

AGENDA
APRIL 25, 2019
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. Sidewalk Variance- 1012 B Wright Avenue, Tax Parcel 0711L-03-075.000, Submitted by Darren Tillman.

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

1. March 28, 2019
2. April 11, 2019

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. Tree Removal- 205 East 2nd Street, Tax Parcel 0612B-02-034.000, Submitted by Lloyd R. Lamy.
2. Tree Removal- 179 Central Avenue, Tax Parcel 0711N-05-012.000, Submitted by Denise Parker.
3. Tree Removal- 697 Klondyke Road, Tax Parcels 0611F-01-001.000 and 0611F-01-002.000, Submitted by DR Horton, Inc.
4. Tree Removal- 218 Oak Gardens Avenue, Tax Parcel 0612E-03-033.000, Submitted by Susan Eubanks.
5. Certificate of Resubdivision- 6359 Fred Allen Road, Tax Parcel 0511B-01-016.000, Submitted by Matthew A. Hesler.

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 May 7, 2019.

**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.

**MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that a Public Hearing 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 April 2019, 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 Public Hearing.

There were present and in attendance on said Commission and at the Public Hearing the following named persons: Commissioners Shawn Barlow, Mark McMillan, Jeff Hansen, Eddie Seal, Larry Ward, Kevin McKenzie, Randy Fischer, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the Public Hearing were Commission Chairman Frank Olaivar and Commissioner Chris Carrubba.

Commissioner Fischer chaired the meeting in Commission Chairman Olaivar's absence.

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

The Public Hearing to consider a Variance for property located at 1012 B Wright Avenue, Tax Parcel 0711L-03-075.000, submitted by Darren Tillman, was called to order as follows:

MINUTES OF APRIL 25, 2019
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 4-2-19
Zoning R-1
Agenda Date 4-25-19
Check Number 1091

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0711L-03-075.000
- II. Address of Property Involved: 1012^B Wright Ave
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Do NOT install side walk
NO other side walks AROUND

****PLEASE COMPLETE THE FOLLOWING:**

- A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement?
NO other side walks AROUND
- B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request.
NO other side walks AROUND
- C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request?
DO NOT WANT TO spend extra money when Neighbors
DO NOT HAVE side walks
- D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable.
side walk will look
out of place for the area

Wen By 12.

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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 Site Plan.** a site plan showing the land area which would be affected, 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 \$100.00. 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 is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her 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 at the Public Hearing. 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. 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 do 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.

DARREN TILMAN
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

1012 WRIGHT AVE
Owner's Mailing Address

Agent's Mailing Address

LB MS 39560
City State Zip

City State Zip

(724) 860 1359
Phone

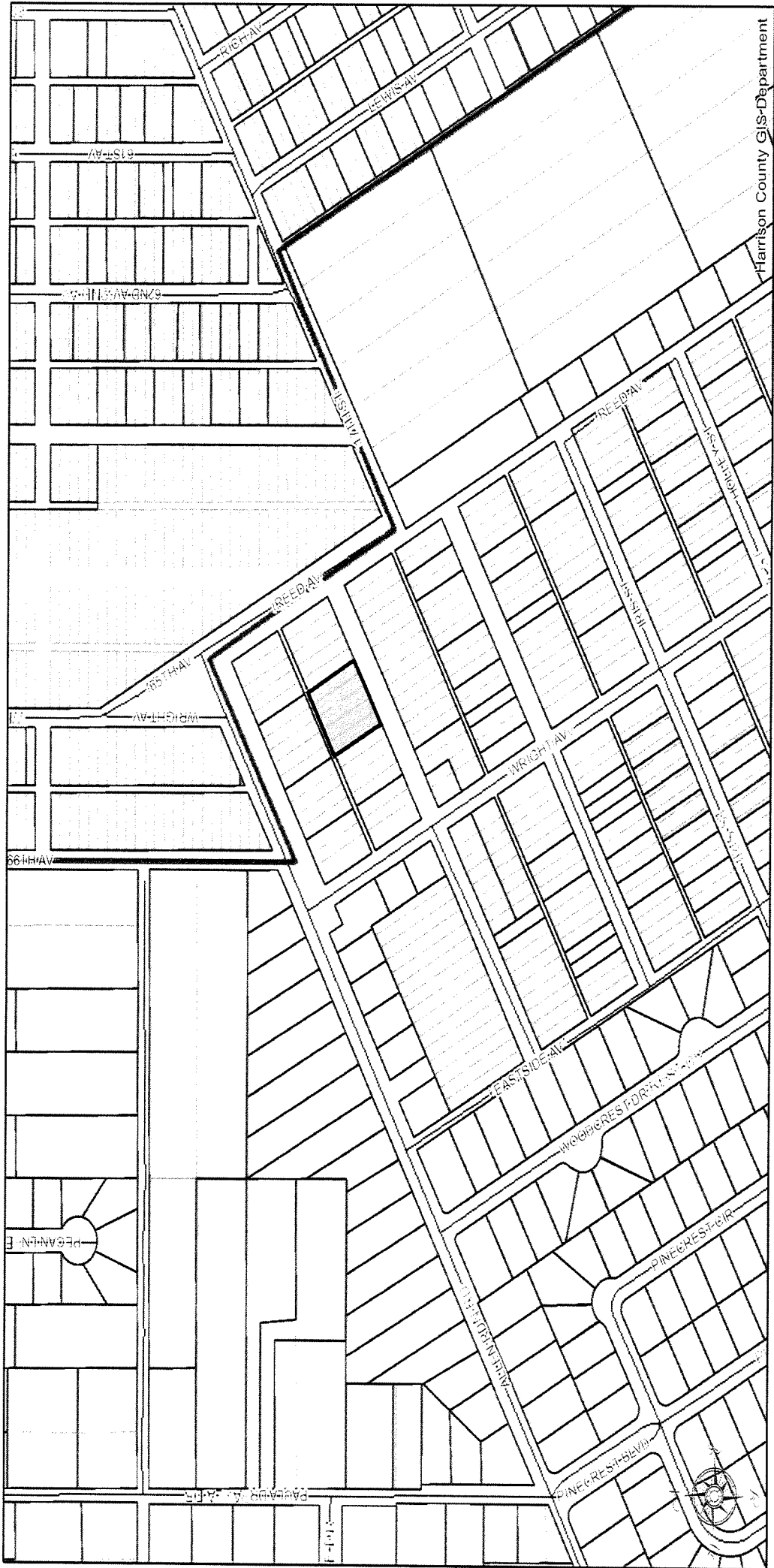
Phone

[Signature] 4/1/19
Signature of Rightful Owner Date

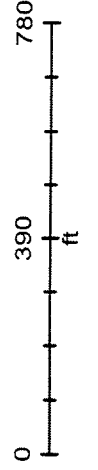
Signature of Applicant Date

**MINUTES OF APRIL 25, 2019
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

07111L-03-075.000, 1012 B WRIGHT AVENUE



Harrison County GIS Department



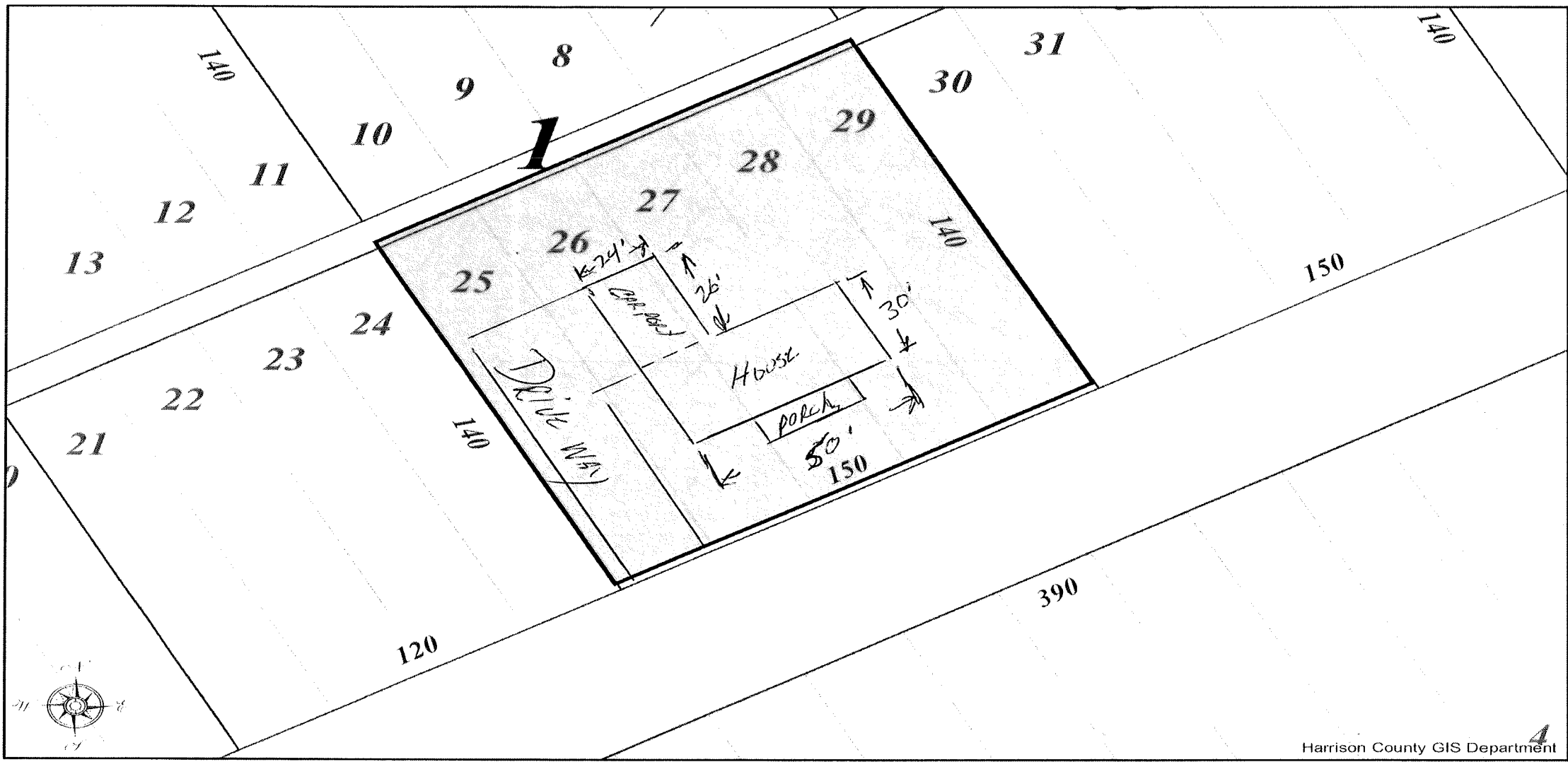
HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
TAL FLURRY, TAX ASSESSOR.

MAP DATE: April 3, 2019



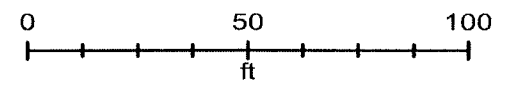
0711L-03-075.000, 1012 B WRIGHT AVENUE



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY, TAX ASSESSOR.

MAP DATE: April 1, 2019



355

**MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

SCANNED



J. H. ... 1st Judicial District
Instrument 2017 8029 D - J1
Filed/Recorded 11/ 6/2017 09:20 A
Total Fees \$ 16.00
3 Pages Recorded

Prepared by & Return to:

Brenda Kay Trehern
1012 N Wright Ave.
Long Beach, MS 39560
Telephone: 228-326-3001

Grantor:

Brenda Kay Trehern
1012 N Wright Ave.
Long Beach, MS 39560
Telephone: 228-326-3001

Grantee:

Lisa M. Tillman, And
R. Darren Tillman
1012 A. Wright Ave.
Long Beach, MS 39560
Telephone: 228-860-1359



Indexing Instructions: Lots 25, 26, 27, 28, and 29, Inclusive, Block 1, Old Plantation Addition

**STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT**

Quit Claim Deed

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid and good, legal and valuable consideration, the receipt of all which is hereby acknowledged, the Brenda Kay Trehern, do hereby Quit Claim unto Lisa M. and R. Darren Tillman, all of their right, title and interest in the land and property which is situated in the Country of Harrison, State of Mississippi, described as follow, to-wit:

MINUTES OF APRIL 25, 2019
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

2

See Attachment A

THIS CONVEYANCE is made subject to applicable building restrictions, restrictive covenants, easements, and mineral reservations of record.

THE GRANTEE assumes responsibility for all ad valorem taxes.

WITNESS THE SIGNATURE of the Grantor, this the 6 day of ~~September~~ ^{November}, 2017.

Brenda Kay Trehern
Brenda Kay Trehern

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state on this 6 day of ~~September~~ ^{November}, 2017, within my jurisdiction, the within named Brenda Kay Trehern, who acknowledges that he executed the above and foregoing instrument.

GIVEN under my hand and the official seal of my office.

Amber LaCuesta
Notary Public

My commission expires: 0-24-21



THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH.

Attachment A

Lots 25 to 29, Inclusive, Block 1, Old Plantation Addition, according to the map or plat thereof, which is of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Tax Parcel No. 0711L-03-075.000

The Clerk reported that (15) fifteen notices of Public Hearing were sent by regular mail to property owners within (200') two hundred feet 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 the City of Long Beach Public Library, 209 Jeff Davis Avenue. Said notice was ordered as part of these proceedings:

MINUTES OF APRIL 25, 2019
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City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

In accordance with Section 4 of the City of Long Beach Sidewalk Ordinance 587 as amended by Ordinance 615, 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 **VARIANCE**.

Darren Tillman, 1012 B Wright Avenue, Long Beach, Mississippi, has filed an application for a variance in accordance with the Long Beach Sidewalk Ordinance. The applicant is requesting a variance from the placement of a sidewalk on a newly developed lot. The tax parcel number is 0711L-03-075.000. The legal description is as follows:

LOTS 25 TO 29 INC BLK 1 OLD PLANTATION ADD

A Public Hearing to consider the above Variance will be held in the City of Long Beach, Mississippi 39560, Thursday, April 25, 2019, 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 Commission

MINUTES OF APRIL 25, 2019
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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Cindy Nguyen
15164 Haversham Place
Biloxi, MS 39532

Kiet T Nguyen
103 Buena Vista Drive
Long Beach, MS 39560

Robert N Jr and Sandra E Trehern
18001 Allen Road
Long Beach, MS 39560

Robert N and WF Trehern
1014 Wright Avenue
Long Beach, MS 39560

Brenda B Trehern
1012 Wright Avenue
Long Beach, MS 39560

Herbert Berry III and Lacey N Carmack
1012 A Wright Avenue
Long Beach, MS 39560

Patricia M Jones
1010 Wright Avenue
Long Beach, MS 39560

John and Pamela Jo Chain
1006 Wright Avenue
Long Beach, MS 39560

Pamela J Chain TLR
1006 Wright Avenue
Long Beach, MS 39560

Miss Gulf Coast Youth for Christ
1501 24th Avenue
Gulfport, MS 39501

Wilson William S ETAL
3315 17th Street
Gulfport, MS 39501

Joan Cravens
15400 Swan Court
Gulfport, MS 39503

Mcelrath Barbara Switzer
2502 College Street
Montgomery, AL 36106

Ray King
13 Valente Drive
Worcester, MA 01604

John B and WF Chain
1006 Wright Avenue
Long Beach, MS 39560

Pat: avery.com/patents

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MINUTES OF APRIL 25, 2019
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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 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 Commission in and for the City of Long Beach;

3. That on April 4, 2019, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 15 (fifteen) property owners within Two Hundred Feet (200'), excluding public right of ways, of, Tax Parcel 0711L-03-075.000, notifying them that a Public Hearing will be held, April 25, 2019, to consider an application for a Variance.

Given under my hand this the 4th day of April 2019.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 4th day of April 2019.

Kini Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



MINUTES OF APRIL 25, 2019
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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 and Public Hearing as evidence by the Publisher's Proof of Publication as follows:

Proof of Publication

Public Notice

PUBLIC HEARING

In accordance with Section 4 of the City of Long Beach Sidewalk Ordinance 587 as amended by Ordinance 615, 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 VARIANCE.

Darren Tillman, 1012 B Wright Avenue Long Beach, Mississippi, has filed an application for a variance in accordance with the Long Beach Sidewalk Ordinance. The applicant is requesting a variance from the placement of a sidewalk on a newly developed lot. The tax parcel number is 0711L-03-075.000. The legal description is as follows:

LOTS 25 TO 29 INC BLK 1 OLD PLANTATION ADD

A Public Hearing to consider the above Variance will be held in the City of Long Beach, Mississippi 39560, Thursday, April 25, 2019, 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 Commission

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

STATE OF MISSISSIPPI
COUNTY OF HARRISON

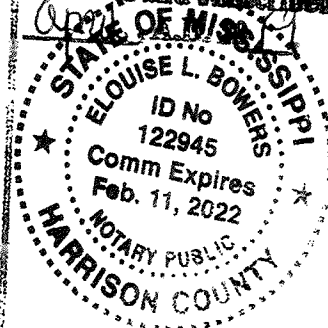
PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said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

- Vol. XIV No. 14 dated 4 day of 5, 20 19
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__

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

[Signature]
Publisher

Sworn to and subscribed before me this 12 day of April, 2019



[Signature]
Elouise L. Bowers
Notary Public

**MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Due to the property owners not being present yet, Commissioner Hansen made motion seconded by Commissioner Seal and unanimously carried to move the public hearing to the end of the meeting to give them time to attend said hearing.

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, April 25, 2019, 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 meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Commissioners Shawn Barlow, Mark McMillan, Jeff Hansen, Eddie Seal, Larry Ward, Kevin McKenzie, Randy Fischer, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the meeting were Commission Chairman Frank Olaivar and Commissioner Chris Carrubba.

Commissioner Fischer chaired the meeting in Commission Chairman Olaivar's absence.

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

Commissioner Seal made motion seconded by Commissioner Barlow and unanimously carried to approve the Regular Minutes of March 28, 2019, as submitted.

Commissioner Seal made motion seconded by Commissioner Barlow and unanimously carried to approve the Regular Minutes of April 11, 2019, as submitted.

MINUTES OF APRIL 25, 2019
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

It came for discussion under New Business a Tree Removal of (1) Live Oak Tree and (1) Southern Magnolia located at 205 East Second Street, Tax Parcel 0612B-02-034.000, submitted by Lloyd R. Lamy as follows:



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

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY
Date Received 3-29-19
Zoning R-1
Agenda Date 4-11-19
Check Number CC

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

ll 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.

ll 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 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crowned.

ll 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: 3-29-19

PROPERTY INFORMATION

TAX PARCEL # 0612B-02-034.000

Address of Property Involved: 205 EAST 2nd ST.

Property owner name: LLOYD R. LAMY

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: 205 EAST 2nd ST.

Phone No. 228 265 0213 Long Beach

CONTRACTOR OR APPLICANT INFORMATION

Company Name: owner

Phone No. 228 265 0213 Fax: _____

Name LLOYD R. LAMY

Address 205 EAST 2nd ST. Long Beach

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.:

#1 Live OAK. HAS ROTTEN AREA AT BASE
APX 8FT HEIGHT 2 TO 3 FT AT BASE.
#2 Southern Magnolia HAS CAUSED EXTENSIVE
Plumbing COST (\$1500.00) SHIFTED FOUNDATION,
including STEPS & CRACKED DRIVE WAY, IN SEVERAL
PLACES.

Number of Trees:
1 Live Oak 1 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.

Lloyd R. Lamy 3-29-19
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

ll 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 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.

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

ll OWNERSHIP: Please provide a recorded warranty deed.

ll 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.

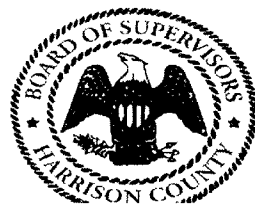
ll REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed;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

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

205 EAST SECOND STREET, 0612B-02-034.000



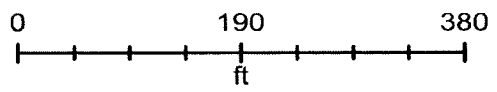
Harrison County GIS Department



HARRISON COUNTY, MISSISSIPPI

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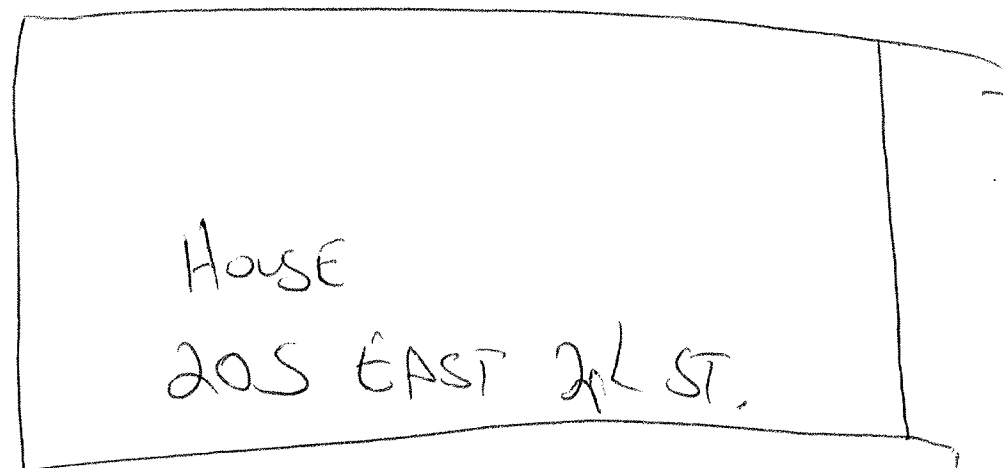
DATE: March 29, 2019



MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

(X) LIVE OAK
TO BE REMOVED

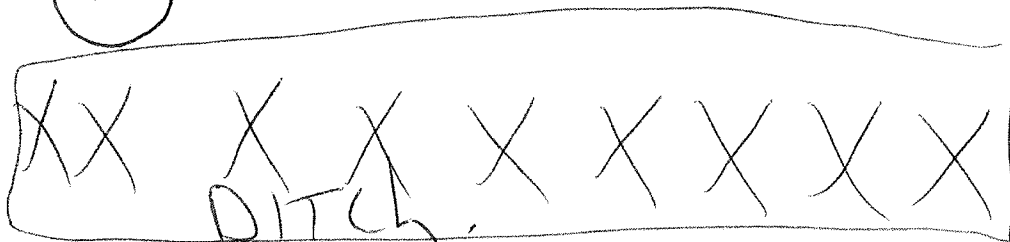
TO BE REMOVED



MAGOLIA



DRIVE WAY



2nd ST

MINUTES OF APRIL 25, 2019
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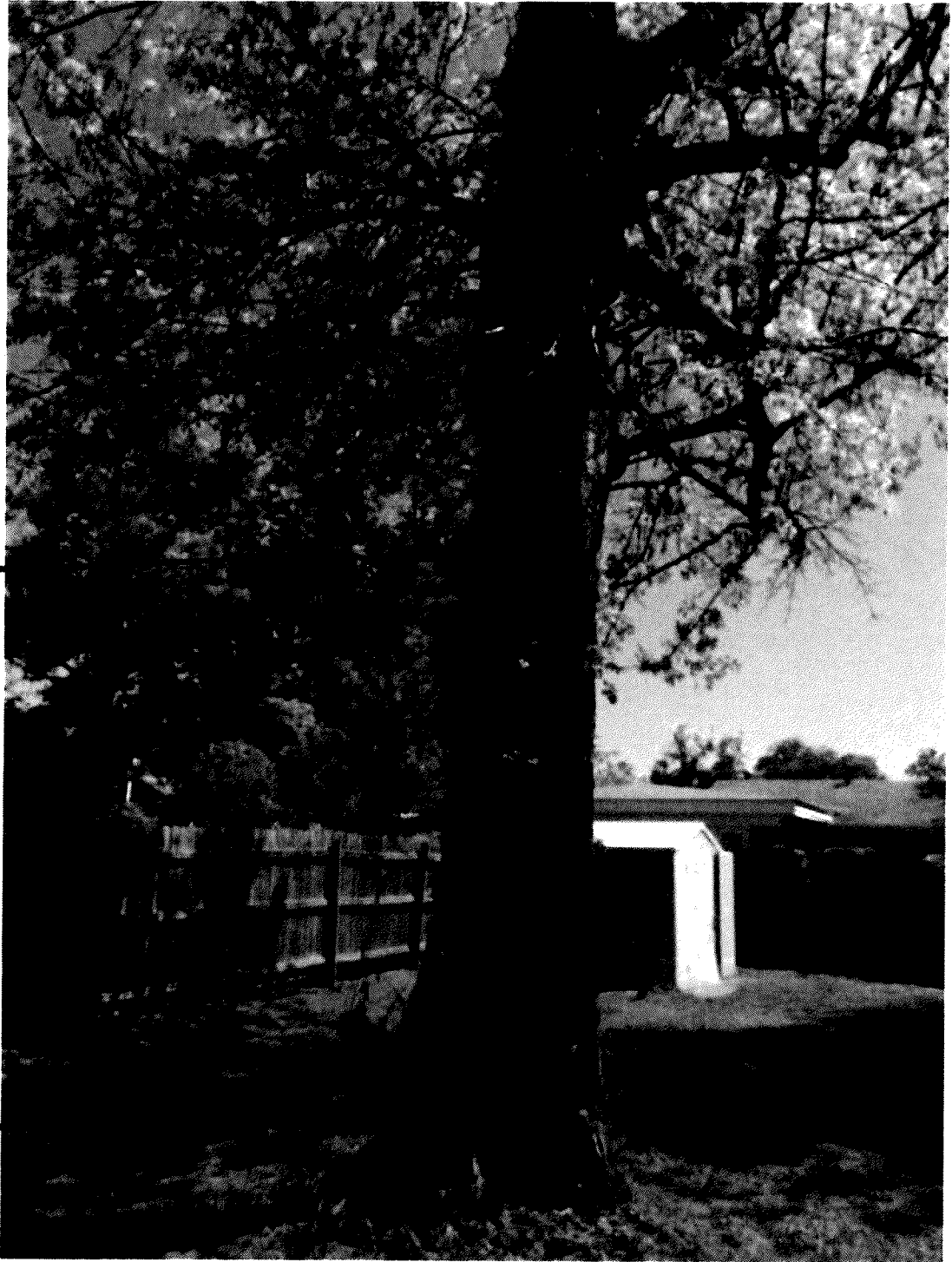
OAK TREE

ROTTEN
AREA

8 FT
BY
3 FT.



OAK TREE



OAK TREE

ROTTEN AREA

APX 8 FT BY 3 FT AT BASE

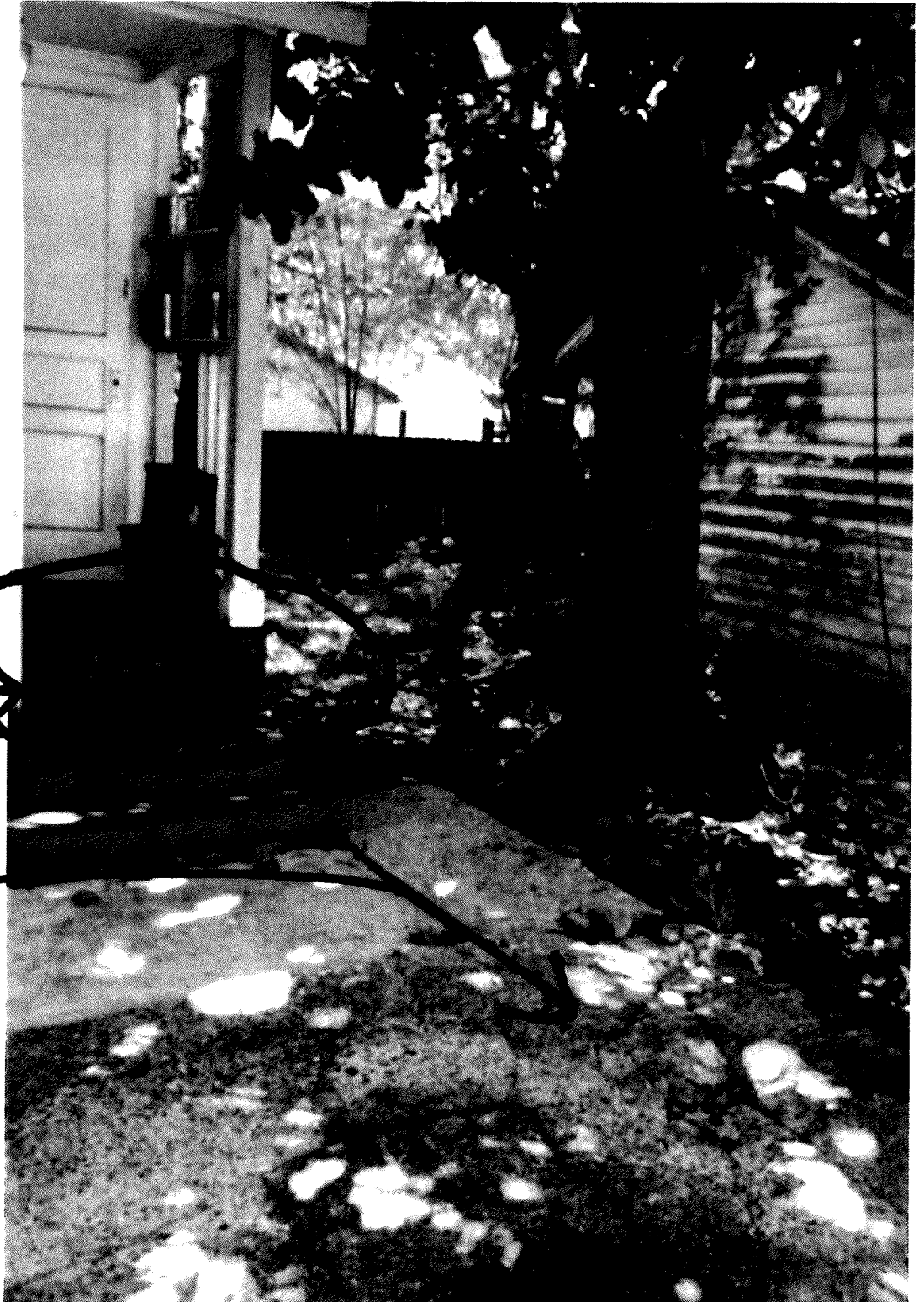
MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Magnolia TREE



MAGNOLIA TREE

Shifting
of STEPS
Foundation



DRIVEWAY
CRACKED

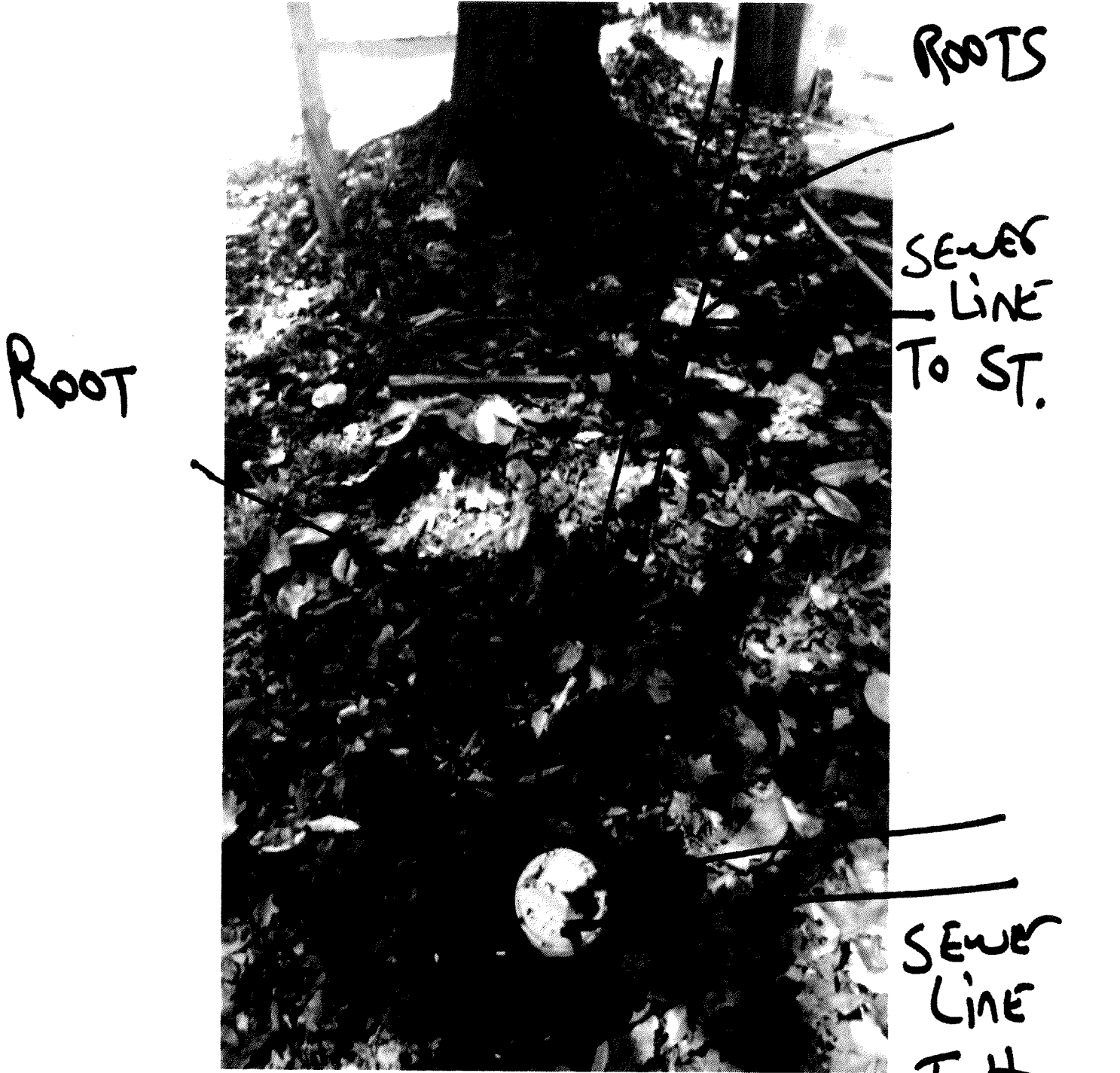
DRIVEWAY CRACKED

MAGNOLIA TREE

Shifting
of
Foundation
STEPS



Magnolia TREE



ROOTS FROM TREE DAMAGED
Plumbing. COST \$1500.00 TO FIX
● OVER THE PAST 8 YRS TOTAL OVER
\$2000

**MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Grantor: 1112 Glory Street
New Orleans, LA 70115
Grantee: 219 East 5th Street
Long Beach, MS 39560

~~1046~~ ~~PAGE~~ ~~460~~
STATE OF MISSISSIPPI

COUNTY OF HARRISON ~~1046~~ ~~PAGE~~ ~~102~~

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JOSEPHINE FAMULARO ROSE, do hereby sell, convey, and warrant unto LLOYD RICHARD LAMY the following described property situated and being in Harrison County, Mississippi, to-wit:

The West 1/2 of Lot 2, Block 7, ORIGINAL LONG BEACH, Harrison County, Mississippi, as per the map or plat thereof on file and of record in Plat Book 11, Page 6 in the Office of the Chancery Clerk of Harrison County, Mississippi, First Judicial District.

The death certificate of Albert S. Rose, who died September 18, 1985, is attached hereto as evidence of the death of said individual, he having acquired title to the above described property with the Grantor herein as joint tenants with right of survivorship by Warranty Deed dated October 5, 1967 and recorded in Deed Book 597, page 162 in the Office of the Chancery Clerk of Harrison County, Mississippi, First Judicial District.

The death certificate of Francis F. Erhard, who died on March 28, 1959, is attached hereto as evidence of the death of said individual, he having been a predecessor in title to the above described property as a joint tenant with right of survivorship by Warranty Deed dated August 18, 1951 and recorded in Deed Book 346, page 189 in the Office of the Chancery Clerk of Harrison County, Mississippi, First Judicial District.

This deed is given subject to any and all prior easements, rights of way, restrictive covenants and mineral reservations of record, if any.

MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

MEMORANDUM

Date: April 2, 2019

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal Application 205 E. 2nd St

Oak Tree- The oak tree which is the subject of the application is a Water Oak Tree and is not protected.

Magnolia Tree- The roots of the Magnolia Tree have disrupted the foundation of the house and have displaced the steps causing a trip hazard. The homeowner has injured herself on the steps and is fearful of the same happening again. Additionally, the roots have damaged the sewer lines which the homeowner has replaced on a previous occasion. Unfortunately, the tree was planted close to the house and continuing problems are inevitable. The Tree Board does not object to the removal of the Magnolia Tree.

After considerable discussion, and upon the City of Long Beach Tree Board Member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Barlow made motion, seconded by Commissioner Hansen and unanimously carried recommending removal of the (1) Southern Magnolia.

MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

There came for discussion under New Business, a Tree Removal Application for (2) Southern Magnolias, located at property 179 Central Avenue, Tax Parcel 0711N-05-012.000, submitted by Denise Parker, as follows:



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

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY
Date Received 4-8-19
Zoning R-1
Agenda Date 4-25-19
Check Number 2019

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

df 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.

df 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 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crowned.

df 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: 3/24/19

PROPERTY INFORMATION

TAX PARCEL # 0711N-05-012.000

Address of Property Involved: 179 Central Ave LB

Property owner name: Denise Parker

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: 179 Central Ave LB MS

Phone No. 228 697-4570

CONTRACTOR OR APPLICANT INFORMATION

Company Name: _____

Phone No. _____ Fax: _____

Name _____

Address _____

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.:

One tree was damaged in Katrina and has a large rotten hole in middle. Second tree has been eaten up with termites large hole a bottom of tree inspected by a professional tree Co.

Number of Trees: _____
_____ Live Oak 2 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

Denise Parker 3/24/19
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

df 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 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.

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

df OWNERSHIP: Please provide a recorded warranty deed.

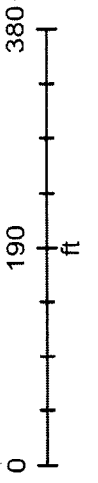
df PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or 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.

df 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.

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

MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

179 Central Avenue, 0711N-05-012.000



HARRISON COUNTY, MISSISSIPPI

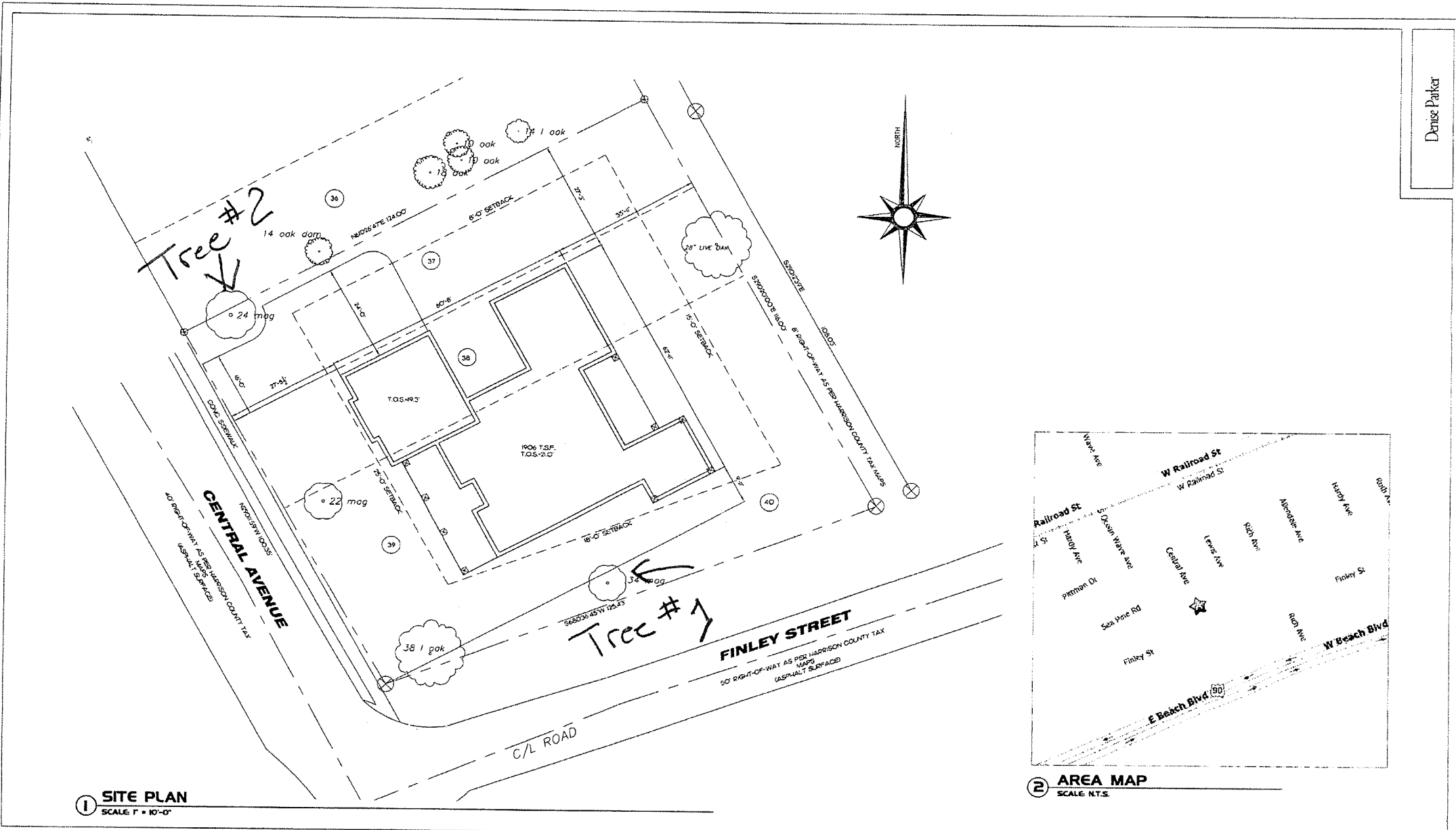
DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

DATE: April 17, 2019



MINUTES OF APRIL 25, 2019
 REGULAR MEETING
 LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Denise Parker



1 SITE PLAN
 SCALE 1" = 10'-0"

2 AREA MAP
 SCALE N.T.S.

SHEET TITLE

Site Plan and Area Map

DATE:
 SEPTEMBER 03, 2008
 APPROVED BY:
 DON PARKER

PDM
 PARKER DESIGN AND MANAGEMENT
 819C WOODMARKET RD.
 BILOXI MS. 39532
 OFFICE: 228-396-1733 FAX: 228-396-2097

DRAWN BY:
 KEVIN JONES
 CHECKED BY:
 ANTHONY TANNER

Denise Parker
 A Residential Project For:

Denise Parker
 179 Central Ave.
 Long Beach, MS 39560

SHEET
CI
 OF

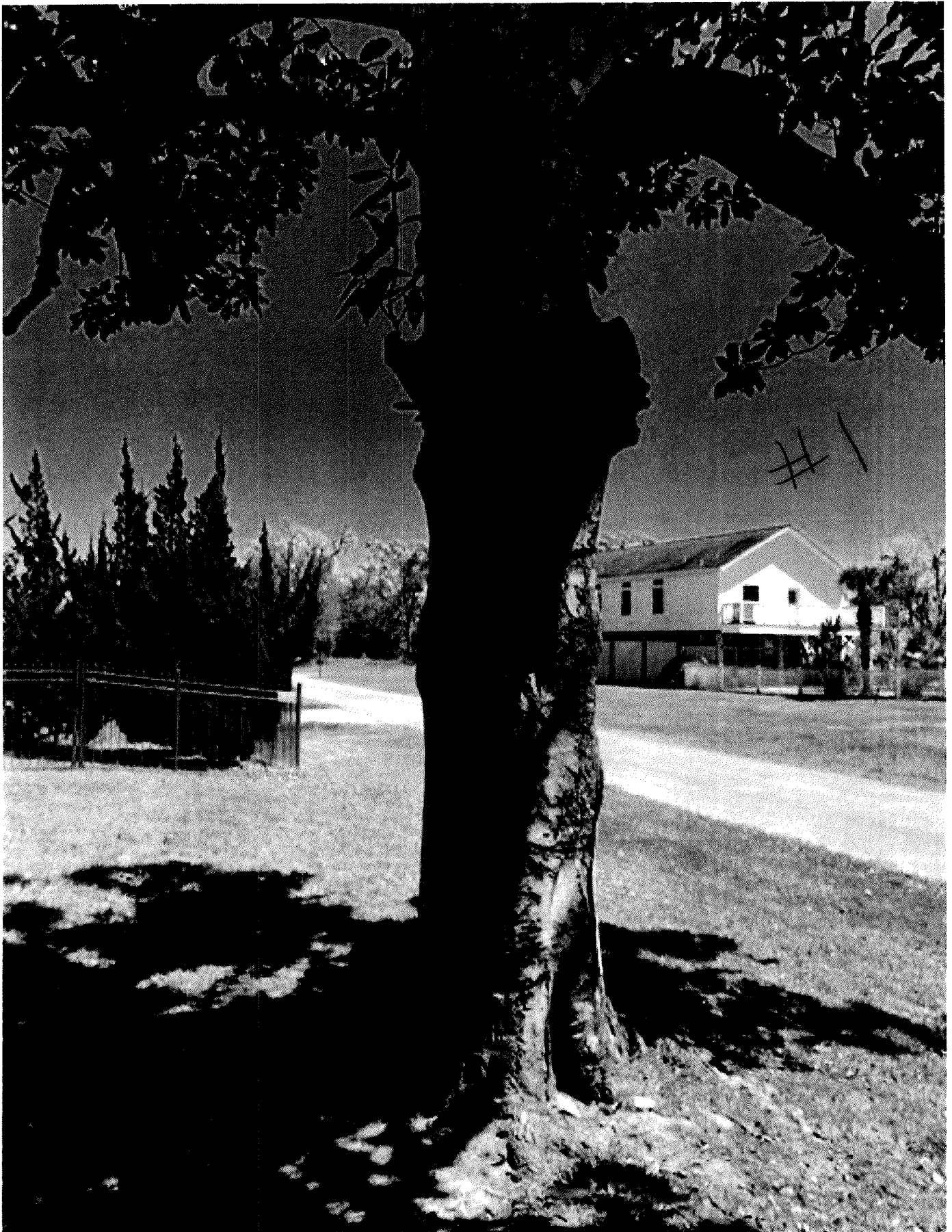
MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MEMORANDUM

Date: April 10, 2019

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal Application – 179 Central Ave

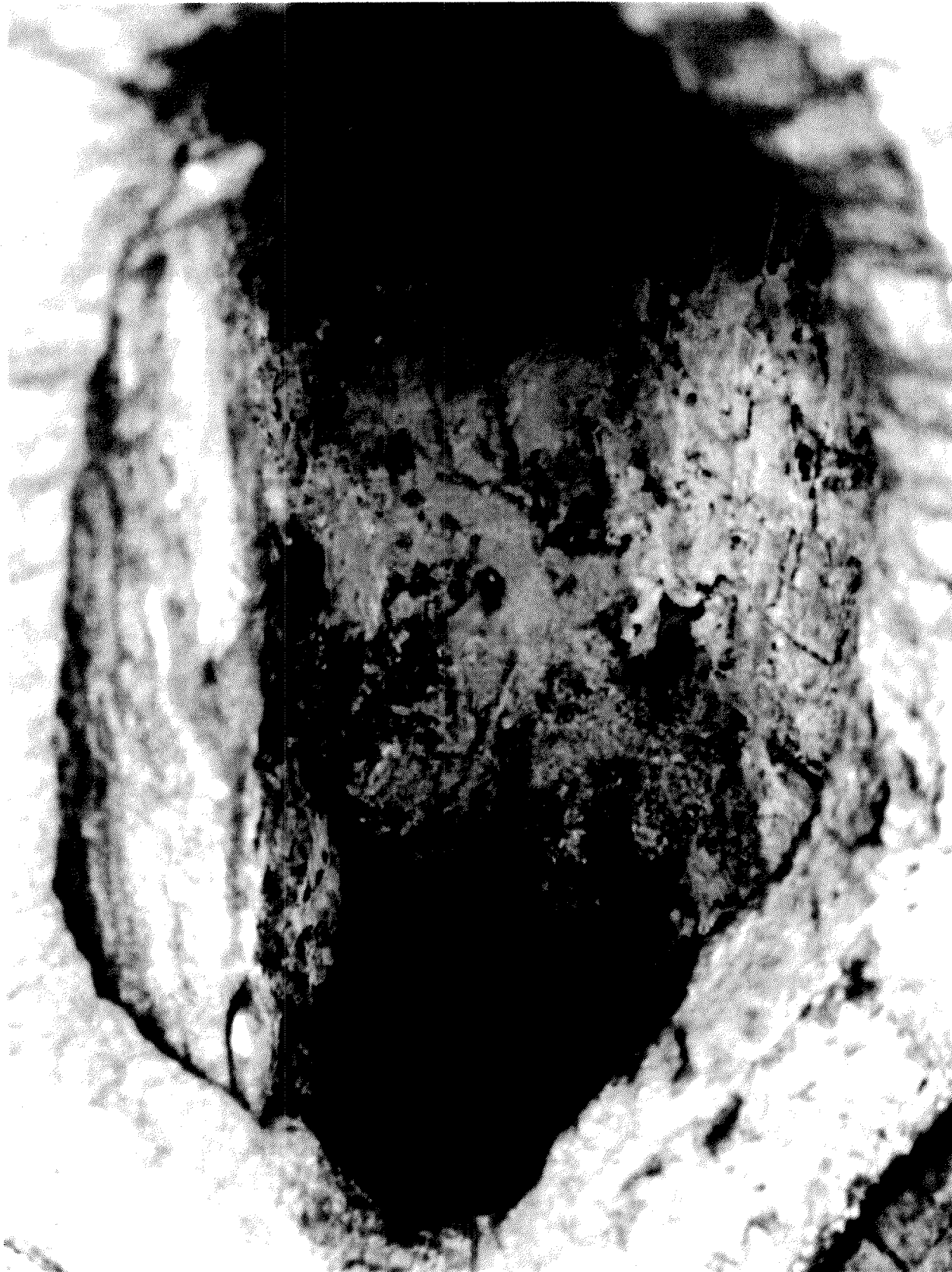
I (Kim Lentz) spoke at length with the owner of the property at 179 Central Ave concerning the two Magnolia trees that are the subject of the Tree Removal Application submitted on April 8, 2019. I determined that the two Magnolia trees were severely damaged by Hurricane Katrina. In addition to wind and water damage, the trees took direct hits from cargo containers that were unleashed from the Port of Gulfport. The home on the property was completely destroyed.

The trees are now rotting from the inside – out as depicted in the attached photographs. Wood destroying insects have infested the rotting wood causing further damage. The owner has taken steps throughout the years to save the trees but her efforts have failed. She consulted with Jeff Taylor at Taylor Tree Service in Pass Christian and was informed that the trees should be removed because they are dying and rotting and could fall on the new home she built after the storm.

Under the circumstances, the Tree Board agrees that the two Magnolia trees should be removed.

MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Tree Board
pic 1



MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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Tree Board
pic 2



MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Tree Board
pic 3



MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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Tree Board
pic 4



**MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



1st Judicial District
Instrument 2008 862 D -J1
Filed/Recorded 1 29 2008 2 25 P
Total Fees 15.00
2 Pages Recorded

INDEXING INSTRUCTIONS: Lots 37 through 40, Blk 1, The Ocean Wave Addition to the City of Gulfport, 1st Jud. Dist., Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

TITLE NOT EXAMINED

QUITCLAIM 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 consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **GAYLE PARKER**, Grantor, do hereby sell, convey and quitclaim unto **DENISE E. PARKER**, Grantee, the following described property, together with any and all improvements thereon, situated and being located in the First Judicial District of Harrison County, Mississippi, and being further described as follows:

Lots 37 through 40, inclusive, Block 1, The Ocean Wave Addition to the City of Gulfport, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk for the First Judicial District of Harrison County, Mississippi, in Plat Book 3 at Page 66 (Copy Book 2 at Page 113).

THE ABOVE DESCRIBED PROPERTY is not part of the homestead of the Grantor herein.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO any and all reservations, restrictions, easements, restrictive covenants, rights-of-way, or oil, gas and mineral reservations, conveyances and leases of record.

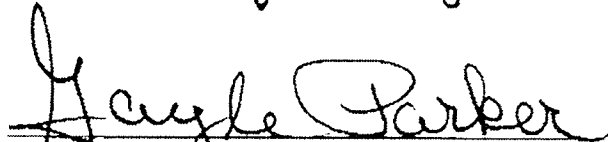
387

**MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

2

AD VALOREM TAXES FOR THE CURRENT YEAR are hereby assumed by the
Grantee(s) herein.


WITNESS MY/OUR SIGNATURE(S), this 29th day of January, 2008.


GAYLE PARKER

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the
aforesaid jurisdiction, the within named, GAYLE PARKER, who acknowledged that she signed
and delivered the above and foregoing Quitclaim Deed on the day and year therein mentioned.

GIVEN UNDER MY HAND and official seal of office, this 29 day of January
2008.


NOTARY PUBLIC

My Commission Expires:

1-1-12

GRANTOR(S) ADDRESS: 26151 W. Maple Road, Pass Christian, MS 39571
PHONE NO.: 228-596-1667

GRANTEE(S) ADDRESS: 179 Central Avenue, Long Beach, MS 39560
PHONE NO.: 228-863-8161

Prepared By and Return To:

MILLER & SMITH
1922 23rd Avenue
Gulfport, Mississippi
(228-864-2515)

**MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, and upon a City of Long Beach Tree Board Member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Seal made motion, seconded by Commissioner Ward and unanimously carried recommending removal of the (2) Southern Magnolias.

There came for discussion under New Business, a Tree Removal Application of (1) Live Oak Tree located at 697 Klondyke Road, Tax Parcel 0611F-01-002.000, submitted by DR Horton, Inc.

MINUTES OF APRIL 25, 2019
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

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY
Date Received 4-10-19
Zoning R-1
Agenda Date 4-25-19

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

_____ 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.

X 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 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crown.

_____ 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: 4-10-19

PROPERTY INFORMATION 0611F-01-001.000

TAX PARCEL # 0611F-01-002.000

Address of Property Involved: 697 Klondyke Rd

Property owner name: DR Horton, inc

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: 953 Tommy Munro Dr, Biloxi

Phone No. (228) 215-1943

CONTRACTOR OR APPLICANT INFORMATION

Company Name: DR Horton, inc

Phone No. 215-1943 Fax: 215-1944

Name: Phillip Lafferty

Address: 953 Tommy Munro Dr, Biloxi

PERMIT INFORMATION

Permit for: Removal X 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.

Tree needs to be removed in order to install a new entrance feature that will include 15 new live oak trees.

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.

Phillip Lafferty Signature 4-10-19 Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

X 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 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.

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

X OWNERSHIP: Please provide a recorded warranty deed.

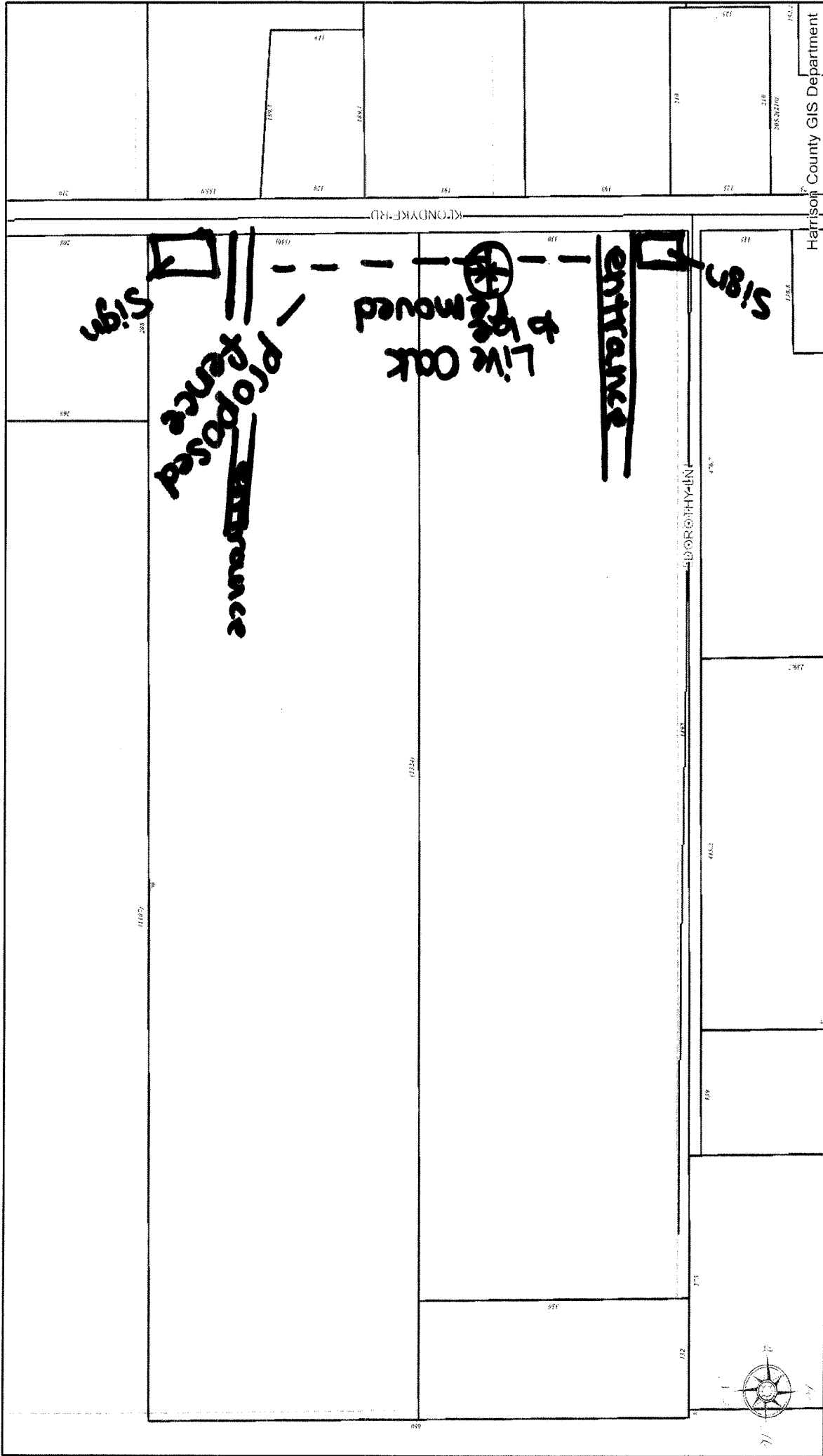
X PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees 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.

X 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.

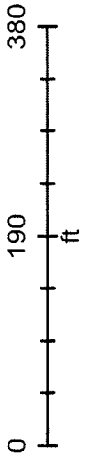
_____ MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Grove, 697 Klondyke Road



Harrison County GIS Department



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
TAL FLURRY, TAX ASSESSOR.

MAP DATE: April 9, 2019



**MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

THIS INSTRUMENT WAS PREPARED BY:

Katie Hammett Hassell, MSB#101998
Hand Arendall Harrison Sale LLC
104 St. Francis Street, Suite 300
Mobile, Alabama 36602
(251) 432-5511

WHEN RECORDED RETURN TO:

DHI Title of Mississippi, Inc.
953 Tommy Munro Drive
Biloxi, Mississippi 39532
(228) 207-1940

GRANTOR'S ADDRESS AND TELEPHONE NUMBER:

Long Family Real Estate, Inc.
8 Estate Drive
Long Beach, Mississippi 39560
(228) 860-4101

GRANTEE'S ADDRESS AND TELEPHONE NUMBER:

D.R. Horton, Inc. - Birmingham
25366 Profit Drive
Daphne, Alabama
Phone: (251) 447-0329

Indexing Instructions: Lots 4-24, 32, and 37-54, The Grove, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 58, Pages 24-25 thereof.

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS (\$10.00) cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LONG FAMILY REAL ESTATE, INC.**, a Mississippi corporation ("Grantor"), hereby GRANTS, BARGAINS, SELLS, CONVEYS AND WARRANTS unto **D.R. HORTON, INC. - BIRMINGHAM**, an Alabama corporation ("Grantee"), subject to all matters, exceptions and reservations described on Exhibit B attached hereto, that certain real property situated in County of Harrison, State of Mississippi, more particularly described on Exhibit A attached hereto (the "Property").

And, except as to the matters set forth on Exhibit B, Grantor does, for Grantor and for the successors and assigns of Grantor, hereby covenant with and to Grantee that Grantor is seized of an indefeasible estate in fee simple in said Property, is in quiet and peaceable possession thereof, that said Property is free and clear of all encumbrances, and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to the said Property and the quiet and peaceable possession thereof, unto the Grantee, and to the successors and assigns of Grantee, against the lawful claims of all persons.

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

WITNESS THE SIGNATURE OF THE GRANTOR made effective February 1, 2019, although actually executed on the date set forth in the acknowledgement below.

LONG FAMILY REAL ESTATE, INC., a Mississippi corporation

By: [Signature]
Name: Leon Long
As Its: President - Director

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of February, 2019, within my jurisdiction, the within named Leon Long, who acknowledged that he is the President-Director of Long Family Real Estate, Inc., a Mississippi corporation, and that for and on behalf of the said entity, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said entity so to do.



[Signature]
(NOTARY PUBLIC)

My commission expires: 8/19/2021

(Affix official seal)

**MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: Tina Dahl <tina@cityoflongbeachms.com>
Sent: Monday, March 18, 2019 7:38 AM
To: 'larry2508@att.net'
Subject: FW: Oak Tree at The Grove Entrance

From: Kimberly Lentz <krlentz@gmail.com>
Sent: Friday, March 15, 2019 8:52 AM
To: Tina Dahl <tina@cityoflongbeachms.com>
Subject: Re: Oak Tree at The Grove Entrance

Tina, please let Mike know that I drove by the Grove subdivision and determined there is one Live Oak Tree growing in the middle of other non-protected trees. The developer will need to file a tree removal application, but I do not see a problem with removal of the tree. It is in really bad shape and should be removed along with the surrounding trees. Let me know if I can be of further assistance.

Kimberly Lentz

On Thu, Mar 14, 2019 at 1:21 PM Kimberly Lentz <krlentz@gmail.com> wrote:

Thanks Tina, I talked to Mike and I will drive by there today.

On Thu, Mar 14, 2019 at 1:14 PM Tina Dahl <tina@cityoflongbeachms.com> wrote:

Ms. Lentz, I have attached some pictures of the trees that are located at the entrance of The Grove subdivision. The Grove is located just north of Dorothy Lane on Klondyke Road. Thank you for working with us! We greatly appreciate all of y'all! Tina

--
 Kimberly Lentz
 Lentz & Little, P.A.
 2505 14th Street
 Suite 500
 Gulfport, MS 39501
 (228) 867-6050

--
 Kimberly Lentz
 Lentz & Little, P.A.
 2505 14th Street
 Suite 500
 Gulfport, MS 39501
 (228) 867-6050

MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

MEMORANDUM

Date: April 10, 2019

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal Application – The Grove Entrance

The Tree Board has no objection to the removal of the Live Oak tree at the entrance to the Grove Subdivision on Klondyke Road. The tree is in bad shape and should be removed. The surrounding canopy will not be affected by the removal of the subject tree.

After considerable discussion, and upon a City of Long Beach Tree Board Member’s recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Hansen made motion, seconded by Commissioner Seal and unanimously carried recommending the removal of the (1) Live Oak Tree.

MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

There came for discussion under New Business, a Tree Removal Application of (2) Live Oak Trees located at property 218 Oak Gardens Avenue, Tax Parcel 0612E-03-033.000, submitted by Susan Eubanks, as follows:



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

OFFICE USE ONLY
Date Received 4-17-19
Zoning R-1
Agenda Date 4-25-19
Check Number 197

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

RE 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.

RE 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 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crowned.

RE 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: 4-17-19

PROPERTY INFORMATION

TAX PARCEL # 0612E-03-033.000
Address of Property Involved: 218 OAK GARDENS AVE
Property owner name: SUSAN EUBANKS
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: 21122 HWY 22 MAUVE PAS LA
Phone No. (228) 715-2274

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Twig's Construction LLC
Phone No. 228-669-9192 Fax: _____
Name Robert TERWILLIGER
Address 19015 SHAW RD SAUCE MS.

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.:
TREE #1 IS IN FOOTPRINT OF HOME;
TREE #2 DYING
Number of Trees:
2 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]
Signature Date 4-17-19

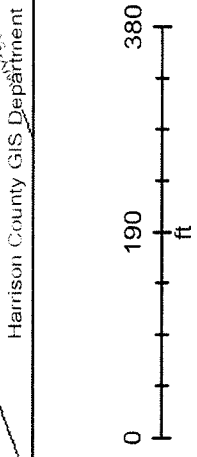
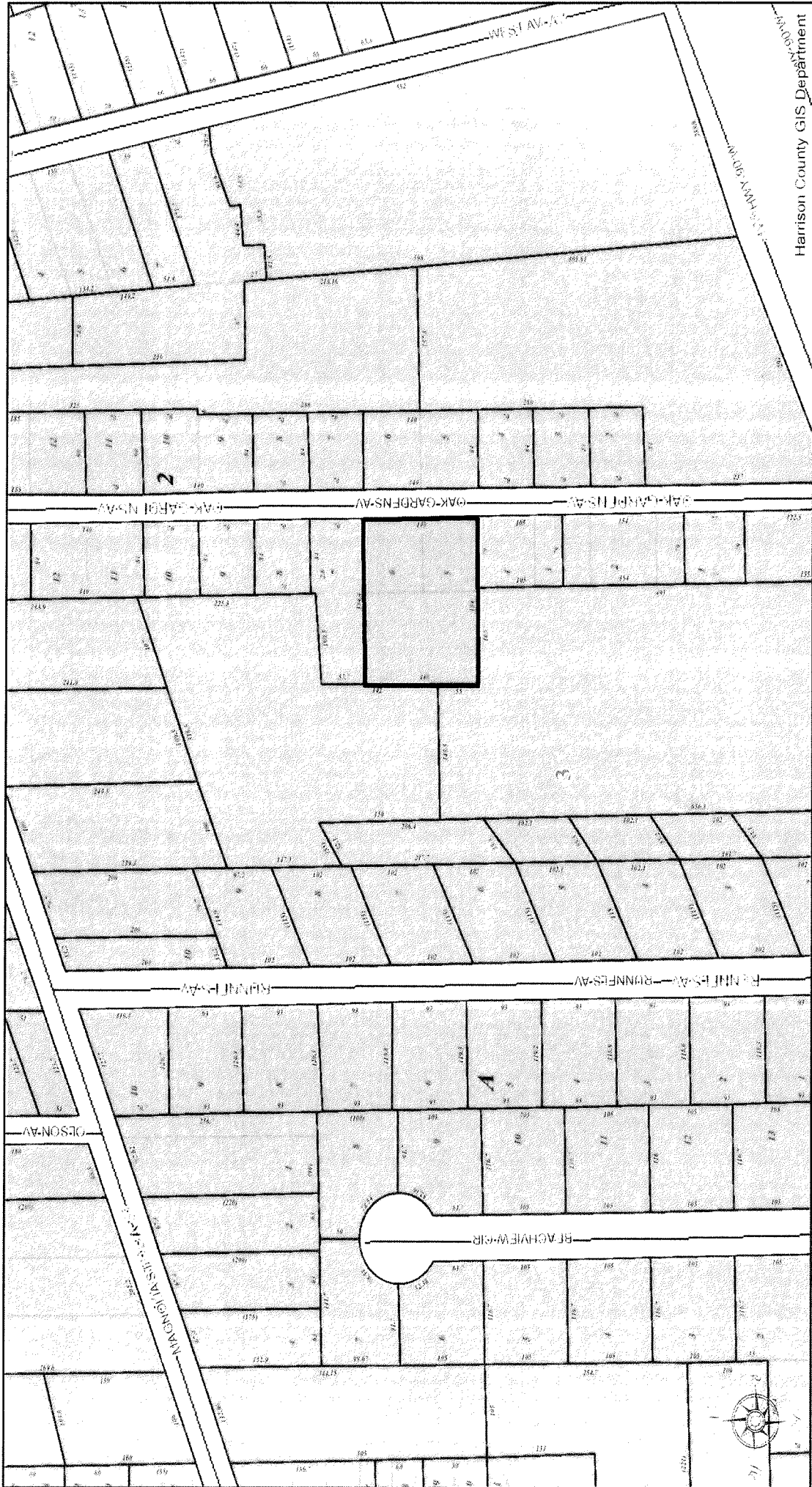
ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

RE 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 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.
RE PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.
RE OWNERSHIP: Please provide a recorded warranty deed.
RE 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.
RE 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.
RE MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

**MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

218 Oak Gardens Avenue, 0612E-03-033.000



Harrison County GIS Department



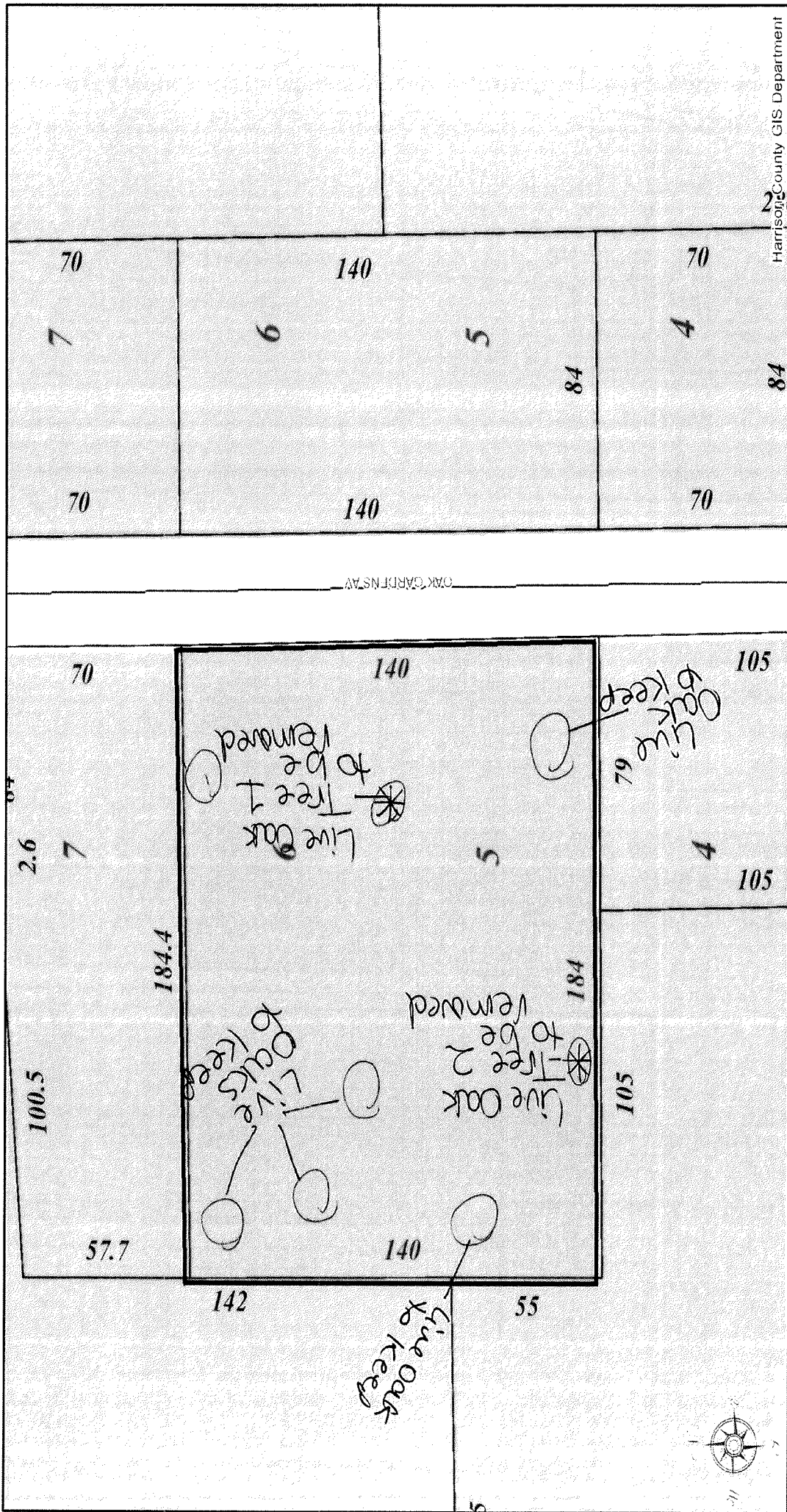
HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

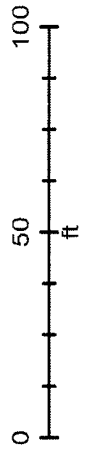
MAP DATE: April 18, 2019

MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

My Map



Harrison County GIS Department



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
TAL FLURY, TAX ASSESSOR.

MAP DATE: April 17, 2019



MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Tree
2

**MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantor:
Walter N. Thomas, Jr.
Gordon C. Champagne, Jr.
16812 Spring Lake Dr. W
Vanceleave, MS 39565
Telephone: (228) 382-2439

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011
File No. Z186716S

Grantees:
Susan Eubanks
Wanda Eubanks
21122 Hwy 22
Maurepas, LA 70449
Telephone: (225) 715-2274

INDEXING INSTRUCTIONS: Lot 5, Block 1, Oak Gardens S/D, First Judicial District of Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, **Walter N. Thomas, Jr. and Gordon C. Champagne, Jr.**, do hereby sell, convey and warrant unto **Susan Eubanks and Wanda Eubanks**, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, 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 5, Block 1, Oak Gardens Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 16, at Page 21.

This being the same property as that conveyed to Walter N. Thomas, Jr. and Gordon C. Champagne, Jr., by Warranty Deed recorded as Instrument No. 2017-3980-D-J1, Land Deed Records of Harrison County, Mississippi.

MINUTES OF APRIL 25, 2019

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated 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 hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS OUR SIGNATURES, on this the 26th day of September, 2018.

[Handwritten signature]
Walter N. Thomas, Jr.

[Handwritten signature]
Gordon C. Champagne, Jr.

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Walter N. Thomas, Jr. and Gordon C. Champagne, Jr., who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 26th day of September, 2018.

(AFFIX SEAL)



My commission expires: _____

[Handwritten signature]
NOTARY PUBLIC

**MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

MEMORANDUM

Date: April 22, 2019

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal Application 218 Oak Gardens Ave

The owner and contractor have planned the new construction to maximize the number of trees that can be saved. The two trees they want to remove are the smallest and least desirable and the canopy will not be significantly affected by the removals. We believe they have done all they can do to accommodate the trees on the lot.

After considerable discussion and upon a City of Long Beach Tree Board Member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Hansen made motion, seconded by Commissioner Barlow and unanimously carried recommending removal of the (2) Live Oak Trees.

It came for consideration a Certificate of Resubdivision for property located at 6359 Fred Allen Road, Tax Parcel 0511B-01-016.000, submitted by Matthew A. Hesler as follows:

MINUTES OF APRIL 25, 2019
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 4-16-19
Zoning R-1
Agenda Date 4-25-19
Check Number 183

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0511B-01-016.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: ON FRED ALLEN ROAD (WEST SIDE) 260' ± SOUTH OF CLIFF ALLEN LANE
- IV. ADDRESS OF PROPERTY INVOLVED: #6359 FRED ALLEN ROAD
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of ONE PARCEL
Into PARCEL 1 & PARCEL 2

VI. 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.**

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 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 do 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.

MATTHEW A. HESLER

Name of Rightful Owner (PRINT)

6359 FRED ALLEN ROAD

Owner's Mailing Address

LONG BEACH, MS 39560

City State Zip

228-238-9531

Phone

Matthew Hesler 4/16/19

Signature of Rightful Owner

Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant

Date

MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) CHRISTYN M. HESSLER
ADDRESS (STREET, CITY, STATE, ZIP CODE) 6359 FRED ALLEN RD, LONG BEACH, MS
PHONE # (H) 228- (C) 39560
TAX PARCEL NUMBER(S) OWNED 0511B-01-016.000
SIGNATURE _____

NAME OF OWNER (PRINT) _____
ADDRESS (STREET, CITY, STATE, ZIP CODE) _____
PHONE # (H) _____ (C) _____
TAX PARCEL NUMBER(S) OWNED _____
SIGNATURE _____

NAME OF OWNER (PRINT) _____
ADDRESS (STREET, CITY, STATE, ZIP CODE) _____
PHONE # (H) _____ (C) _____
TAX PARCEL NUMBER(S) OWNED _____
SIGNATURE _____

NAME OF OWNER (PRINT) _____
ADDRESS (STREET, CITY, STATE, ZIP CODE) _____
PHONE # (H) _____ (C) _____
TAX PARCEL NUMBER(S) OWNED _____
SIGNATURE _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: _____

MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

COPIES OF THIS INSTRUMENT
AVAILABLE FOR REVIEW



[Signature] 1st Judicial District
Instrument 2017 8197 D - J1
Filed/Recorded 11/14/2017 10:17 A
Total Fees \$ 13.00
3 Pages Recorded

PREPARED BY:

Law Offices of
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818
LFP File No.: 1706178
MS Bar No.:10733

Return To:

Law Offices of
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818
LFP File No.: 1706178

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED



For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid this date, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

Kenneth Cook, Sr. and wife, Debra K. Cook, Grantors
6359 Fred Allen Road
Long Beach, MS 39560
228-861-5172

do hereby sell, convey and warrant unto

Matthew A. Hesler and wife, Christyn M. Hesler, Grantees
314A Fourth Ave
Long Beach, MS 39560
228-238-9531,

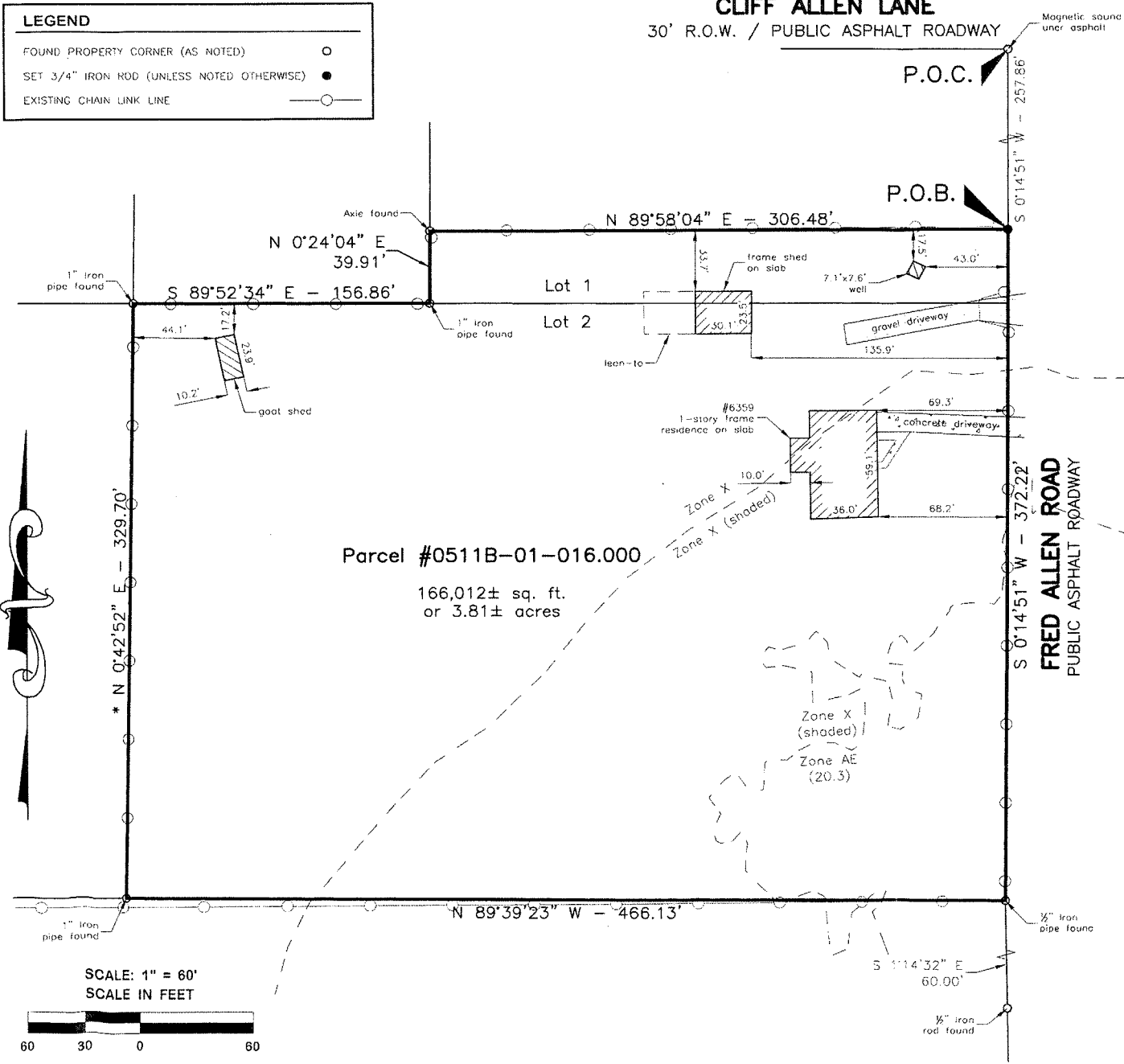
as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in Harrison County, Mississippi, more particularly described as follows:

(See Exhibit A attached)

INDEXING INSTRUCTIONS: Pcl in Lots 1 & 2, Blk 5, Cox's S/D of the NW 1/4 of Sec. 3-8-12, Harrison Co., MS

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis and are assumed by the Grantees. When said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of an actual

LEGEND	
FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING CHAIN LINK LINE	—○—



- NOTES:**
- 1.) No attempt has been made by Cassidy-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
 - 2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
 - 3.) The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on March 1, 2019. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
 - 4.) Flood Note: The property hereon is located in Flood Zones "AE" (20.3), "X" and "X" (shaded) in accordance with FEMA Flood Insurance Rate Map Panel Number 28047C 0243 G, dated December 21, 2017, for Harrison County, Mississippi; Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction

CERTIFICATION:
 This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard
 Michael P. Blanchard, PS, 03/25/2019
 Reg. No. 2834

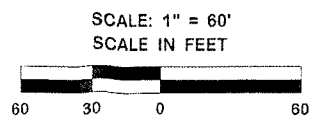
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

RESUBDIVISION SURVEY
 OF
PARCEL 0511B-01-016.000
 INTO PARCELS 1 AND 2
 CITY OF LONG BEACH,
 FIRST JUDICIAL DISTRICT OF
 HARRISON COUNTY, MISSISSIPPI

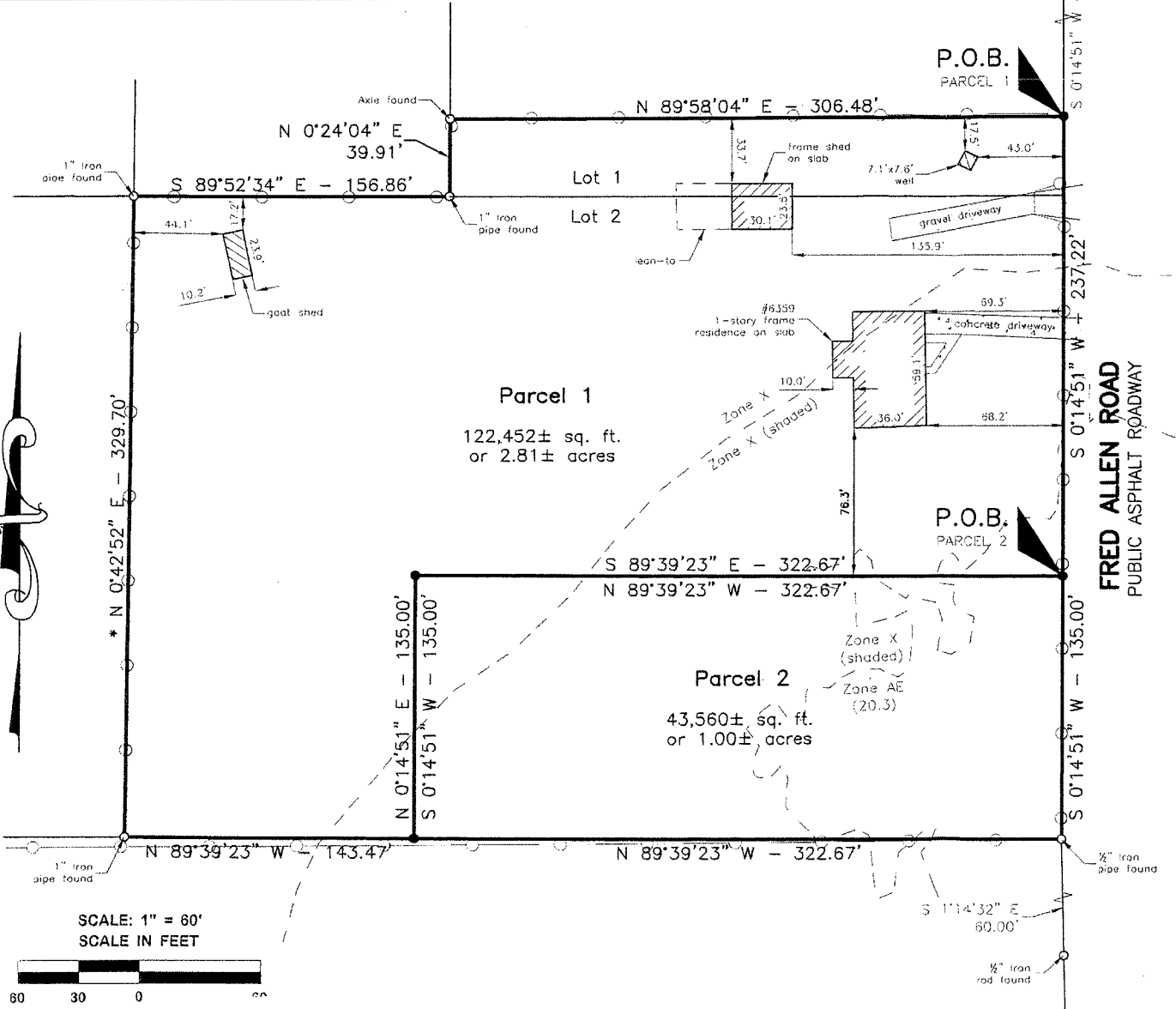
CASSADY-ACADIA
 LAND SURVEYING, LLC
 Louisiana • Mississippi • Texas
 1714 22nd Avenue, Gulfport, Mississippi 39501
 Phone • (228)896-7155 Fax • (228)896-8405
 Email • Surveys@Cassady-Acadia.com

SHEET 1 OF 4

FIELD WORK COMPLETED ON: March 1, 2019



LEGEND	
FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING CHAIN LINK LINE	—○—



NOTES:

- 1.) No attempt has been made by Cassidy-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- 3.) The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on March 1, 2019. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- 4.) Flood Note: The property hereon is located in Flood Zones "AE" (20.3), "X" and "X" (shaded) in accordance with FEMA Flood Insurance Rate Map Panel Number 28047C 0243 G, dated December 21, 2017, for Harrison County, Mississippi; Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction

CERTIFICATION:

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard
 Michael P. Blanchard, PS, Reg. No. 2834
 03/25/2019

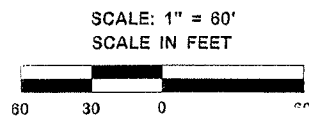
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

RESUBDIVISION SURVEY
 OF
 PARCEL 0511B-01-016.000
 INTO PARCELS 1 AND 2
 CITY OF LONG BEACH,
 FIRST JUDICIAL DISTRICT OF
 HARRISON COUNTY, MISSISSIPPI

CASSADY-ACADIA
 LAND SURVEYING, LLC
 Louisiana • Mississippi • Texas
 1714 22nd Avenue, Gulfport, Mississippi 39501
 Phone • (228)896-7155 Fax • (228)896-8405
 Email • Surveys@Cassady-Acadia.com

SHEET 2 OF 4

FIELD WORK C DN: March 1, 2019



**LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:
CERTIFICATE OF RESUBDIVISION:**

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 numbers 0711M-05-022.000 and 0711M-05-027.000 into Three new parcels. The subject properties are generally described as being located adjacent to Seventh Street and Eighth Street.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:

PARCEL NO. 0511B-01-016.000
(Instrument No. 2017-8197-D-J1)

The East 317.94 feet of Lot 2 and the East 317.94 feet of the South 40.98 feet of Lot 1, Block 5, of COX'S SUBDIVISION of the Northwest Quarter (NW 1/4) of Section Three (3), Township (8) South, Range Twelve (12) West, in the First Judicial District of Harrison County, Mississippi, as per map or plat thereof on file and of record in Copy Plat Book 4 at page 284 in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Being the same property conveyed by Warranty Deed from William H. Allen recorded in Deed Book 853 at page 479 in the aforesaid office.

AND ALSO:

The East 157.28 feet of the West Half (W 1/2) of Lot 2 in Block 5, of COX'S SUBDIVISION of the Northwest Quarter (NW 1/4) of Section (3), Township Eight (8) South, Range Twelve (12) West, in the First Judicial District of Harrison County, Mississippi, as per map or plat thereof on file and of record in Copy Plat Book 4, page 284, in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Being the same property conveyed by Warranty Deed from William H. Allen recorded in Deed Book 917 at page 549 in aforesaid office, LESS AND EXCEPT that property theretofore conveyed by William H. Allen, by Corrected Warranty Deed recorded in aforesaid office in Deed Book 855 at page 471.

Being the same property as identified as Ad Valorem Tax Parcel Number 0511B-01-016.000 and Municipal Address 6359 Fred Allen Road, Long Beach, MS 39560.

LEGAL DESCRIPTIONS OF THE (2) NEW PARCELS READ AS FOLLOWS:

LEGAL DESCRIPTION OF PARCEL 1:

A parcel of land situated and being located in part of Lot 1 and part of Lot 2, Block 5, COX'S SUBDIVISION of the Northwest 1/4 of Section 3, Township 8 South, Range 12 West, First Judicial District of Harrison County, City of Long Beach, Mississippi, and being more particularly described as follows, to-wit:


Commencing at the intersection of the southerly margin of Cliff Allen Lane and the westerly margin of Fred Allen Road; thence run South 00 degrees 14 minutes 51 seconds West along the westerly margin of Fred Allen Road a distance of 257.86 feet to a three-quarter inch iron rod set on the westerly margin of Fred Allen Road and being the POINT OF BEGINNING of the parcel herein described; thence continue from said POINT OF BEGINNING South 00 degrees 14 minutes 51 seconds West along the westerly margin of Fred Allen Road a distance of 237.22 feet to a three-quarter inch iron rod set on the westerly margin of Fred Allen Road; thence leaving the right-of-way run North 89 degrees 39 minutes 23 seconds West a distance of 322.67 feet to a three-quarter inch iron rod set; thence run South 00 degrees 14 minutes 51 seconds West a distance of 135.00 feet to a three-quarter inch iron rod set on the south line of Lot 2, Block 5, COX'S SUBDIVISION of the Northwest 1/4 of Section 3, Township 8 South, Range 12 West; thence run North 89 degrees 39 minutes 23 seconds West along the south line of said Lot 2 a distance of 143.47 feet to a one inch iron pipe found on the south line of said Lot 2; thence run North 00 degrees 42 minutes 52 seconds East a distance of 329.70 feet to a one inch iron pipe found on the north line of said Lot 2; thence run South 89 degrees 52 minutes 34 seconds East along the north line of said Lot 2 a distance of 156.86 feet to a one inch iron pipe found on the north line of Lot 2; thence run North 00 degrees 24 minutes 04 seconds East a distance of 39.91 feet to an axle found; thence run North 89 degrees 58 minutes 04 seconds East a distance of 306.48 feet to the POINT OF BEGINNING.
Said parcel contains 2.81 acres, more or less.

LEGAL DESCRIPTION OF PARCEL 2:

A parcel of land situated and being located in part of Lot 2, Block 5, COX'S SUBDIVISION of the Northwest 1/4 of Section 3, Township 8 South, Range 12 West, First Judicial District of Harrison County, City of Long Beach, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the intersection of the southerly margin of Cliff Allen Lane and the westerly margin of Fred Allen Road; thence run South 00 degrees 14 minutes 51 seconds West along the westerly margin of Fred Allen Road a distance of 257.86 feet to a three-quarter inch iron rod set on the westerly margin of Fred Allen Road; thence continue South 00 degrees 14 minutes 51 seconds West along the westerly margin of Fred Allen Road and being the POINT OF BEGINNING for the parcel herein described; thence continue from said POINT OF BEGINNING, South 00 degrees 14 minutes 51 seconds West along the westerly margin of Fred Allen Road a distance of 135.00 feet to a half inch iron pipe found at the intersection of the westerly margin of Fred Allen Road and the south line of Lot 2, Block 5, COX'S SUBDIVISION of the Northwest 1/4 of Section 3, Township 8 South, Range 12 West; thence leaving the right-of-way run North 89 degrees 39 minutes 23 seconds West along the south line of said Lot 2 a distance of 322.67 feet to a three-quarter inch iron rod set on the south line of said Lot 2; thence run North 00 degrees 14 minutes 51 seconds East a distance of 135.00 feet to a three-quarter inch iron rod set; thence run South 89 degrees 39 minutes 23 seconds East a distance of 322.67 feet to the POINT OF BEGINNING.
Said parcel contains 1.00 acres, more or less.

RESUBDIVISION SURVEY
OF
PARCEL 0511B-01-016.000
INTO PARCELS 1 AND 2
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

 **CASSADY-ACADIA**
LAND SURVEYING, LLC
Louisiana • Mississippi • Texas
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

SHEET 3 OF 4

FIELD WORK COMPLETED ON: March 1, 2019

CERTIFICATE OF OWNERSHIP:

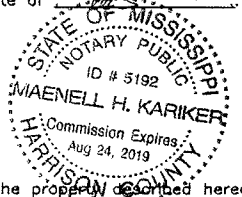
I hereby certify that, Matthew A. Hesler is the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

Matthew A. Hesler
Matthew A. Hesler, Owner
Date: 4/4/19

Subscribed and sworn to before me, in my presence this 4th day of April, 2019, a Notary Public in and for the County of Harrison, State of Mississippi.

Maenell H. Kariker
NOTARY PUBLIC

My Commission Expires: 8-24-19



CERTIFICATE OF OWNERSHIP:

I hereby certify that, Christyn M. Hesler is the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

Christyn M. Hesler
Christyn M. Hesler, Owner
Date: 04/04/19

Subscribed and sworn to before me, in my presence this 4th day of April, 2019, a Notary Public in and for the County of Harrison, State of Mississippi.

Maenell H. Kariker
NOTARY PUBLIC

My Commission Expires: 8-24-19



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 was prepared in accordance with applicable codes and ordinances. Witness my original signature, registration number and seal this the 25th day of MARCH, 2019.

Michael P. Blanchard
Michael P. Blanchard, PS
Registration No. 2834

Subscribed and sworn to before me, in my presence this 25th day of March, 2019, a Notary Public in and for the County of Harrison, State of Mississippi.

James C. Jones III
NOTARY PUBLIC

My Commission Expires: at death



James C. Jones III
Notary Public #39532
Lafourche Parish, La
Commission Expires
Upon Death

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 sixty (60) days of the date below.

Administrator Date:

PLANNING COMMISSION:

Submitted to and approved by the City of Long Beach Planning Commission at the regularly scheduled meeting on the _____ day of _____, 2019.

Planning Commission Chairman

APPROVAL:

Submitted to and accepted by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____, 2019.

ATTEST: _____ ADOPT: _____
City Clerk Mayor

Prepared by: _____
City of Long Beach
Planning Commission
201 Jeff Davis Avenue
Long Beach, MS 39560
228-863-1554

RESUBDIVISION SURVEY
OF
PARCEL 0511B-01-016.000
INTO PARCELS 1 AND 2
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

CASSADY-ACADIA
LAND SURVEYING, LLC
Louisiana • Mississippi • Texas
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

SHEET 4 OF 4

FIELD WORK COMPLETED ON: March 1, 2019

MINUTES OF APRIL 25, 2019
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

April 18, 2019

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


RE: Certificate of Subdivision - Tax Parcel 0511B-01-016.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced parcel on the west side of Fred Allen Road. The subdivision proposes to create 2 parcels from an existing 3.81± acre parcel. Parcel 1 will be an irregularly shaped 2.81± acre parcel with approximately 238 feet of frontage on Fred Allen Road, while Parcel 2 will be a rectangular 1.00± acre parcel with 135 feet of frontage on Fred Allen Road. Both parcels appear to be compliant with the City's ordinances in terms of size, frontage, width, etc.

Therefore, we take no exception to the approval of this subdivision. If approved, the City's approval of the subdivision should be subject to 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

**MINUTES OF APRIL 25, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, and recommendation made by the City Engineer, Commissioner Hansen made motion, seconded by Commissioner Seal and unanimously carried recommending approval of the resubdivision, in accordance with the Subdivision Regulations, Article II. MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS.

The Public Hearing for a Sidewalk Variance at 1012 B Wright Avenue resumed without the applicants present, whereupon Commissioner Fischer asked for anyone speaking in favor or opposition of the request and no one came forward to be heard.

Commissioner Seal made motion, seconded by Commissioner Hansen and unanimously carried to close the Public Hearing.

After review and discussion, Commissioner Hansen made motion, seconded by Commissioner Barlow and unanimously carried recommending the approval of the Variance.

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

APPROVED:

Commissioner, Randy Fischer

Date: _____

ATTEST:

Tina M. Dahl, Minutes Clerk