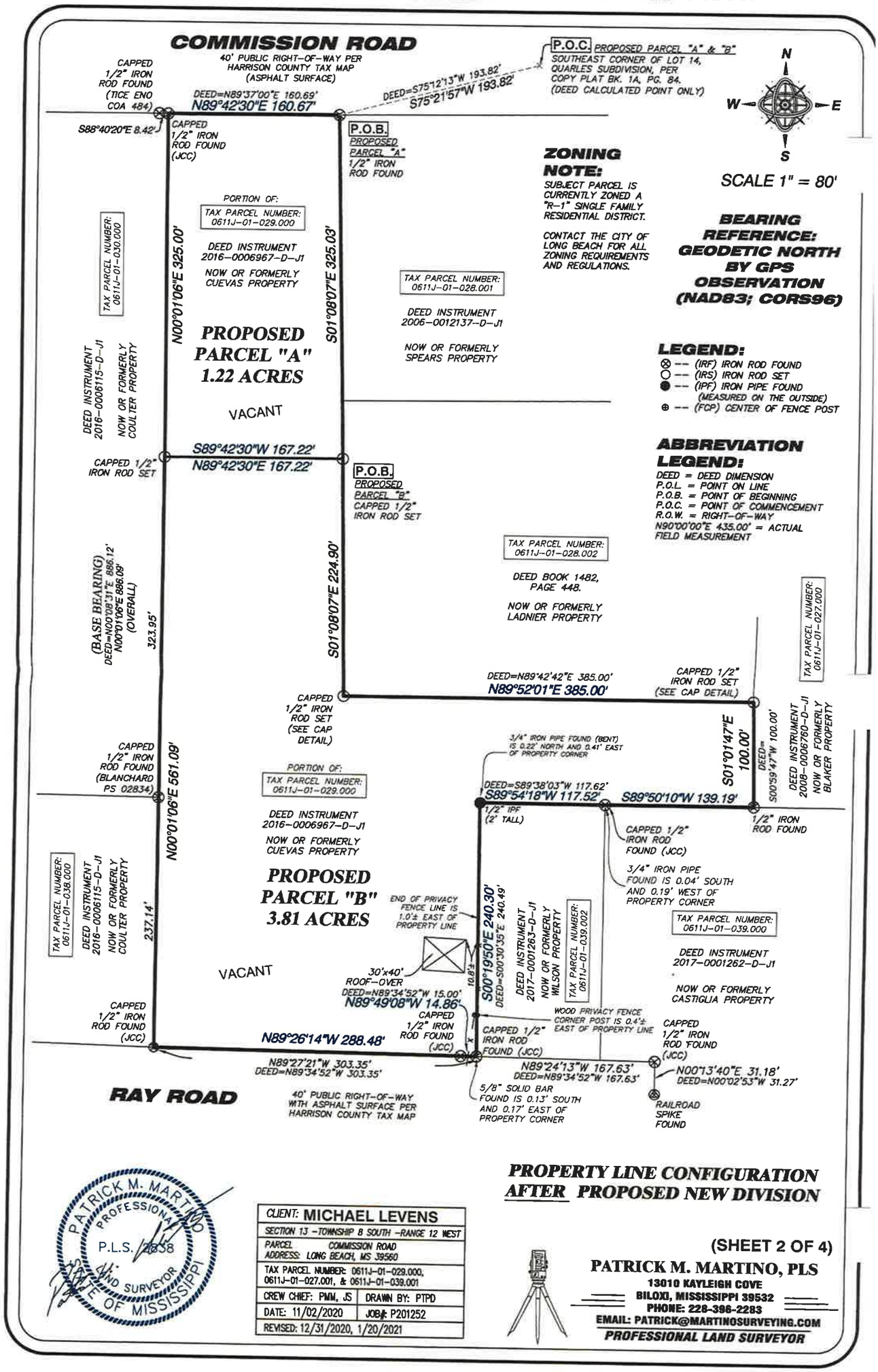
Parcel No. 3: 0611J-01-039.001

Commence at a ½ inch rod found at the Southeast corner of Lot 14, Quarles Subdivision, per Copy Plat Book 1A, Page 84, thence South 75 degrees 12 minutes 13 seconds West 193.82 feet to a ½ inch rod found on the southern margin of Commission Road, at the Northwest corner of the property now or formerly conveyed to Warren Allen & Rhonda O. Spears per Instrument Number 2006-0012137-D-J1; thence South 01 degrees 17 minutes 51 seconds East 649.90 feet to a ½ inch rod found; thence North 89 degrees 38 minutes 03 seconds East 113.00 feet to a ½ inch rod set at the Northwest corner of the above mentioned property conveyed to Edna S. Ray and Alvin B. Schaeffer per Deed Book 551, Page 497, and the POINT OF BEGINNING of the herein described property; thence continue North 89 degrees 38 minutes 03 seconds East 15.00 feet; thence South 00 degrees 30 minutes 35 seconds East 240.49 feet to the northern margin of Ray Road; thence North 89 degrees 34 minutes 52 seconds West 15.00 feet, along said northern margin; thence North 00 degrees 30 minutes 35 seconds West 240.29 feet to the POINT OF BEGINNING.

The above described parcel containing 3606 square feet, more or less.


COMMISSION ROAD
40' PUBLIC RIGHT-OF-WAY PER HARRISON COUNTY TAX MAP (ASPHALT SURFACE)
CAPPED 1/2" IRON ROD FOUND (TICE ENO COA 484)
DEED=N89°37'00"E 160.69'
N89°42'30"E 160.67'
S88°40'20"E 8.42'
CAPPED 1/2" IRON ROD FOUND (JCC)
P.O.C.
SOUTHEAST CORNER OF LOT 14, QUARLES SUBDIVISION, PER COPY PLAT BK. 1A, PG. 84. (DEED CALCULATED POINT ONLY)
DEED=S75°12'13"W 193.82'
S75°21'57"W 193.82'
P.O.B.
DEED INSTRUMENT 2016-0006967-D-J1
1/2" IRON ROD FOUND
N
W
E
S
SCALE 1" = 80'
ZONING NOTE:
SUBJECT PARCEL IS CURRENTLY ZONED A "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT.
CONTACT THE CITY OF LONG BEACH FOR ALL ZONING REQUIREMENTS AND REGULATIONS.
BEARING REFERENCE: GEODETIC NORTH BY GPS OBSERVATION (NAD83; CORS96)
TAX PARCEL NUMBER: 0611J-01-030.000
TAX PARCEL NUMBER: 0611J-01-029.000
DEED INSTRUMENT 2016-0006967-D-J1
NOW OR FORMERLY CUEVAS PROPERTY
TAX PARCEL NUMBER: 0611J-01-028.001
DEED INSTRUMENT 2006-0012137-D-J1
NOW OR FORMERLY SPEARS PROPERTY
AREA 4.07 ACRES
DEED INSTRUMENT 2016-0006115-D-J1
NOW OR FORMERLY COULTER PROPERTY
648.95'
DEED=S01°17'51"E 649.90'
S01°08'07"E 649.92'
LEGEND:
⊗ -- (IRF) IRON ROD FOUND
○ -- (IRS) IRON ROD SET
● -- (IPF) IRON PIPE FOUND (MEASURED ON THE OUTSIDE)
⊕ -- (FCP) CENTER OF FENCE POST
ABBREVIATION LEGEND:
DEED = DEED DIMENSION
P.O.L. = POINT ON LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT
OVERALL (COMBINED) 5.03 ACRES
VACANT
N00°01'06"E 886.09'
DEED=N00°08'31"E 886.12'
(BASE BEARING)
TAX PARCEL NUMBER: 0611J-01-028.002
DEED BOOK 1482, PAGE 448.
NOW OR FORMERLY LADNIER PROPERTY
P.O.B.
DEED BK. 1456 AT PG. 549
CAPPED 1/2" IRON ROD SET (SEE CAP DETAIL)
TAX PARCEL NUMBER: 0611J-01-027.000
DEED=N89°42'42"E 385.00'
N89°52'01"E 385.00'
CAPPED 1/2" IRON ROD SET (SEE CAP DETAIL)
DEED BK. 1456, PG. 549
NOW OR FORMERLY CUEVAS PROPERTY
TAX PARCEL NUMBER: 0611J-01-027.001
3/4" IRON PIPE FOUND (BENT) IS 0.22' NORTH AND 0.41' EAST OF PROPERTY CORNER
1/2" IRON ROD FOUND (BENT)
(OVERALL) DEED=S89°42'42"W 385.00'
S89°52'02"W 384.82'
AREA 0.88 ACRES
VACANT
N01°08'07"W 100.00'
DEED=N00°59'47"W 100.00'
S01°01'47"E 100.00'
DEED=S00°59'47"W 100.00'
DEED INSTRUMENT 2008-0006760-D-J1
NOW OR FORMERLY BLAKER PROPERTY
CAPPED 1/2" IRON ROD FOUND (BLANCHARD PS 02834)
1/2" IRON ROD FOUND (BENT)
N89°55'09"E 112.84'
1/2" IPF (2" TALL) N89°54'18"E 117.52'
DEED=S89°38'03"W 117.62'
S89°50'10"W 139.19'
1/2" IRON ROD FOUND
CAPPED 1/2" IRON ROD FOUND (JCC)
3/4" IRON PIPE FOUND IS 0.04' SOUTH AND 0.19' WEST OF PROPERTY CORNER
N89°52'00"E 128.12'
DEED=N89°38'03"E 128.00'
P.O.B.
DEED INSTRUMENT 2016-0005495-D-J1
1/2" IRON ROD FOUND
DEED=N00°30'35"W 240.29'
S00°26'43"E 240.11'
N89°28'43"E 15.27'
DEED=N89°38'03"E 15.00'
AREA 3,619 Sq. Ft. -or- 0.08 ACRES
TAX PARCEL NUMBER: 0611J-01-039.001
DEED INSTRUMENT 2016-0005495-D-J1
NOW OR FORMERLY CUEVAS PROPERTY
TAX PARCEL NUMBER: 0611J-01-038.000
DEED INSTRUMENT 2016-0006115-D-J1
NOW OR FORMERLY COULTER PROPERTY
237.14'
30'x40' ROOF-OVER
DEED=N89°34'52"W 15.00'
N89°49'08"W 14.86'
10.8'±
S00°19'50"E 240.30'
DEED=S00°30'35"E 240.49'
DEED INSTRUMENT 2017-0001263-D-J1
NOW OR FORMERLY WILSON PROPERTY
TAX PARCEL NUMBER: 0611J-01-039.002
TAX PARCEL NUMBER: 0611J-01-039.000
DEED INSTRUMENT 2017-0001262-D-J1
NOW OR FORMERLY CASTIGLIA PROPERTY
CAPPED 1/2" IRON ROD FOUND (JCC)
CAPPED 1/2" IRON ROD FOUND (JCC)
CAPPED 1/2" IRON ROD FOUND (JCC)
N89°26'14"W 288.48'
N89°27'21"W 303.35'
DEED=N89°34'52"W 303.35'
N89°24'13"W 167.63'
DEED=N89°34'52"W 167.63'
N00°13'40"E 31.18'
DEED=N00°02'53"W 31.27'
5/8" SOLID BAR FOUND IS 0.13' SOUTH AND 0.17' EAST OF PROPERTY CORNER
RAILROAD SPIKE FOUND
RAY ROAD
40' PUBLIC RIGHT-OF-WAY WITH ASPHALT SURFACE PER HARRISON COUNTY TAX MAP
PROPERTY LINE CONFIGURATION PRIOR TO PROPOSED NEW DIVISION
PATRICK M. MARTINO PROFESSIONAL LAND SURVEYOR P.L.S. 2838 STATE OF MISSISSIPPI
CLIENT: MICHAEL LEVENS
SECTION 13 -TOWNSHIP 8 SOUTH -RANGE 12 WEST
PARCEL ADDRESS: COMMISSION ROAD LONG BEACH, MS 39560
TAX PARCEL NUMBER: 0611J-01-029.000, 0611J-01-027.001, & 0611J-01-039.001
CREW CHIEF: PWM, JS
DRAWN BY: PTPD
DATE: 11/02/2020
JOB#: P201252
REVISED: 12/31/2020, 1/20/2021
(SHEET 1 OF 4)
PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



DEED DESCRIPTION: AS PER DEED INSTRUMENT 2016-0006967-D-J1.

COMMENCE AT A 1/2 INCH-ROD FOUND AT THE SOUTHEAST CORNER OF LOT 14, QUARLES SUBDIVISION, PER COPY PLAT BOOK 1A, PAGE 84, THENCE SOUTH 75 DEGREES 12 MINUTES 13 SECONDS WEST 193.82 FEET TO A 1/2 INCH ROD FOUND ON THE SOUTHERN MARGIN OF COMMISSION ROAD, AS PRESENTLY MONUMENTED, AT THE NORTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY CONVEYED TO WARREN ALLEN & RHONDA O. SPEARS PER INSTRUMENT NUMBER 2006-0012137-D-J1 AND THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 17 MINUTES 51 SECONDS EAST 649.90 FEET TO A 1/2 INCH ROD FOUND; THENCE NORTH 89 DEGREES 38 MINUTES 03 SECONDS EAST 128.00 FEET TO A 1/2 INCH ROD SET; THENCE SOUTH 00 DEGREES 30 MINUTES 35 SECONDS EAST 240.49 FEET TO A 1/2 INCH ROD SET ON THE NORTHERN MARGIN OF RAY ROAD AS PRESENTLY MONUMENTED; THENCE NORTH 89 DEGREES 34 MINUTES 52 SECONDS WEST 303.35 FEET, ALONG SAID NORTHERN MARGIN, TO A 1/2 INCH ROD SET; THENCE NORTH 00 DEGREES 08 MINUTES 31 SECONDS WEST 886.12 FEET TO A 1/2 INCH ROD SET ON THE SOUTHERN MARGIN OF COMMISSION ROAD; THENCE NORTH 89 DEGREES 37 MINUTES 00 SECONDS EAST 160.69 FEET, ALONG SAID SOUTHERN MARGIN, TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINING 4.152 ACRES, MORE OR LESS.

DEED DESCRIPTION: AS PER DEED INSTRUMENT 2016-0005495-D-J1.

COMMENCE AT A 1/2 INCH ROD FOUND AT THE SOUTHEAST CORNER OF LOT 14, QUARLES SUBDIVISION, PER COPY PLAT BOOK 1A, PAGE 84, THENCE SOUTH 75 DEGREES 12 MINUTES 13 SECONDS WEST 193.82 FEET TO A 1/2 INCH ROD FOUND ON THE SOUTHERN MARGIN OF COMMISSION ROAD, AT THE NORTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY CONVEYED TO WARREN ALLEN & RHONDA O. SPEARS PER INSTRUMENT NUMBER 2006-0012137-D-J1; THENCE SOUTH 01 DEGREE 17 MINUTES 51 SECONDS EAST 649.90 FEET TO A 1/2 INCH ROD FOUND AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED PROPERTY CONVEYED TO EDNA S. RAY AND ALVIN B. SCHAEFFER PER DEED BOOK 551, PAGE 497, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE CONTINUE NORTH 89 DEGREES 38 MINUTES 03 SECONDS EAST 15.00 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 35 SECONDS EAST 240.49 FEET TO THE NORTHERN MARGIN OF RAY ROAD; THENCE NORTH 89 DEGREES 34 MINUTES 52 SECONDS WEST 15.00 FEET, ALONG SAID NORTHERN MARGIN; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS WEST 240.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 3606 SQUARE FEET, MORE OR LESS. SAID PROPERTY BEING THE WEST 15 FEET OF THE PROPERTY CONVEYED BY P. H. CARRUBBA TO EDNA S. RAY AND ALVIN B. SCHAEFFER IN A QUITCLAIM DEED DATED JUNE 15, 1965, FILED FOR RECORD JUNE 16, 1965, AND RECORDED IN DEED BOOK 551 AT PAGE 497 OF THE RECORDS IN THE OFFICE OF THE CHANCERY CLERK FOR THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

DEED DESCRIPTION: AS PER DEED BK. 1456 AT PG. 549.

A PARCEL OF LAND SITUATED LYING IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN DEED BOOK 905 AT PAGE 21 OF THE LAND RECORDS OF HARRISON COUNTY, MISSISSIPPI, SAID POINT BEING 1545.5' EAST AND 25' SOUTH OF THE CORNER COMMON TO SECTIONS 1, 2, 12 AND 13 AS PER SAID DEED; THENCE ALONG THE EAST LINE OF SAID PROPERTY, S 01 DEGREES 16' 10" W 553.95' TO A 2" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID PROPERTY, BEING THE POINT OF BEGINNING; THENCE S 00 DEGREES 59' 47" E 100.00' TO AN IRON ROD LYING ON THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN DEED BOOK 549 AT PAGE 159; THENCE ALONG SAID SOUTH LINE S 89 DEGREES 42' 42" W 385.00' TO AN IRON ROD; THENCE ALONG THE WEST LINE OF SAID PROPERTY, N 00 DEGREES 59' 47" W 100.00' TO AN IRON ROD AT THE SOUTHWEST CORNER OF SPEARS PROPERTY; THENCE ALONG THE SOUTH LINE OF SPEARS PROPERTY, N 89 DEGREES 42' 42" E 385.00' TO THE POINT OF BEGINNING, CONTAINING 0.884 ACRES.

LEGAL DESCRIPTION: PROPOSED PARCEL "A" (AS PER SURVEY DIMENSION)

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 4, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MISSISSIPPI, PER THE MAP AND PLAT ON FILE AND OF RECORD IN THE BUREAU OF LAND MANAGEMENT AND GENERAL LAND OFFICE, DATED SEPTEMBER 30, 1843 (FORMERLY SECTION 12 PER MAP AND PLAT ON FILE AND OF RECORD IN THE BUREAU OF LAND MANAGEMENT AND GENERAL LAND OFFICE, DATED DECEMBER 10, 1829), SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 14, QUARLES SUBDIVISION, PER COPY PLAT BOOK 1A, PAGE 84; THENCE S75°21'57"W 193.82 FEET TO A 1/2" IRON ROD FOUND LYING ON THE SOUTH MARGIN OF COMMISSION ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING THE SOUTH MARGIN OF COMMISSION ROAD, S01°08'07"E 325.03 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED MARTINO PLS 02838; THENCE S89°42'30"W 167.22 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED MARTINO PLS 02838, SAID POINT LYING ON THE EAST LINE OF THE PROPERTY NOW OR FORMERLY OF COULTER, PER DEED INSTRUMENT 2016-0006115-D-J1; THENCE ALONG THE EAST LINE OF SAID COULTER PROPERTY, N00°01'08"E 325.00 FEET TO A FOUND 1/2" IRON WITH CAP STAMPED JCC, SAID POINT LYING ON THE SOUTH MARGIN OF COMMISSION ROAD; THENCE ALONG THE SOUTH MARGIN OF COMMISSION ROAD, N89°42'30"E 160.67 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.22 ACRES, MORE OR LESS. REFERENCE MERIDIAN FOR BEARINGS ARE BASED ON GEODETIC NORTH BY GPS OBSERVATION (NAD83; CORS96), ALL LINES RELATIVE TO.

LEGAL DESCRIPTION: PROPOSED PARCEL "B" (AS PER SURVEY DIMENSION)

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 4, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MISSISSIPPI, PER THE MAP AND PLAT ON FILE AND OF RECORD IN THE BUREAU OF LAND MANAGEMENT AND GENERAL LAND OFFICE, DATED SEPTEMBER 30, 1843 (FORMERLY SECTION 12 PER MAP AND PLAT ON FILE AND OF RECORD IN THE BUREAU OF LAND MANAGEMENT AND GENERAL LAND OFFICE, DATED DECEMBER 10, 1829), SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 14, QUARLES SUBDIVISION, PER COPY PLAT BOOK 1A, PAGE 84; THENCE SOUTH S75°21'57"W 193.82 FEET TO A 1/2" IRON ROD FOUND LYING ON THE SOUTH MARGIN OF COMMISSION ROAD; THENCE LEAVING THE SOUTH MARGIN OF COMMISSION ROAD, S01°08'07"E 325.03 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED MARTINO PLS 02838 AT THE POINT OF BEGINNING; THENCE CONTINUE S01°08'07"E 224.90 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED MARTINO PLS 02838, SAID POINT LYING AT THE SOUTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY OF LADNIER, PER DEED BOOK 1482 AT PAGE 448; THENCE ALONG THE SOUTH LINE OF SAID LADNIER PROPERTY, N89°52'01"E 385.00 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED MARTINO PLS 02838 LYING ON THE WEST LINE OF THE PROPERTY NOW OR FORMERLY OF BLAKER, PER DEED INSTRUMENT 2008-0006760-D-J1; THENCE ALONG THE WEST LINE OF SAID BLAKER PROPERTY, S01°01'47"E 100.00 FEET TO A 1/2" IRON ROD FOUND LYING ON THE NORTH LINE OF THE PROPERTY NOW OR FORMERLY OF CASTIGLIA, PER DEED INSTRUMENT 2017-0001262-D-J1; THENCE ALONG THE NORTH LINE OF SAID CASTIGLIA PROPERTY, S89°50'10"W 139.19 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED JCC AT THE NORTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OF WILSON, PER DEED INSTRUMENT 2017-0001263-D-J1; THENCE ALONG THE NORTH LINE OF SAID WILSON PROPERTY, S89°54'18"W 117.52 FEET TO A 1/2" IRON PIPE FOUND LYING AT THE NORTHWEST CORNER OF SAID WILSON PROPERTY; THENCE ALONG THE WEST LINE OF SAID WILSON PROPERTY, S00°19'50"E 240.30 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED JCC, SAID POINT LYING ON THE NORTH MARGIN OF RAY ROAD; THENCE ALONG THE NORTH MARGIN OF RAY ROAD, N89°49'08"W 14.86 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED JCC; THENCE CONTINUE ALONG THE NORTH MARGIN OF SAID RAY ROAD, N89°26'14"W 288.48 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED JCC LYING AT THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OF COULTER, PER DEED INSTRUMENT 2016-0006115-D-J1; THENCE ALONG THE EAST LINE OF SAID COULTER PROPERTY, N00°01'08"E 561.09 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED MARTINO PLS 02838; THENCE N89°42'30"E 167.22 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3.81 ACRES, MORE OR LESS. REFERENCE MERIDIAN FOR BEARINGS ARE BASED ON GEODETIC NORTH BY GPS OBSERVATION (NAD83; CORS96), ALL LINES RELATIVE TO.

PATRICK M. MARTINO PMM PROFESSIONAL LAND SURVEYOR

REFERENCE MATERIALS:

1.) HARRISON COUNTY GIS WEBSITE AND TAX MAP, CURRENT EDITION.
2.) INFORMATION PROVIDED BY CLIENT.
3.) QUITCLAIM DEED INSTRUMENT 2016-0006967-D-J1.
4.) CORRECTED QUITCLAIM DEED BOOK 1456 AT PAGE 546.
5.) QUITCLAIM DEED INSTRUMENT 2016-0005495-D-J1.
6.) CORRECTED QUITCLAIM DEED BOOK 1456 AT PAGE 549.
7.) WARRANTY DEED BOOK 1482 AT PAGE 448.
8.) WARRANTY DEED INSTRUMENT 2017-0001262-D-J1.
9.) WARRANTY DEED INSTRUMENT 2016-0006115-D-J1.
10.) WARRANTY DEED INSTRUMENT 2017-0001263-D-J1.
11.) WARRANTY DEED INSTRUMENT 2008-0006760-D-J1.

BOUNDARY NOTE:

BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISIONS LOTS. BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, SERVITUDES, BUILDING ORDINANCES, ZONING, AND OTHER LEGAL ENCUMBERMENTS MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBERMENTS ATTACHED TO ANY PROPERTY.

NOTES:

1.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.
2.) A COPY OF THIS PLAT IS VALID ONLY IF IT IS COMPLETE AND INTACT, HAS AN ORIGINAL SIGNATURE AND DATE, AND HAS THE ORIGINAL EMBOSSED OR COLORED (NOT BLACK) STAMPED SURVEYOR'S SEAL.
3.) THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, AND RIGHTS-OF-WAY OF RECORD.
4.) REDIVISION OF THIS PROPERTY IS SUBJECT TO CURRENT SUBDIVISION AND ZONING REGULATIONS AND ET CETERA. APPROVAL NEEDS TO BE OBTAINED FROM THE APPROPRIATE GOVERNING BODIES.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PATRICK M. MARTINO, P.L.S. — 10/28/2020 DATE OF FIELD SURVEY

PATRICK M. MARTINO PROFESSIONAL P.L.S. 2838 LAND SURVEYOR STATE OF MISSISSIPPI

(SHEET 3 OF 4)

ZONING NOTE:

SUBJECT PARCEL IS CURRENTLY ZONED A "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT.

CONTACT THE CITY OF LONG BEACH FOR ALL ZONING REQUIREMENTS AND REGULATIONS.

THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.		NO FLOOD ZONE DETERMINATION WAS PERFORMED AS A PART OF THIS SURVEY. AN ACCURATE DETERMINATION CAN BE MADE BY ORDERING A FEMA ELEVATION CERTIFICATE.
CLIENT: MICHAEL LEVENS	SURVEY CLASS "B"	BEARINGS SHOWN HEREON ARE DERIVED BY: GEODETIC NORTH BY GPS OBSERVATION (NAD83; CORS96); ALL LINES RELATIVE TO.
SECTION 13 -TOWNSHIP 8 SOUTH -RANGE 12 WEST	SCALE: 1"=80'	
PARCEL COMMISSION ROAD ADDRESS: LONG BEACH, MS 39560		
TAX PARCEL NUMBER: 0611J-01-029.000, 0611J-01-027.001, & 0611J-01-039.001		
CREW CHIEF: PMM, JS / DRAWN BY: PTPD		
DATE: 11/02/2020 / JOB#: P201252		
REVISED: 12/31/2020, 1/20/2021		

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVSION

IN ACCORDANCE WITH ARTICLE II, SECTION 3 OF THE CODE OF ORDINANCE (SUBDIVISION REGULATIONS) OF THE CITY OF LONG BEACH AS AMENDED, IT IS HEREBY CERTIFIED THAT THE LONG BEACH PLANNING COMMISSION CHAIRMAN AND LONG BEACH MAYOR AND BOARD OF ALDERMEN HAVE REVIEWED AND APPROVED THE ATTACHED FINAL PLAT. THE FOLLOWING PROPERTY HAS BEEN SUBDIVIDED FROM HARRISON COUNTY AD VALOREM TAX PARCEL # (0611J-01-029.000, 0611J-01-027.001, & 0611J-01-039.001) INTO TWO (2) NEW PARCELS. THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING BOUNDED ON THE SOUTH BY RAY ROAD, BOUNDED ON THE WEST BY THE PROPERTY NOW OR FORMERLY OF COULTER, BOUNDED ON THE NORTH BY COMMISSION ROAD, AND BOUNDED ON THE EAST BY THE PROPERTIES NOW OR FORMERLY OF SPEARS, LADNIER, BLAKER, CASTIGLIA, AND WILSON.

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HERON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF LONG BEACH, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

WITNESS MY SIGNATURE ON THIS 28 DAY OF Jan 2021.

BY: _____
OWNER

SUBSCRIBED AND SWORN TO BEFORE ME, IN MY PRESENCE THIS 28

DAY OF Jan., 2021, A NOTARY PUBLIC IN AND FOR THE COUNTY OF HARRISON, STATE OF MISSISSIPPI.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 5280 MARY S. LEVENS Commission Expires Oct. 27 2023 HARRISON COUNTY

Mary S Levens
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/27/2023

CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS MAP DRAWN BY ME OR DRAWN UNDER MY SUPERVISION FROM ACTUAL SURVEY MADE BY ME OR ACTUAL SURVEY MADE UNDER MY SUPERVISION AND

A DEED DESCRIPTION RECORDED IN BOOK _____

PAGE _____ IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 21ST DAY OF January, 2021.

PATRICK M. MARTINO PROFESSIONAL P.L.S. 2838 LAND SURVEYOR STATE OF MISSISSIPPI

PATRICK M. MARTINO, PROFESSIONAL LAND SURVEYOR

02838
REGISTRATION NUMBER

PATRICK M. MARTINO PMM PROFESSIONAL LAND SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE ME, IN MY PRESENCE THIS 21st

DAY OF January 2021, A NOTARY PUBLIC IN AND FOR THE COUNTY OF HARRISON, STATE OF MISSISSIPPI.

STATE OF MISSISSIPPI HOLLY E COX NOTARY PUBLIC ID No. 47663 Commission Expires December 9, 2024 HARRISON COUNTY

Holly E Cox
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS, OR ANY CHANGE IN EXISTING PUBLIC STREETS, THE EXTENSION OF PUBLIC WATER OR SEWER SYSTEM OR THE INSTALLATION OF DRAINAGE IMPROVEMENTS THROUGH ONE OR MORE LOTS TO SERVE ONE OR MORE LOTS. THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE CITY ORDINANCES OF LONG BEACH AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE ADMINISTRATOR SUBJECT TO ITS BEING RECORDED IN THE HARRISON COUNTY COURTHOUSE WITHIN (60) DAYS OF THE DATE BELOW.

_____ _____
ADMINISTRATOR DATE

PLANNING COMMISSION

APPROVED BY THE CITY OF LONG BEACH PLANNING COMMISSION AT THE REGULAR MEETING OF SAID COMMISSION HELD ON THE _____ DAY OF _____, 2021.

BY: _____ _____
PLANNING COMMISSION CHAIRMAN DATE

ACCEPTANCE

SUBMITTED TO AND APPROVED BY THE CITY OF LONG BEACH, BOARD OF ALDERMEN, AT THE REGULAR MEETING OF SAID BOARD OF ALDERMEN HELD ON THE _____ DAY OF _____, 2021.

ADOPT: _____ ATTEST: _____
MAYOR CITY CLERK

(SHEET 4 OF 4)

THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.

NO FLOOD ZONE DETERMINATION WAS PERFORMED AS A PART OF THIS SURVEY. AN ACCURATE DETERMINATION CAN BE MADE BY ORDERING A FEMA ELEVATION CERTIFICATE.

CLIENT: MICHAEL LEVENS	SURVEY CLASS "B"	BEARINGS SHOWN HEREON ARE DERIVED BY: GEODETIC NORTH BY GPS OBSERVATION (NAD83; CORS96); ALL LINES RELATIVE TO.
SECTION 13 -TOWNSHIP 8 SOUTH -RANGE 12 WEST	SCALE: 1"=80'	
PARCEL ADDRESS: COMMISSION ROAD LONG BEACH, MS 39560		
TAX PARCEL NUMBER: 0611J-01-029.000, 0611J-01-027.001, & 0611J-01-039.001		
CREW CHIEF: PMM, JS	DRAWN BY: PTPD	
DATE: 11/02/2020	JOB# P201252	
REVISED: 12/31/2020, 1/20/2021		

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

Special Tap Fee: Commission Rd. from Ray Rd.

Date: 2-4-2021

SEWER AND WATER TAP

MATERIALS:

QTY.		ITEM	PRICE	TOTAL
1	EA	1" Corp Stop	$38.48	$38.49
1	EA	1" Curb Stop	$44.65	$44.85
20	FT	Roll Tube	$0.33	$6.60
1	EA	Meter Box	$39.90	$39.90
1	EA	8"x1" Tap Saddle	$25.00	$25.00
1	FT	8X6" T	$33.41	$33.41
1	FT	6X6" T	$26.75	$26.75
2	FT	8" FERNCO	$11.77	$23.54
2	EA	6" CAPS	$6.92	$13.84
28	EA	6" SDR 26	$2.70	$75.60
2	TONS	ASPHALT	$58.75	$117.50
2	TONS	LIMESTONE	$27.00	$54.00
			TOTAL MATERIAL COST	**$499.48**

EQUIPMENT:

QTY.		ITEM	PRICE	TOTAL
11	HRS	161-TRACK HOE	$21.00	$231.00
11	HRS	DUMP TRUCK/ Trailer	$45.00	$495.00
11	HRS	CREW TRUCK	$10.00	$110.00
3	HRS	ASPHALT TRUCK	$43.00	$129.00
3	HRS	ROLLER	$21.00	$63.00
			TOTAL EQUIPMENT COST	**$1,028.00**

LABOR:

		TOTAL
LABOR		$1,384.07
	TOTAL LABOR COST	**$1,384.07**

FUEL:

	TOTAL
TOTAL MATERIAL COST	$499.48
TOTAL EQUIPMENT COST	$1,028.00
TOTAL LABOR COST	$1,384.07
TOTAL	**$2,911.55**
5% FUEL COST	**$145.58**

PLEASE REMIT MATERIAL AND EQUIPMENT COST TO: ***$1,527.48***

City of Long Beach
P.O. Box 929
Long Beach, MS 39560

PLEASE REMIT LABOR & FUEL COST TO: ***$1,529.65***

Utility Partners, LLC
P.O. Box 591
Long Beach, MS 39560

TOTAL WATER TAP FEE COST **$3,057.13**

Lameuse St., Suite 203
Biloxi, MS 39530
228-967-7137

OVERSTREET & ASSOCIATES
CONSULTING ENGINEERS

630 Delmas Ave., Suite B
Pascagoula, MS 39567
228-967-7137

February 15, 2021

City of Long Beach
P.O. Box 929
Long Beach, MS 39560

RE: Certificate of Subdivision – Tax Parcel Nos. 0611J-01-029.000, 0611J-01-027.001, 0611J-01-039.001

Ladies and Gentlemen:

We have received the referenced Certificate of Subdivision and reviewed it for compliance with the City's ordinances. The proposed subdivision combines three existing parcels into two new parcels, with proposed Parcel "A" having compliant frontage and width on Commission Rd., and proposed Parcel "B" with compliant dimensions on Ray Rd. The Certificate itself appears to contain all appropriate certifications.

City approval of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

David Ball, P.E.

DB:539

After considerable discussion, Commissioner Barlow made motion, seconded by Commissioner Kruse and unanimously carried recommending approval of the resubdivision in accordance with the Subdivision Regulation, Article II. MINOR AND MAJOR SUBDIVSION GENERAL REGULATIONS.

****

It came for discussion under New Business, a Preliminary Plat Approval, Magnolia Run, for property located at 20012 Pineville Road, Tax Parcel 0511I-01-041.000, submitted by Reginald Johnson (owner) and Robert Heinrich (agent), as follows:

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH
201 Jeff Davis Avenue
PO BOX 929
LONG BEACH, MS 39560
(228) 863-1554 office
(228) 863-1558 fax

Office use only
Date Received 2-4-21
Zoning R-1
Agenda Date 2-25-21
Check Number CC

I. TYPE OF CASE: **PRELIMINARY PLAT APPROVAL**

II. ADVALOREM TAX PARCEL NUMBER(S): 05111-01-041.000

III. GENERAL LOCATION OF PROPERTY INVOLVED: NORTH SIDE OF PINEVILLE RD. AT THE INT. OF COPPER CT.

IV. ADDRESS OF PROPERTY INVOLVED: 20012 PINEVILLE RD.

V. GENERAL DESCRIPTION OF REQUEST: Subdivision of MAGNOLIA RUN Into A 27 LOT DEV. WITH WATER & SEWER, SUB-SURFACE DRAINAGE

VI. **REQUIRED ATTACHMENTS:**

A. Twenty (20) working days prior to the regular monthly meeting of the planning commission the following documents must be submitted:
   a. Three (3) full-size blueline copies of the preliminary plat,
   b. Two (2) blueline copies of the complete construction plans and specification,
   c. Two (2) copies of the developer's engineer's basis of design and complete design calculation, and
   d. Two (2) copies of the preliminary plat application forms.
   e. The proposed plat shall be at a scale legible and functional on sheets of twenty-four (24) by thirty-six (36) inches in size. ****Please refer to the City of Long Beach's Subdivision Regulations for additional information to be included on the plat.**

B. Cash or Check payable to the City of Long Beach in the amount as follows:

2-3	Lots	$100.00
4-10	Lots	$150.00
11-50	Lots	$300.00
50-100	Lots	$400.00
100 +	Lots	$500.00

C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.

******NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.***

VII. **OWNERSHIP AND CERTIFICATION:**

READ BEFORE EXECUTING, the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than twenty (20) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and agree to pay all fees and charges as stated.

Reginald Johnson
Name of Rightful Owner (PRINT)

4301 Plash Rd
Owner's Mailing Address

Gulf Shores, AL 36542
City State Zip

(251) 752-4070
Phone

reggiej252@gmail.com
Email address

DocuSigned by:
Signature of Rightful Owner 2/1/2021 | 18:07 PM CST
Date

ROBERT HEINRICH
Name of Agent (PRINT)

1806 23RD AVE.
Agent's Mailing Address

GULFPORT MS 39501
City State Zip

228 896-6768
Phone

bobby.h@heinrichassociates.net
Email address

Signature of Applicant 1-29-21
Date

UNOFFICIAL

1

PREPARED BY:
JERRY J. BORETTI
Attorney at Law
1720 - 22nd Avenue
Gulfport, MS 39501
(228) 863-8678

RETURN TO:
JERRY J. BORETTI
Attorney at Law
1720 - 22nd Avenue
Gulfport, MS 39501
(228) 863-8678

STATE OF MISSISSIPPI
COUNTY OF HARRISON

EXECUTOR'S DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

UNOFFICIAL

ESTATE OF MARY B. JOHNSON
4301 Pitch Road
Gulf Shores, AL 36542
(251) 752-4070

by and through REGINALD JOHNSON, Executor of said estate do hereby sell, transfer and specially warrant unto

Reginald Johnson 4301 Pitch Road Gulf Shores, AL 36542 (251) 752-4070	Pamela Claywell 1624 Centennial Drive McCook, NE 69001 (308) 737-5766	Gregory Johnson 4210 Meridian Road Peyton, CO 80831 (719) 479-7897

as joint tenants with full rights of survivorship, not as tenants in common, the following described property, together with the improvements located thereon, being situated and located in the First Judicial District of Harrison County, Mississippi, to-wit:

LEGAL DESCRIPTION: See Exhibit "A" Page 3

INDEXING INSTRUCTIONS: NE 1/4 of Section 10, T8S, R12W, and in Lot 52 of the Henderson-Shipmon-Hughes Partition of Bartholomew Pellerin Claim, Sec. 22. T8S, R12W, Harrison County, Mississippi

UNOFFICIAL

UNOFFICIAL

2

The above described property is conveyed subject to any restrictive covenants, mineral reservations and easements of record.

Attached hereto is a copy of an Order from the Chancery Court of the First Judicial District of Harrison County, Mississippi with regard to the Estate of MARY B. JOHNSON, #24C10 16-cv-194(1), authorizing the sale of the subject property by and through REGINALD JOHNSON, as EXECUTOR.

Grantor excepts here from and reserves unto herself, her heirs and assigns forever all oil, gas and other minerals lying beneath the land described above.

Ad valorem taxes for the current year are prorated and assumed by the Grantees herein.

WITNESS my signature on this the 23rd day of June, 2016.

ESTATE OF MARY B. JOHNSON

By: _____
REGINALD JOHNSON, EXECUTOR

UNOFFICIAL

STATE OF ALABAMA
COUNTY OF Baldwin

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named REGINALD JOHNSON, EXECUTOR of the ESTATE OF MARY B. JOHNSON, who acknowledged that he signed and delivered the above and foregoing instrument after first having been duly authorized by said order so to do.

WITNESS my signature and official seal of office, this the 24th day of June, 2016.

_____
NOTARY PUBLIC

BREE DANIELLE SPEARS
Notary Public, Alabama State At Large
My Commission Expires May 27, 2018

My Commission Expires: _____

UNOFFICIAL

UNOFFICIAL

3

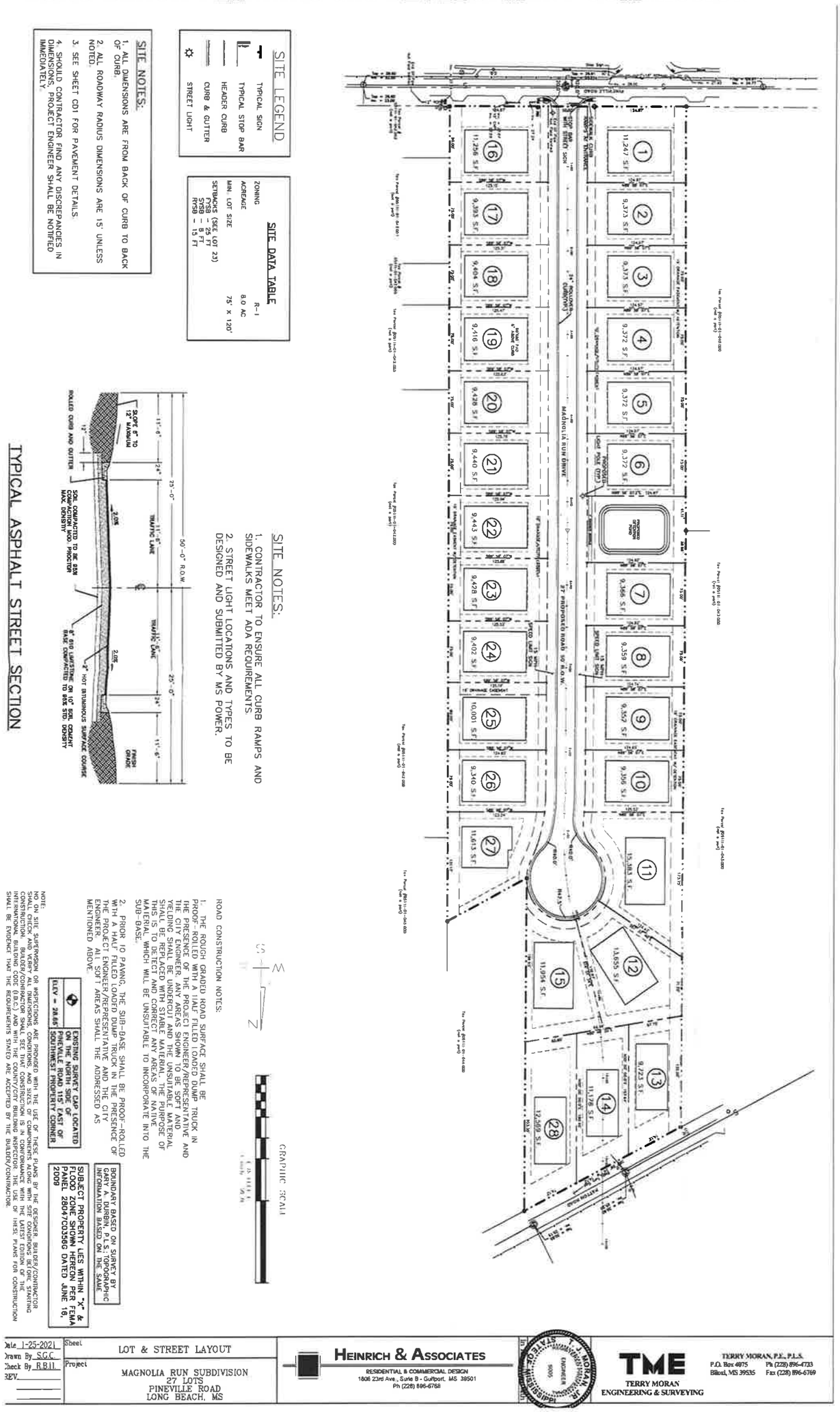
EXHIBIT "A"

Beginning at a point on the South margin of the Patton Road which point is 118 feet West along the South Margin of the said Patton Road of the Section line dividing Sections 10 and 11 in Township 8 South, Range 12 West, in Harrison County, Mississippi, and continuing in a Westerly direction 112.9 feet to a point which point is the point of beginning; thence continuing in a Westerly direction 225 ft feet, more or less, to a point; thence running South 400 feet to a point; thence running in an Easterly direction 225.8 feet, more or less, to a point; thence running North 400 feet to the point of beginning. Said lands being situated in the NE 1/4 of Section 10, Township 8 South, Range 12 West, and in Lot 52 of the Henderson-Shipmon-Hughes Partition of the Bartholomew Pellerin Claim, of Section 22, Township 8 South, Range 12 West of Harrison County, Mississippi.

UNOFFICIAL

UNOFFICIAL

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

161 Lameuse St., Suite 203
Biloxi, MS 39530
228-967-7137

OVERSTREET & ASSOCIATES
CONSULTING ENGINEERS

630 Delmas Ave., Suite B
Pascagoula, MS 39567
228-967-7137

February 18, 2021

City of Long Beach
P.O. Box 929
Long Beach, MS 39560

RE: Magnolia Run S/D Preliminary Plat

Ladies and Gentlemen:

On February 4, we attended a meeting in the Mayor's office regarding the referenced subdivision. The general purpose of the meeting was to discuss the access to the subdivision from Pineville and from Patton Rd. The developer offered to revise the subdivision plans to show a cul-de-sac on the property, eliminating access to/from Patton Rd. Following that meeting, we reviewed the plans with Public Works to ensure their conformance to other City requirements and needs, such as water & sewer infrastructure, drainage & detention requirements, and stormwater management/erosion control issues. The review comments have been sent to the developer and at our last contact, he advised that he was working on the necessary revisions.

Sincerely,

David Ball, P.E.

DB:539

Copies of the Drainage Analysis and Technical Specifications are on file in the city of Long Beach Building Official's Office for review.

After considerable discussion, Commissioner Barlow made motion, seconded by Commissioner McMillan and unanimously carried to approve the application as submitted.

****

It came for discussion under New Business, a Final Plat Approval, Old Town Gardens North, for property located at Lantana Blvd, Tax Parcels 0512A-01-003.000 and 0512A-01-001.000, submitted by Leon Long, Managing Member Long Family Real Estate, LLC (owner) and Dennis Stieffel and Associates (agent), as follows:

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH
201 Jeff Davis Avenue
PO BOX 929
LONG BEACH, MS 39560
(228) 863-1554 office
(228) 863-1558 fax

Office use only
Date Received 1-29-21
Zoning R-1
Agenda Date 2-25-21
Check Number 0428

I. TYPE OF CASE: **FINAL PLAT APPROVAL**

II. ADVALOREM TAX PARCEL NUMBER(S): 0512A-01-003.000 & 0512A-01-001.000

III. GENERAL LOCATION OF PROPERTY INVOLVED: North side of Lantana Blvd.

IV. ADDRESS OF PROPERTY INVOLVED: Lantana Blvd.

V. GENERAL DESCRIPTION OF REQUEST: Subdivision of Final Plat of Old Town Gardens North (16 lots)

Into _____

VI. The developer shall have all subdivision requirements completed and schedule the final engineering inspection so that it will be accomplished at least fifteen (15) working days prior to the regular monthly meeting of the planning commission. All administrative and construction requirements identified by the final inspection will be complete and all submittals made to the city at least seven (7) working days prior to the regular monthly meeting of the planning commission.

VII. **REQUIRED ATTACHMENTS:**

A. Two (2) working days prior to the scheduled final engineering inspection, the following must be submitted to the city:
   a. One (1) blueline copy of the construction drawing to include all items as they were constructed
   b. One (1) blueline print of the proposed plat to be recorded
   c. Developer's performance or surety bond
   d. The final plat shall be at a scale that is legible and functional on sheets of eighteen (18) by twenty-four (24) inches in size. ****Please refer to the City of Long Beach Subdivision Regulations for additional information to be included on the plat.**
   e. After satisfactorily passing the final engineering inspection, the developer shall provide the final construction contractor record as-built drawings to the city at least three (3) working days prior to the regular monthly meeting of the planning commission at which final plat will be considered. The copies of the final contractor as-built drawing shall be as follows:
      i. One (1) mylar diazo film; or
      ii. One (1) computer disc which contains all of the graphical information of these drawings as well as the final plat itself in a format compatible with the city engineer's computer system.

B. Cash or Check payable to the City of Long Beach in the amount as follows:

2-3	Lots	$100.00
4-10	Lots	$150.00
11-50	Lots	$300.00
50-100	Lots	$400.00
100 +	Lots	$500.00

C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.
******NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.***

VIII. **OWNERSHIP AND CERTIFICATION:**

READ BEFORE EXECUTING, the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

Leon Long, Managing Member
Long Family Real Estate, LLC
Name of Rightful Owner (PRINT)

8 Estate Drive
Owner's Mailing Address

Long Beach, MS 39560
City State Zip

(228) 860-4101 (cell)
Phone

leonlong@cableone.net
Email address

1/19/2021
Signature of Rightful Owner Date

Dennis Stieffel & Assoc. (Agent)
Name of Agent (PRINT)

13061 Shriners Blvd., Suite C
Agent's Mailing Address

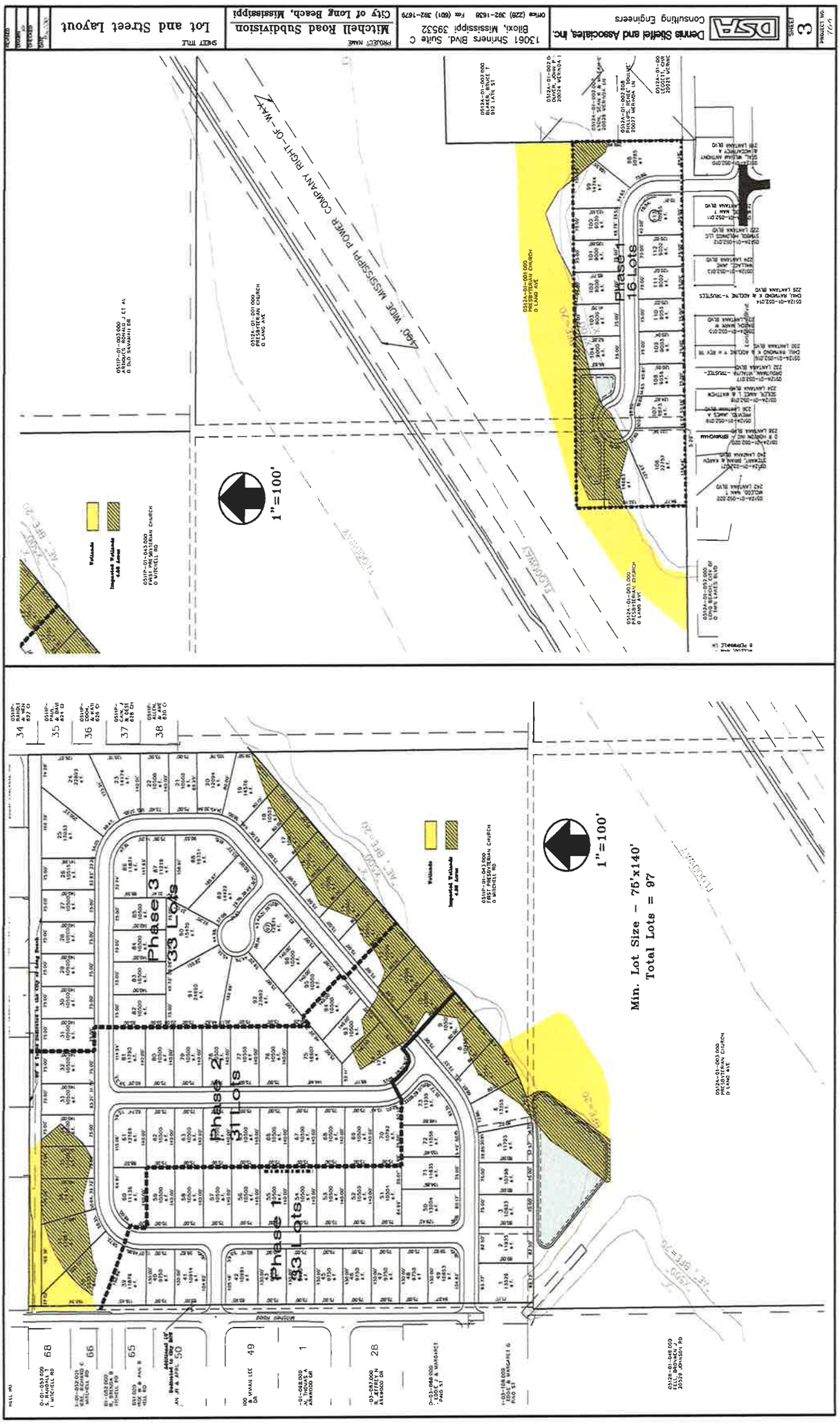
Biloxi MS 39532
City State Zip

(228) 860-8161 (cell)
Phone

dennisstieffel@cableone.net
Email address

1/19/2021
Signature of Applicant Date

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

161 Lameuse St., Suite 203
Biloxi, MS 39530
228-967-7137

OVERSTREET & ASSOCIATES
CONSULTING ENGINEERS

630 Delmas Ave., Suite B
Pascagoula, MS 39567
228-967-7137

February 24, 2021

City of Long Beach
P.O. Box 929
Long Beach, MS 39560

RE: Mitchell Rd. S/D South (Old Town Gardens North)

Ladies and Gentlemen:

We understand that the developer of the referenced subdivision is seeking Final Plat approval for the referenced subdivision. This subdivision represents a portion of what the City originally approved as the Mitchell Rd. Subdivision. Originally, the City approved 16 lots south of Canal 1, connecting to Lantana Blvd. in the Old Town Gardens Subdivision. The developer is proposing a final plat of 16 lots with only minor differences to the original proposal (namely a common space for a mailbox kiosk).

We have comments relative to the constructed parts of the subdivision:

1. Plat - We have requested a note be added to the plat requiring the homeowner's association to be responsible for all maintenance of common areas (such as mailbox kiosks, detention ponds, etc.).
2. There are items recognized on the punchlist inspection of 2/3/2021 which are not yet completed. This is not uncommon and can be handled via the provision of a completion bond in keeping with the requirements of the Subdivision Ordinance if the City so chooses. We have prepared and attached a worksheet for a completion bond in the amount of $16,375 for the incomplete items in the field.

We have also received a statement from the developer regarding the actual cost of the public improvements constructed as part of this subdivision phase, which we accept. Based upon this value, the correct amount for the two-year warranty bond for this development would be 10% x ~$246,132 = $24,613.

In summary, we see no reason to withhold acceptance of the final plat of the referenced subdivision, subject to the comments above and to the City's decision about the number of lots proposed vs. originally approved.

Sincerely,

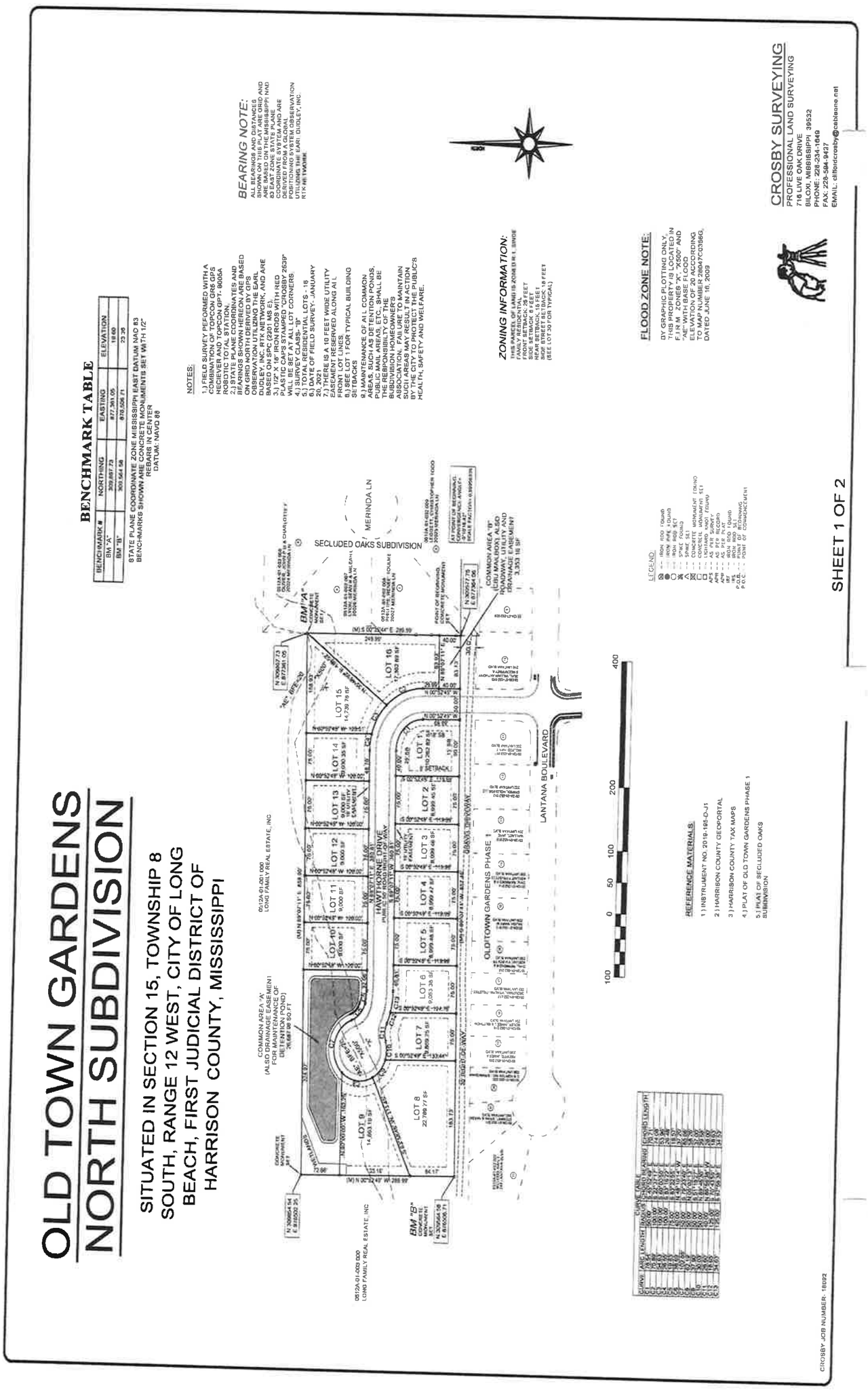
David Ball, P.E.

DB:539
Attachment

LONG BEACH - MITCHELL RD. S/D SOUTH (OLD TOWN GARDENS NORTH)
COMPLETION BOND ESTIMATE - 2/24/2021

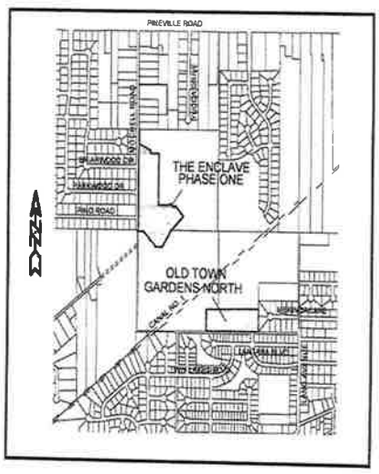
ITEM	QUANTITY		UNIT COST	EXTENSION
ESTABLISH GRASS IN ALL RIGHTS-OF-WAYS, DITCHES, ETC.	1	LS	$ 1,300.00	$ 1,300.00
CONSTRUCT SIDEWALKS IN COMMON AREAS & CONNECTING TO SIDEWALKS ALONG LANTANA BLVD.	1	LS	$ 8,800.00	$ 8,800.00
CLEAN, REGRADE, AND ESTABLISH GRASS IN DETENTION POND OUTFALL & SLOPES	1	LS	$ 3,000.00	$ 3,000.00
TOTAL CONSTRUCTION COST				$ 13,100.00
ADMINISTRATIVE COSTS (25%)				$ 3,275.00
REQUIRED COMPLETION BOND VALUE				$ 16,375.00

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



OLD TOWN GARDENS NORTH SUBDIVISION

SITUATED IN SECTION 15, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI



VICINITY MAP
NOT TO SCALE

OVERALL SURVEY DESCRIPTION

A PARCEL OF LAND SITUATED IN LOTS 4 THROUGH 6 AN IN LOT A, SEA SIDE FARMS SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):
BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, SEA SIDE FARMS SUBDIVISION; THENCE ALONG THE SOUTH LINE OF LOTS 4 THROUGH 6 AND LOT A, S89°07'11"W 857.46'; THENCE N00°52'49"W 289.99'; THENCE N89°07'11"E 858.90' TO THE EAST LINE OF SAID LOT 4; THENCE ALONG SAID EAST LINE OF LOT 4, S00°35'44"E 289.99' TO THE POINT OF BEGINNING, CONTAINING 5.713 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF LONG BEACH, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PATHS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN THE LONG BEACH BOARD OF ALDERMEN IN THE PUBLIC INTEREST APPROVES SUCH OTHER USE.

LONG FAMILY REAL ESTATE, INC.

_____
BY: DENNIS STIEFFEL
AUTHORIZED AGENT

ACKNOWLEDGMENT

STATE OF MISSISSIPPI, COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the _____ day of _____, 2021, within my jurisdiction, the within named Dennis Stieffel, who acknowledged to me that he is the authorized agent for Long Family Real Estate, Inc., a Mississippi corporation, and that for and on behalf of said corporation, and as the act and deed of said corporation, he executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

LONG BEACH PLANNING COMMISSION

THE PLAT OF OLD TOWN GARDENS NORTH SUBDIVISION IS HEREBY APPROVED BY THE LONG BEACH PLANNING COMMISSION IN ACCORDANCE WITH ITS PROCEDURE FOR APPROVING THIS PLAN AN PLANS.

THIS THE _____ DAY OF _____, 2021

_____
CHAIRPERSON, LONG BEACH PLANNING COMMISSION

ENGINEER'S CERTIFICATION

THE PLANS OF SAID SUBDIVISION AND THE CONSTRUCTION OF ALL IMPROVEMENTS THEREIN, WHICH ARE OR MAY BECOME THE PROPERTY OF THE CITY OF LONG BEACH, HAVE BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LONG BEACH AND ALL OTHER LAWS, RULES, ORDINANCES, REGULATIONS AND THAT THEY MEET OR EXCEED ALL ACCEPTED ENGINEERING STANDARDS.

WITNESS MY SIGNATURE AND SEAL ON

THIS _____ DAY OF _____, 2021.

_____
DENNIS STIEFFEL, P.E.

STATE OF MISSISSIPPI, COUNTY OF HARRISON

APPROVAL AND ACCEPTANCE OF PLAT FOR RECORDING; ORDER OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI.

MINUTE BOOK _____ PAGE _____

THIS THE _____ DAY OF _____, 2021

_____ _____
MAYOR CITY CLERK

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF LONG BEACH'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE LONG BEACH ZONING ORDINANCE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE BUILDING INSPECTOR OR HIS DESIGNEE, SUBJECT TO ITS BEING RECORDED IN THE HARRISON COUNTY COURTHOUSE WITHIN 60 DAYS OF THE DATE BELOW.

_____ _____
ADMINISTRATOR DATE

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THE ORIGINAL PLAT WITH THIS DUPLICATE PLAT OF OLD TOWN GARDENS NORTH SUBDIVISION, AND FIND THE SAME TO BE AN EXACT COPY THEREOF.

WITNESS OUR SIGNATURES ON THIS _____ DAY OF _____ 2021.

_____ _____
DEPUTY CLERK CLIFFORD A. CROSBY, P.L.S. NO. 2539

RECORDING CERTIFICATE

FILED AND RECORDED IN DUPLICATE ON THIS _____ DAY OF _____ 2021, IN THE RECORD OF PLATS OF HARRISON COUNTY, MISSISSIPPI IN PLAT BOOK _____, ON PAGE _____.

_____
JOHN MCADAMS, CHANCERY CLERK

BY: _____ D.C.

SURVEYOR'S CERTIFICATE

I, CLIFFORD A. CROSBY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____ 2021.

_____
CLIFFORD A. CROSBY, P.L.S. NO. 2539

CROSBY SURVEYING
PROFESSIONAL LAND SURVEYING
716 LIVE OAK DRIVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-234-1649
FAX: 228-594-9427
EMAIL: cliffordcrosby@cableone.net

CROSBY JOB NUMBER- 18092

SHEET 2 OF 2

After considerable discussion, Commissioner McMillan made motion, seconded by Commissioner Barlow and unanimously carried recommending the approval of the application as submitted subject to the City Engineers letter.

****

It came for discussion under New Business, a Final Plat Approval, The Enclave (phase 1), for property located at Mitchell Road, Tax Parcels 0511P-01-043.000, 0512A-01-003.000 and 0512A-01-001.000, submitted by Leon Long, Managing Member Long Family Real Estate, LLC (owner) and Dennis Stieffel and Associates (agent), as follows:

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH
201 Jeff Davis Avenue
PO BOX 929
LONG BEACH, MS 39560
(228) 863-1554 office
(228) 863-1558 fax

Office use only
Date Received 1-24-21
Zoning R-1
Agenda Date 2-25-21
Check Number 10428

I. TYPE OF CASE: **FINAL PLAT APPROVAL**

II. ADVALOREM TAX PARCEL NUMBER(S): 0511P-01-043.000; 0512A-01-003.000; 0512A-01-001.000

III. GENERAL LOCATION OF PROPERTY INVOLVED: East side of Mitchell Rd south of Pineville Rd

IV. ADDRESS OF PROPERTY INVOLVED: Mitchell Road

V. GENERAL DESCRIPTION OF REQUEST: Subdivision of Final Plat of The Enclave, Phase I (33 lots)

Into _____

VI. The developer shall have all subdivision requirements completed and schedule the final engineering inspection so that it will be accomplished at least fifteen (15) working days prior to the regular monthly meeting of the planning commission. All administrative and construction requirements identified by the final inspection will be complete and all submittals made to the city at least seven (7) working days prior to the regular monthly meeting of the planning commission.

VII. **REQUIRED ATTACHMENTS:**

A. Two (2) working days prior to the scheduled final engineering inspection, the following must be submitted to the city:
   a. One (1) blueline copy of the construction drawing to include all items as they were constructed
   b. One (1) blueline print of the proposed plat to be recorded
   c. Developer's performance or surety bond
   d. The final plat shall be at a scale that is legible and functional on sheets of eighteen (18) by twenty-four (24) inches in size. ****Please refer to the City of Long Beach Subdivision Regulations for additional information to be included on the plat.**
   e. After satisfactorily passing the final engineering inspection, the developer shall provide the final construction contractor record as-built drawings to the city at least three (3) working days prior to the regular monthly meeting of the planning commission at which final plat will be considered. The copies of the final contractor as-built drawing shall be as follows:
      i. One (1) mylar diazo film; or
      ii. One (1) computer disc which contains all of the graphical information of these drawings as well as the final plat itself in a format compatible with the city engineer's computer system.

B. Cash or Check payable to the City of Long Beach in the amount as follows:

2-3	Lots	$100.00
4-10	Lots	$150.00
11-50	Lots	$300.00
50-100	Lots	$400.00
100 +	Lots	$500.00

C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.

******NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.***

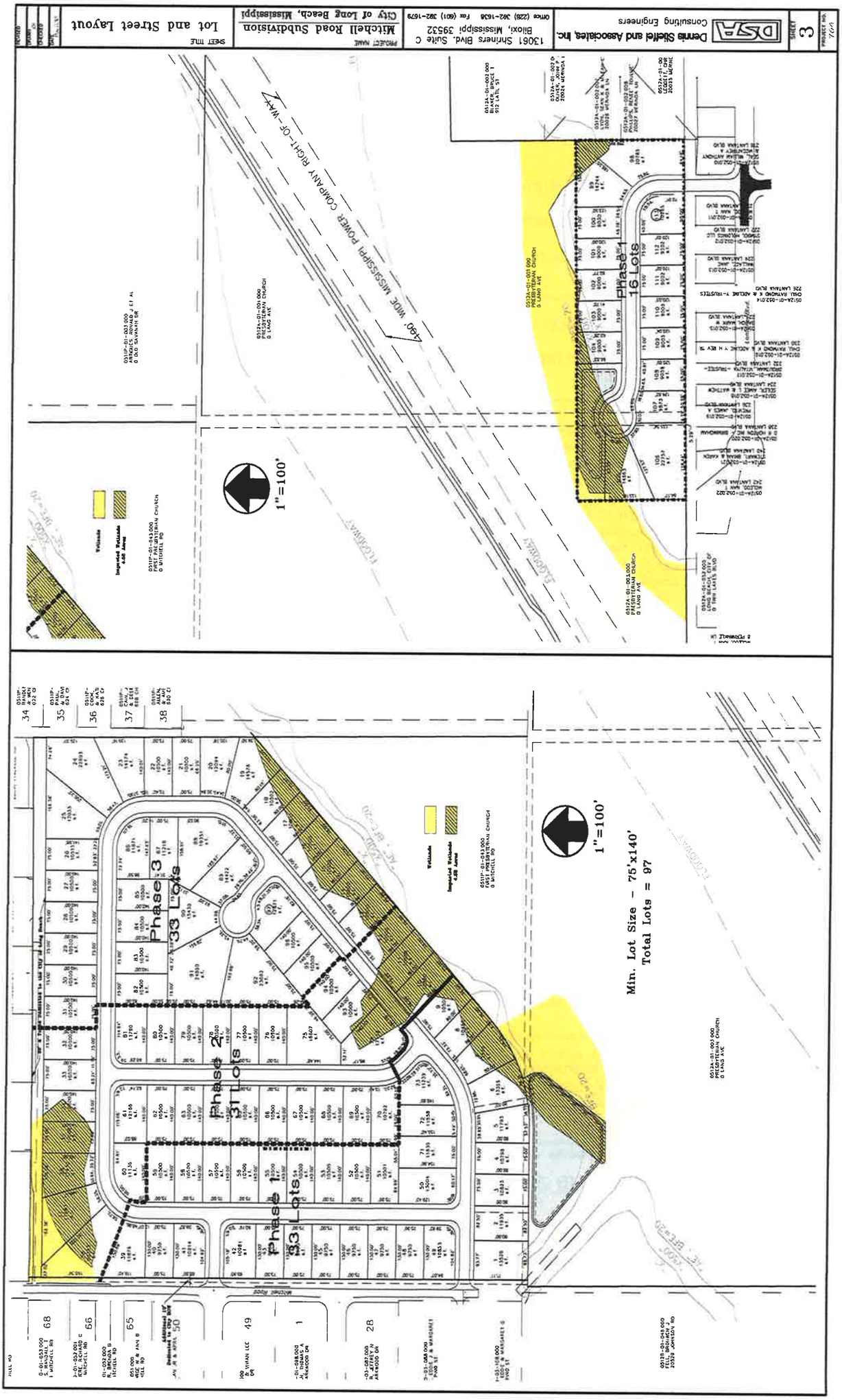
VIII. **OWNERSHIP AND CERTIFICATION:**

READ BEFORE EXECUTING, the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

Leon Long, Managing Member Long Family Real Estate, LLC	Dennis Stieffel & Assoc. (Agent)
Name of Rightful Owner (PRINT)	Name of Agent (PRINT)
8 Estate Drive	13061 Shriners Blvd., Suite C
Owner's Mailing Address	Agent's Mailing Address
Long Beach, MS 39560	Biloxi MS 39532
City State Zip	City State Zip
(228) 860-4101 (cell)	(228) 860-8161 (cell)
Phone	Phone
leonlong@cableone.net	dennisstieffel@cableone.net
Email address	Email address
1/19/2021	1/19/2021
Signature of Rightful Owner Date	Signature of Applicant Date

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



161 Lameuse St., Suite 203
Biloxi, MS 39530
228-967-7137

OVERSTREET & ASSOCIATES
CONSULTING ENGINEERS

630 Delmas Ave., Suite B
Pascagoula, MS 39567
228-967-7137

February 24, 2021

City of Long Beach
P.O. Box 929
Long Beach, MS 39560

RE: Mitchell Rd. S/D North (The Enclave Ph. 1)

Ladies and Gentlemen:

We understand that the developer of the referenced subdivision is seeking Final Plat approval for the referenced subdivision. This subdivision represents a portion of what the City originally approved as the Mitchell Rd. Subdivision. Originally, the City approved 97 lots north of Canal 1; the developer now requests approval of 33 lots at that site. They promise that the remainder of lots & infrastructure will soon be under construction, but that work has not yet begun. Because the subdivision wasn't designed to be built in phases, there are possible issues with access & mobility of emergency services vehicles, such as a lack of cul-de-sacs and other typical locations for turning.

We have comments relative to the constructed parts of the subdivision:

1. Plat - We have requested a note be added to the plat requiring the homeowner's association to be responsible for all maintenance of common areas (such as mailbox kiosks, detention ponds, etc.).
2. There are items recognized on the punchlist inspection of 2/3/2021 which are not yet completed. This is not uncommon and can be handled via the provision of a completion bond in keeping with the requirements of the Subdivision Ordinance if the City so chooses. We have prepared and attached a worksheet for a completion bond in the amount of $63,375 for the incomplete items in the field.

We have also received a statement from the developer regarding the actual cost of the public improvements constructed as part of this subdivision phase, which we accept. Based upon this value, the correct amount for the two-year warranty bond for this development would be 10% x ~$655,989 = $65,599. We additionally recommend that the City not accept any part of this subdivision for maintenance after the warranty period until all phases are completed and ready for acceptance for maintenance, i.e., until the originally approved subdivision is fully constructed and ready for City acceptance after the warranty period.

In summary, we see no reason to withhold acceptance of the final plat of the referenced subdivision, subject to the comments above and to the City's decision about the number of lots proposed vs. originally approved.

Sincerely,

David Ball, P.E.

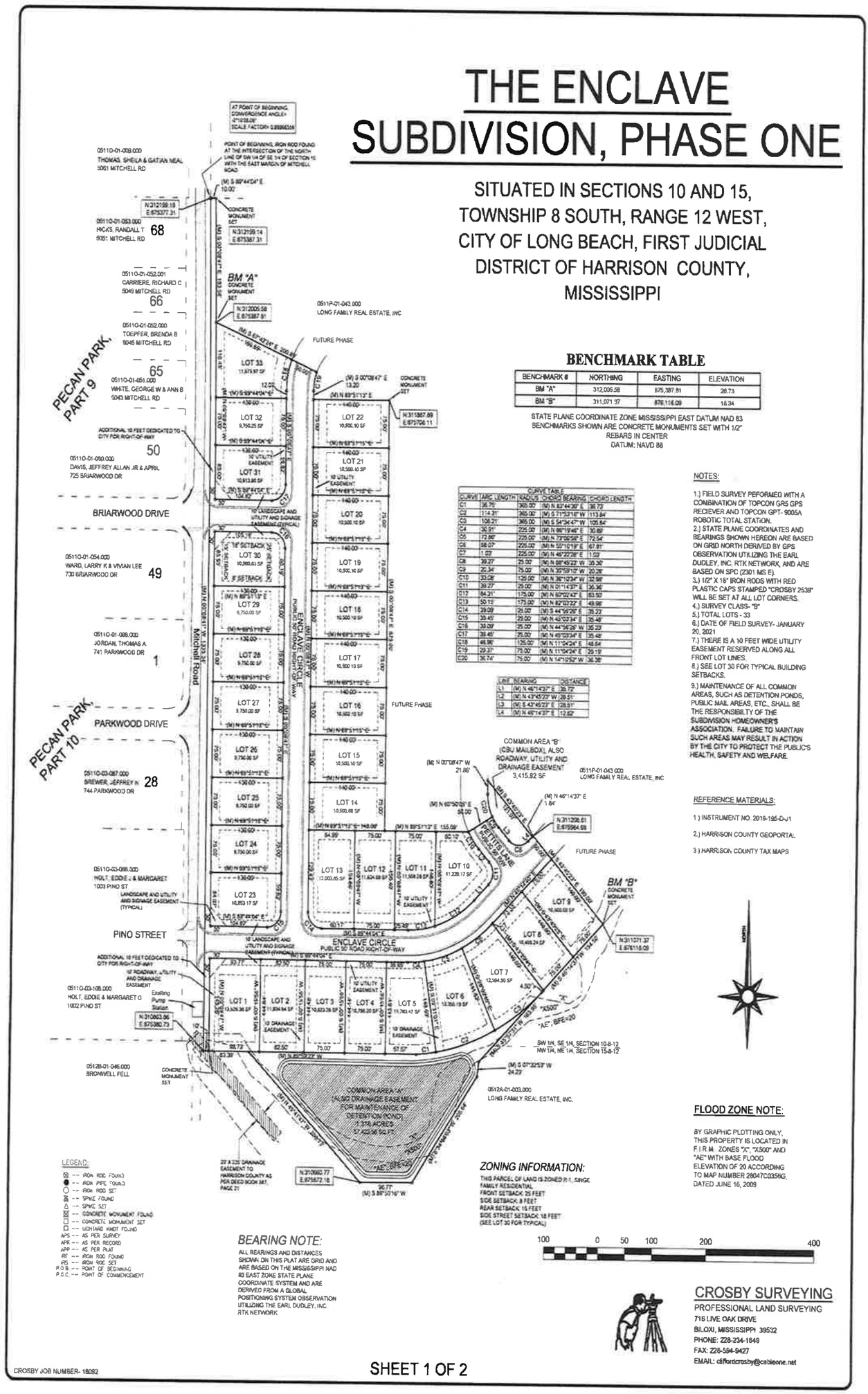
DB:539
Attachment

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

LONG BEACH - MITCHELL RD. S/D NORTH (THE ENCLAVE)

COMPLETION BOND ESTIMATE - 2/24/2021

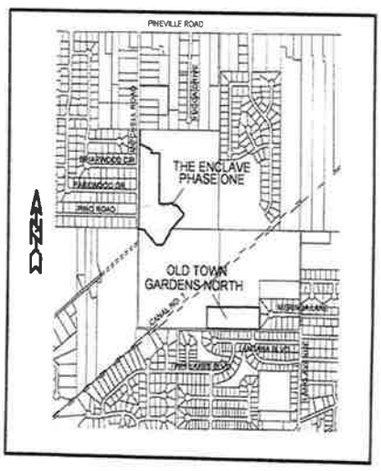
ITEM	QUANTITY		UNIT COST	EXTENSION
ESTABLISH GRASS IN ALL RIGHTS-OF-WAYS, DITCHES, ETC.	1	LS	$ 9,000.00	$ 9,000.00
CONSTRUCT SIDEWALKS IN COMMON AREA ROAD FRONTAGES & ALONG MITCHELL RD.	1	LS	$ 33,000.00	$ 33,000.00
OVERLAY MITCHELL RD. AT PINO ST. INTERSECTION & MODIFY DRAINAGE ON W. SIDE	1	LS	$ 1,500.00	$ 1,500.00
STRAIGHTEN PUMP STATION POWER SERVICE POLE	1	LS	$ 1,500.00	$ 1,500.00
ADJUST SMH #14	1	LS	$ 500.00	$ 500.00
DRESS, GRADE, AND COMPACT NEW DITCH ALONG MITCHELL RD.	1	LS	$ 2,700.00	$ 2,700.00
SMOOTH/REALIGN FLOWLINE AT NEW DITCH ALONG MITCHELL RD.	1	LS	$ 500.00	$ 500.00
REMOVE SILT/SEDIMENT FROM DRAINAGE SYSTEM	1	LS	$ 1,000.00	$ 1,000.00
REMOVE EROSION CONTROL BMPs WHEN POSSIBLE	1	LS	$ 1,000.00	$ 1,000.00
TOTAL CONSTRUCTION COST				$ 50,700.00
ADMINISTRATIVE COSTS (25%)				$ 12,675.00
REQUIRED COMPLETION BOND VALUE				$ 63,375.00


THE ENCLAVE
SUBDIVISION, PHASE ONE
SITUATED IN SECTIONS 10 AND 15,
TOWNSHIP 8 SOUTH, RANGE 12 WEST,
CITY OF LONG BEACH, FIRST JUDICIAL
DISTRICT OF HARRISON COUNTY,
MISSISSIPPI
BENCHMARK TABLE
BENCHMARK # | NORTHING | EASTING | ELEVATION
BM "A" | 312,005.58 | 875,387.81 | 28.73
BM "B" | 311,071.37 | 876,116.09 | 18.34
STATE PLANE COORDINATE ZONE MISSISSIPPI EAST DATUM NAD 83
BENCHMARKS SHOWN ARE CONCRETE MONUMENTS SET WITH 1/2" REBARS IN CENTER
DATUM: NAVD 88
NOTES:
1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR5 GPS RECIEVER AND TOPCON GPT- 9005A ROBOTIC TOTAL STATION.
2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
3.) 1/2" X 18" IRON RODS WITH RED PLASTIC CAPS STAMPED "CROSBY 2538" WILL BE SET AT ALL LOT CORNERS.
4.) SURVEY CLASS- "B"
5.) TOTAL LOTS - 33
6.) DATE OF FIELD SURVEY- JANUARY 20, 2021
7.) THERE IS A 10 FEET WIDE UTILITY EASEMENT RESERVED ALONG ALL FRONT LOT LINES.
8.) SEE LOT 30 FOR TYPICAL BUILDING SETBACKS.
9.) MAINTENANCE OF ALL COMMON AREAS, SUCH AS DETENTION PONDS, PUBLIC MAIL AREAS, ETC., SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILURE TO MAINTAIN SUCH AREAS MAY RESULT IN ACTION BY THE CITY TO PROTECT THE PUBLIC'S HEALTH, SAFETY AND WELFARE.
REFERENCE MATERIALS:
1.) INSTRUMENT NO. 2019-195-DJ1
2.) HARRISON COUNTY GEOPORTAL
3.) HARRISON COUNTY TAX MAPS
FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN F.I.R.M. ZONES "X", "X500" AND "AE" WITH BASE FLOOD ELEVATION OF 20 ACCORDING TO MAP NUMBER 28047C0356G, DATED JUNE 16, 2009
ZONING INFORMATION:
THIS PARCEL OF LAND IS ZONED R-1, SINGE FAMILY RESIDENTIAL
FRONT SETBACK: 25 FEET
SIDE SETBACK: 8 FEET
REAR SETBACK: 15 FEET
SIDE STREET SETBACK: 18 FEET
(SEE LOT 30 FOR TYPICAL)
BEARING NOTE:
ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE GRID AND ARE BASED ON THE MISSISSIPPI NAD 83 EAST ZONE STATE PLANE COORDINATE SYSTEM AND ARE DERIVED FROM A GLOBAL POSITIONING SYSTEM OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK.
LEGEND:
-- IRON ROD FOUND
-- IRON PIPE FOUND
-- IRON ROD SET
-- SPIKE FOUND
-- SPIKE SET
-- CONCRETE MONUMENT FOUND
-- CONCRETE MONUMENT SET
-- LIGHTARD KNOT FOUND
AFS -- AS PER SURVEY
APR -- AS PER RECORD
APP -- AS PER PLAT
IRF -- IRON ROD FOUND
IRS -- IRON ROD SET
P.O.B. -- POINT OF BEGINNING
P.O.C. -- POINT OF COMMENCEMENT
CROSBY SURVEYING
PROFESSIONAL LAND SURVEYING
716 LIVE OAK DRIVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-234-1849
FAX: 228-594-9427
EMAIL: cliffordcrosby@cableone.net
CROSBY JOB NUMBER- 18092
SHEET 1 OF 2

MINUTES OF FEBRUARY 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

THE ENCLAVE SUBDIVISION, PHASE ONE

SITUATED IN SECTIONS 10 AND 15;
TOWNSHIP 8 SOUTH, RANGE 12 WEST,
CITY OF LONG BEACH, FIRST JUDICIAL
DISTRICT OF HARRISON COUNTY,
MISSISSIPPI



VICINITY MAP
NOT TO SCALE

DESCRIPTION FOR PHASE ONE

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, AND IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, ALL IN TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 WITH THE EAST MARGIN OF MITCHELL ROAD; THENCE ALONG SAID NORTH LINE, S89°44'04"E 10.00'; THENCE S00°08'47"E 193.56'; THENCE S67°42'24"E 200.89'; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00', AN ARC LENGTH OF 29.37' AND A CHORD BEARING AND DISTANCE OF S11°04'24"W 29.19'; THENCE S00°08'47"E 13.20'; THENCE N89°51'13"E 140.00'; THENCE S00°08'47"E 675.00'; THENCE N89°51'13"E 155.09'; THENCE N60°50'08"E 50.00'; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00', AN ARC LENGTH OF 36.74' AND A CHORD BEARING AND DISTANCE OF N14°10'52"W 36.38'; THENCE N00°08'47"W 21.86'; THENCE S43°45'23"E 121.07'; THENCE N46°14'37"E 1.84'; THENCE S43°45'23"E 190.00'; THENCE S46°14'37"W 154.50'; THENCE S45°57'31"W 183.95'; THENCE S07°32'53"W 24.23'; THENCE S34°56'03"W 205.64'; THENCE S89°50'15"W 86.77'; THENCE N45°41'47"W 290.73'; THENCE N89°59'23"W 83.39' TO THE EAST MARGIN OF MITCHELL ROAD; THENCE ALONG SAID EAST MARGIN, N00°08'41"W 1335.34' TO THE POINT OF BEGINNING, CONTAINING 12.018 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF LONG BEACH, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PATHS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN THE LONG BEACH BOARD OF ALDERMEN IN THE PUBLIC INTEREST APPROVES SUCH OTHER USE.

LONG FAMILY REAL ESTATE, INC.

_____

BY: DENNIS STIEFFEL
AUTHORIZED AGENT

ACKNOWLEDGMENT

STATE OF MISSISSIPPI, COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the ____ day of _____, 2021, within my jurisdiction, the within named Dennis Stieffel, who acknowledged to me that he is the authorized agent for Long Family Real Estate, Inc., a Mississippi corporation, and that for and on behalf of said corporation, and as the act and deed of said corporation, he executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

_____ _____

NOTARY PUBLIC MY COMMISSION EXPIRES:

LONG BEACH PLANNING COMMISSION

THE PLAT OF THE ENCLAVE SUBDIVISION, PHASE ONE IS HEREBY APPROVED BY THE LONG BEACH PLANNING COMMISSION IN ACCORDANCE WITH ITS PROCEDURE FOR APPROVING THIS PLAN AN PLANS.

THIS THE _____ DAY OF _____, 2021.

_____

CHAIRPERSON, LONG BEACH PLANNING COMMISSION

ENGINEER'S CERTIFICATION

THE PLANS OF SAID SUBDIVISION AND THE CONSTRUCTION OF ALL IMPROVEMENTS THEREIN, WHICH ARE OR MAY BECOME THE PROPERTY OF THE CITY OF LONG BEACH, HAVE BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LONG BEACH AND ALL OTHER LAWS, RULES, ORDINANCES, REGULATIONS AND THAT THEY MEET OR EXCEED ALL ACCEPTED ENGINEERING STANDARDS.

WITNESS MY SIGNATURE AND SEAL ON

THIS _____ DAY OF _____, 2021.

_____

DENNIS STIEFFEL, P.E.

STATE OF MISSISSIPPI, COUNTY OF HARRISON

APPROVAL AND ACCEPTANCE OF PLAT FOR RECORDING; ORDER OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI.

MINUTE BOOK _____ PAGE _____

THIS THE _____ DAY OF _____, 2021.

_____ _____

MAYOR CITY CLERK

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF LONG BEACH'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE LONG BEACH ZONING ORDINANCE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE BUILDING INSPECTOR OR HIS DESIGNEE, SUBJECT TO ITS BEING RECORDED IN THE HARRISON COUNTY COURTHOUSE WITHIN 60 DAYS OF THE DATE BELOW.

_____ _____

ADMINISTRATOR DATE

CERTIFICATE OF COMPARISON

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

WITNESS OUR SIGNATURES ON THIS _____ DAY OF _____ 2021.

_____ _____

DEPUTY CLERK CLIFFORD A. CROSBY, P.L.S. NO. 2539

RECORDING CERTIFICATE

FILED AND RECORDED IN DUPLICATE ON THIS _____ DAY OF _____ 2021, IN THE RECORD OF PLATS OF HARRISON COUNTY, MISSISSIPPI IN PLAT BOOK _____, ON PAGE _____.

_____

JOHN MCADAMS, CHANCERY CLERK

BY: _____ D.C.

SURVEYOR'S CERTIFICATE

I, CLIFFORD A. CROSBY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____ 2021.

_____

CLIFFORD A. CROSBY, P.L.S. NO. 2539

CROSBY SURVEYING
PROFESSIONAL LAND SURVEYING
716 LIVE OAK DRIVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-234-1643
FAX: 228-594-9427
EMAIL: cliffordcrosby@cableone.net

CROSBY JOB NUMBER- 18092

SHEET 2 OF 2

During discussion, Commissioner McMillan exited the meeting.

After continued discussion, Commissioner Barlow made motion, seconded by Commissioner Husband to approve the application as submitted, the question being put to a roll call vote, the result was as follows:

Commissioner Barlow	Voted	Yay
Commissioner Husband	Voted	Yay
Commissioner Ward	Voted	Nay
Commissioner McKenzie	Voted	Yay
Commissioner Glenn	Voted	Yay
Commissioner Kruse	Voted	Yay
Commissioner McMillan	Voted	Absent, Not Voting

The vote having received the affirmative vote of a majority of the Commissioners present and voting, Commission Chairman Olaivar declared the motion carried.

****

There being no further business to come before the Planning and Development Commission at this time, Commissioner Barlow made motion, seconded by Commissioner Husband and unanimously carried to adjourn the meeting until the next regular scheduled meeting in due course.

APPROVED:

_____

Chairman Frank Olaivar

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk