**AGENDA** 

FEBRUARY 13, 2025

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
- IV. ANNOUNCEMENTS
- V. APPROVE MINUTES
  - 1. January 9, 2025

#### VI. UNFINISHED BUSINESS

1. Variance- 530 Trautman Avenue, Tax Parcel 0612F-02-087.001, Submitted by Sean and Dawn Hughes.

#### VII. NEW BUSINESS

- Amendment, Long Beach Unified Land Use Ordinance 598, Article XI, Section 209, Storage and Parking of Residential Vehicles in R-1, R-2, R-3 Districts.
- 2. Tree Board Resignations, Submitted by Victor Chapman and Karen Epperson Price.
- Tree Removal- 20015 Merinda Lane, Tax Parcel 0512A-01-002.014, Submitted by Douglas Auger.
- 4. Tree Removal- 115 West 4th Street, Tax Parcel 0612G-01-012.000, Submitted by Andrew Harwell.
- 5. Short-Term Rental- 711 Magnolia Street, Tax Parcel 0612E-03-014.000, Submitted by Laura Taylor (owner and property manager).
- 6. Short-Term Rental- 996 West Beach Blvd, Unit 1, Tax Parcel 0512J-01-036.007, Submitted by Patrick and Leslie Tobbia (owners) and Gulf Coast Vacation Station, LLC (property manager).
- 7. Short-Term Rental- 996 West Beach Blvd, Unit 2, Tax Parcel 0512J-01-036.008, Submitted by Patrick and Leslie Tobbia (owners) and Gulf Coast Vacation Station, LLC (property manager).
- 8. Certificate of Resubdivision- 5549 Gates Avenue, Tax Parcels 0611J-01-009.000 and 0611J-01-009.001, Submitted by Joe Schepens.
- 9. Certificate of Resubdivision- 501 Klondyke Road and 0 Todd Terrace, Tax Parcels 0611k- 02-005.002 and 0611K-02-006.000, Submitted by Vincent Burke, V.G. Burke Property Management Group, LLC and MSL Properties II, LLC (owners) and Patrick Martino (agent).
- 10. Planning Commission Approval- 613 Klondyke Road, Tax Parcel 0611F-01-0009.000, Submitted by Tracy Davis, Chellie Davis and Mike Beech.
- 11. Planning Commission Approval- 0 West 5th Street, Tax Parcel 0612G-02-009.000, Submitted by Alan Dale Stennett (owner) and Michael J. Bohlke (agent).
- 12. Sketch Plat Approval- 0 West 5<sup>th</sup> Street, Tax Parcel 0612G-02-009.000, Submitted by Alan Dale Stennett and Michael J. Bohlke (owner).
- 13. Sketch Plat Approval- 0 Alexander Road, Tax Parcel 0612C-02-020.000, Submitted by Cory Easterling (owner) and Pecan Grove Subdivision, LLC, Andrew Levens (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 February 18, 2025.
- \*\*The agenda for the Planning and Development Commission meeting closes at 12:00 O'clock (noon), and/or in accordance with applicable ordinances, the Thursday prior to the meeting day.

Vice Chairman Shawn Barlow read the Opening Statement for the Planning and Development Commission.

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

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 13th day of February 2025, 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.

There were present and in attendance on said Commission and at the meeting the following named persons: Chairman Frank Olaivar, Vice Chairman Shawn Barlow, Commissioners Nicholas Brown, William Suthoff, David DiLorenzo, Ryan McMahon, Jennifer Glenn and Marcia Kruse, City Advisor Bill Hessell, Building Official Mike Gundlach, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting was Commissioner Trey Gaddy.

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

Commissioner DiLorenzo made motion, seconded by Commissioner Suthoff and unanimously carried to approve the Regular Meeting minutes of January 9, 2025, as submitted.

\*\*\*\*\*\*\*\*\*\*\*\*\*

It came for discussion under Unfinished Business a Variance for the property located at 530 Trautman Avenue, Tax Parcel 0612F-02-087.001, submitted by Sean and Dawn Hughes, as follows:



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 3136
Zoning 2 - Agenda Date 1 9 35
Check Number 9 7

### VARIANCE REQUEST

I.	Tax Parcel Number(s): 0612F - 02 - 087.001
II.	Address of Property Involved: 530 Trautman Ave
III.	Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
A.	**PLEASE COMPLETE THE FOLLOWING: See Attached  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?
В.	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.  See Affached
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?
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.

Page 1 of 2
Variance Request

#### 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 \$200.00. 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 2<sup>nd</sup> or 4<sup>th</sup> 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.

Stan and Dawn Hughes

Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

State Sip City State Zip

City State Zip

City State Zip

Phone

Signature of Rightful Owner

Date

Signature of Applicant

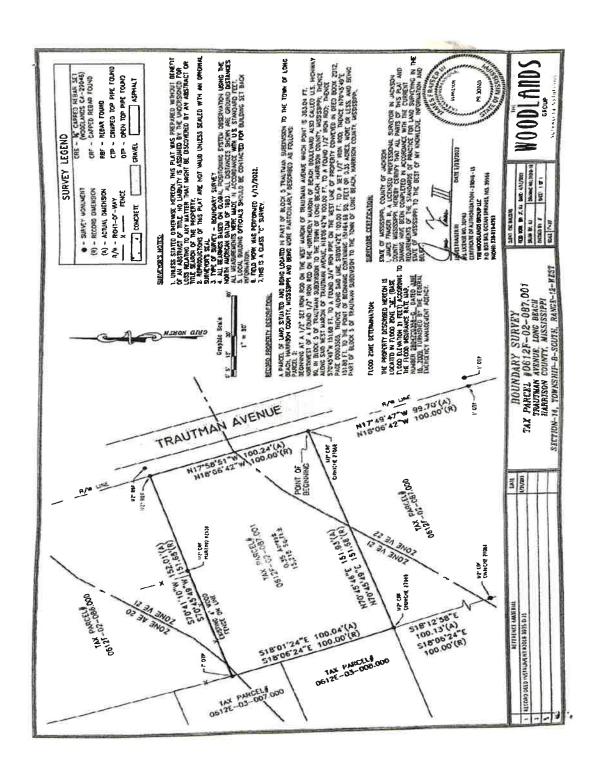
Date

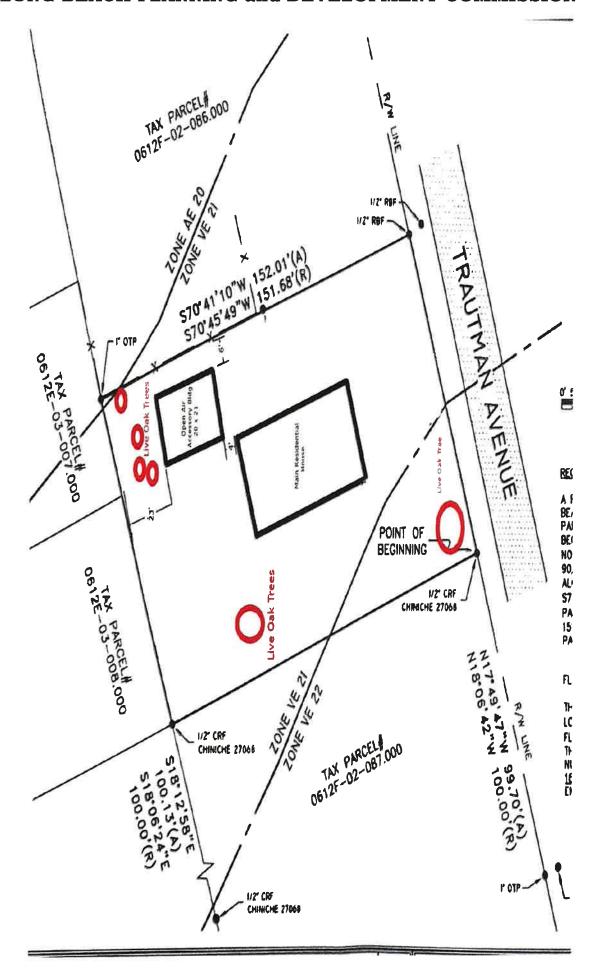
Page 2 of 2
Variance Request

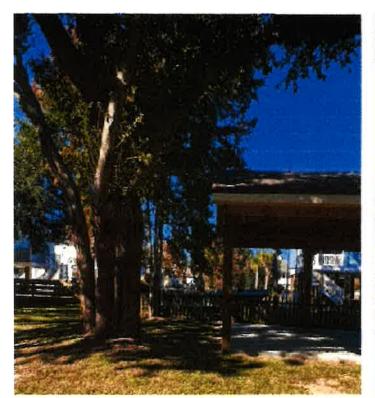
### MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING

## **LONG BEACH PLANNING and DEVELOPMENT COMMISSION**Section III

- A.) We are requesting a variance for an accessory building, specifically, 7 feet on the side closest to our home and 3 feet on the north side which is the property of Joey Moak and Nikki Ammons(they have both provided a no complaint letter). The reason for placing the structure in this exact location was very intentional to not harm nor disrupt 4 Live Oak Trees and 1 Popular Tree. (see attached diagram)
- B.) Refer to photos provided. Trees are very mature and have most likely been on the property for over 100 years
- C.) Refer to photos provided
- D.) There are surrounding neighbors that have exact or very similar accessory buildings to ours. We can provide photos and addresses if the need should arise.

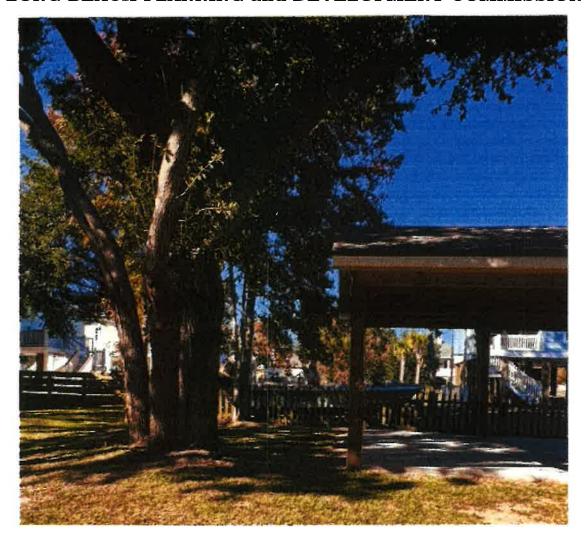


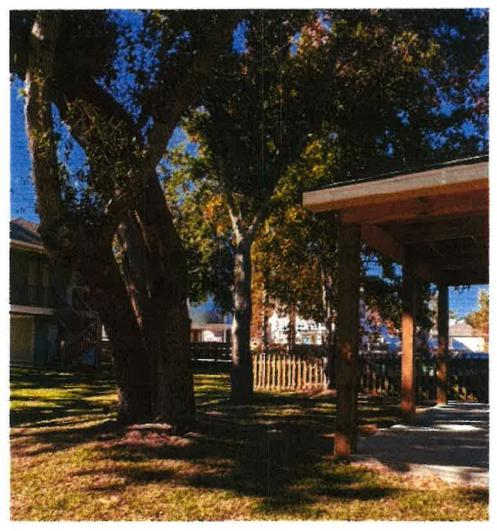












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# MINUTES OF JANUARY 9, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Commission Chairman Frank Olaivar asked for anyone speaking in favor or opposition and the following came forward:

- Tina Snyder, 209 West Avenue, spoke in favor of the variance stating she does not have any issues with the structure.
- Steven Bryant, 210 West Avenue, spoke in favor of the variance stating he does not have any issues with the structure.
- Walter Neal Thomas, 116 Winters Lane, spoke in favor of the variance stating he does not have any issues with the structure.

RESS 530 Tenutation Assistac westly) to 121-12-047,001 WANTISE Step and Dayle Heartes	
PLEASE PRINT NAME / ADDRESS / PHONE	COMMENT
Next Thomas	F.L
Tine Sneli-	100
1 20 //1/2	h.c.
Seav Hyles	Ca
On Calebra	perk
Jan Merell	I.o
425122	Ung
Andrew 1.22	tur
12.508	TU1
Cl. A.	Sdr
ful drieng made	For

Vice Chairman Barlow made motion, seconded by Commissioner Glenn and unanimously carried to close the public hearing.

After considerable discussion, Vice Chairman Barlow made motion, seconded by Commissioner DiLorenzo and unanimously carried recommending to table the application to allow the applicants to obtain a professional survey and inspection by a structural engineer.

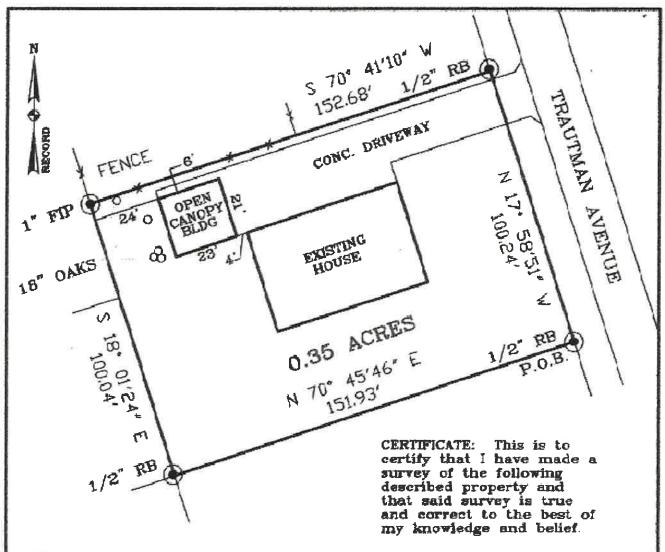
Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 9th day of January 2025, in the Long Beach City Hall Meeting Room, 201

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### MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING

#### LONG BEACH PLANNING and DEVELOPMENT COMMISSION

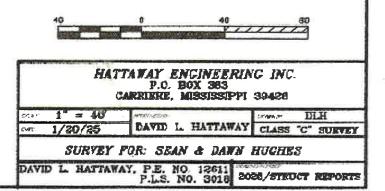


DESCRIPTION: 0.35 ACRES A parcel of land situated and being located in part of Block 5 Trautman Subdivision to the City of Long Beach, Harrison County, Mississippi and being more particularly described as follows: Beginning at a 1/2" rebar on the west margin of Irautman Avenue which is 363.04 feet northwest of a 1/2" rebar on the northerly margin of Beach Boulevard also called US Highway 90. in Block 5 of Trautman Subdivision to the Town of long Beach, Harrison County, Mississippi; thence along said west margin of Trautman Avenue North 17 degrees 58 minutes 51 seconds West 100.24 feet to a 1/2" rebar; thence leaving said margin South 70 degrees 41 minutes 10 seconds West 152.01 feet to a 1" pipe on the west line of property; thence South 18 degrees 01 minutes 24 seconds East 100.04 feet to a 1/2" rebar; thence North 70 degrees 45 minutes 46 seconds East 151.93 feet to the point of beginning. This parcel containing 0.35 acres, more or less and being part of Block 5 of Trautman Subdivision to the Town of Long Beach, Harrison County, Mississippl.

#### REFERENCED MATERIAL:

- 1) Survey for FSC Builders by The Woodlands Group dated 5/23/22
  - Found monument
     Set 1/2" rebar





### HATTAWAY ENGINEERING INC.

CONSULTANT ENGINEER

P.O. Box 363 Carriere, Mississippi 39426 (601 }-916-1978

January 20, 2025

To: Long Beach Permit Department 209 Jeff Davis Avenue Long Beach, MS 39560

RE: Sean & Dawn Hughes 530 Trautman Avenue Long Beach, MS 39560

I inspected the existing open canopy building at the referenced address on January 16, 2025. Based on my inspection the building is structural sound for the wind zone in Long Beach.

Please note that this report is based on information readily accessible to inspection and that no destructive testing was performed. Statements in this report are based on experience and engineering judgment and are merely to assist in determining the existing conditions. They are not intended to imply any warranty of the structure. Please call me at (601) 798-1978 if you have any questions about this report.

Respectfully,

David L. Hattaway PE

After considerable discussion, Vice Chairman Barlow made motion, seconded by Commissioner DiLorenzo and unanimously carried recommending to approve the application stating that the structure is to stay open air and not to be enclosed in the future.

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It came for discussion under New Business an amendment to City of Long Beach Unified Land Use Ordinance 598, Article XI, Section 209, Storage and Parking of Residential Vehicles in R-1, R-2, R-3 Districts, as follows:

AN ORDINANCE BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI AMENDING ORDINANCE NUMBER 598 BY AMENDING ARTICLE XI, SUPPLEMENT AL USE REGULATIONS, BY ADDING SECTION 209 REGARDING STORAGE AND PARKING OF RECREATIONAL VEHICLES; AND FOR RELATED PURPOSES.

WHEREAS, the Mayor and Board of Aldermen of the City of Long Beach, Mississippi, having made due investigation therefore, do now find, determine adjudicate and declare as follows:

WHEREAS, in accordance with the Comprehensive Long Beach Unified Land Use Ordinance 598, and pursuant to legal notice published and given for the time and in the manner provided by law. the Mayor and Board of Aldermen of the City of Long Beach, Mississippi, did meet at 5:00 o'clock p.m. on Tuesday, the xx day of xxx, 2025 at the City Hall in said City at the time, place and date fixed in said legal notice, and did on such date conduct a public hearing at which hearing all parties interested in or opposed to adoption of the text change application and amendments to the Comprehensive Long Beach Unified Land Use Ordinance 598 proposed were given an opportunity to be heard and allowed to make oral and written comment to such proposed changes, which proposed changes to the ordinance were then and there on file and had been on file during the period of said notice in the office of the City Clerk at the City Hall in said City, available for public inspection and examination by any and all parties interested in or opposed to the proposed changes, all as more particularly hereinafter set forth in this ordinance; and

WHEREAS, such application has previously been the subject of a public hearing held and conducted by Long Beach Planning Commission held on xxx, 2025 in accordance with the Comprehensive Long Beach Unified Land Use Ordinance 598; and

WHEREAS, the stated purpose of such application being to promote uniform development and encourage public safety, thereby enhance the quality of life for all citizens of the City of Long Beach; and

WHEREAS, periodically it is necessary and proper and in the best interests of the City to incorporate and adopt zoning text changes from time to time as appropriate to reflect changes in

### MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

circumstances and public need to accommodate and encourage the orderly growth of the City as well as the protection of property owners within the City; and

WHEREAS, after due consideration, hearings and discussion, the Planning and Zoning Commission of the City of Long Beach has reviewed the proposed zone text changes at a regular meeting, duly considered same, and after public hearing, input, and thorough consideration as to all relevant factors required and available under law, and has adopted same and recommended approval thereof by the Mayor and Board of Aldelmen as reflected in the official minutes of said meeting; and

WHEREAS, as a result of the aforesaid public hearing and after consideration by the Mayor and Board of Aldermen of the testimony and evidence presented, and after due deliberation by the Mayor and Board of Aldermen, the Mayor and Board of Aldermen did then find, and do now find, determine, adjudicate and declare that the proposed text changes to the Comprehensive Long Beach Unified Land Use Ordinance 598 applied for are necessary and proper, needed and by clear and convincing evidence justified; that public need exists for changing the zoning text to provide for and foster orderly development and growth of the City in accordance with a comprehensive plan.

NOW THEREFORE, BE IT RESOLVED AND ORDERED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI, AS FOLLOWS:

Section 1. That the Mayor and Board of Aldermen having considered the comments and testimony at the said hearing, all of the documentary evidence submitted into evidence and their own knowledge and familiarity of the City of Long Beach hereby find and adjudicate as follows:

- (a) That the clear and convincing evidence established that the proposed text changes to the Comprehensive Long Beach Unified Land Use Ordinance 598 applied for are necessary and proper, needed and by clear and convincing evidence justified; that public need exists for changing the zoning text to provide for and foster orderly development and growth of the City in accordance with a comprehensive plan and further, such action is fully supported by the opinion of the Long Beach Planning Commission;
- (b) That the clear and convincing evidence establishes the public need for the said amendment;
- (c) The changes will not be detrimental to present and potential uses but will have a beneficial effect, which could not be achieved without the map changes.

- (d) The proposed change is in conformance with the general intent of the Comprehensive Master Plan of the City.
- (e) The proposed changes do not cause or result in any change in zoning classification of any property within the City.

Section 2. That the Comprehensive Long Beach Unified Land Use Ordinance Number 598 of the City of Long Beach should be and hereby is amended as follows:

#### Add to Article XI Supplemental Use Regulations:

Section 209: Storage and Parking of Recreational Vehicles in R-1, R-2, R-3 districts.

- (a) For the purpose of this Section, recreational vehicle shall include, but not limited to: boats. floats, camping or travel trailers, motor homes, boat trailers, utility trailers, and other equipment or vehicles of a similar nature.
  - (b) Exemptions. Pickup or light trucks
- (c) General Requirements. Recreational and utility vehicles may be parked in any area which is either residentially zoned or used for residential purposes, including downtown, provided the following conditions are met:
  - (1) Recreational and utility vehicles shall not intrude into a right-of-way or access easement or extend past front facade of house.
  - (2) Recreational and utility vehicles shall be properly licensed, operable, and maintained in a clean, well-kept state that does not detract from the appearance of the surrounding area.
  - (3) Storage or parking shall be limited to a parcel of land upon which is located a principal dwelling unit and the vehicle or equipment so stored or parked shall be owned by the occupant of that unit.
  - (4) All such vehicles stored or parked outside shall be in good repair with a current tag and parked behind the front facade of the house.
  - (5) No recreational or commercial vehicle may be stored upon any city street, Sidewalk, city right-of-ways or any city easements.
  - (6) Storage or parking areas are not required to be paved; provided, however that any vehicle must be parked or stored, or driven to and from said parking or storage area, on a dust free and rut-free surface, including, without being limited to, any such areas

ATTEST:

STACEY DAHL, CITY CLERK

# MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

covered with grass, ground cover, water-permeable grass pavers, cement, asphalt or other similar ground cover.

(7) No such vehicle shall exceed fourteen (14) feet in height, eight (8) feet six (6) inches in width and forty (40) feet in length.

(d) When parked on a driveway or property with the principal dwelling, recreational, and utility vehicles shall be setback beyond the twenty-five (25) setback of existing property line.

Section 3. This Ordinance of the Mayor and Board of Aldermen of the City of Long Beach shall be deemed effective in the manner and time prescribed by law. The City Clerk is hereby ordered to publish this Ordinance in the manner and time required by law. Alderman \_\_\_\_made motion to approve the Ordinance\_\_\_. Alderman seconded the motion and the question being put to a roll call vote the result was as follows: Alderman Patrick Bennett voted Aye Alderman Donald Frazer voted Aye Alderman Pete McGoey voted Aye Alderman Mike Brown voted Aye Alderman Tim McCaffrey voted Aye Alderman Angie Johnson voted Aye Alderman Bernie Parker voted Aye The question having received the affirmative vote of all the Aldermen present and voting, the Mayor declared the motion carried and the said Ordinance \_\_\_\_adopted and approved this, the \_\_\_\_\_day of \_\_\_\_ , 2025. APPROVED: GEORGE L.BASS, MAYOR

#### **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 in the zoning text in accordance with the Comprehensive Long Beach Unified Land Ordinance. The City proposes to amend the following Sections as shown below.

Add to Article XVII Parking

### Section 209: Storage and Parking of Recreational Vehicles in R-1, R-2, and R-3 Districts.

- (a) For the purpose of this Section, recreational vehicle shall include, but not limited to: boats, floats, camping or travel trailers, motor homes, boat trailers, utility trailers, and other equipment or vehicles of a similar nature.
- (b) Exemptions. Pickup or light trucks and vehicles allowed by Section 127: Home Occupation
- (c) General Requirements. Recreational and utility vehicles may be parked in any of the designated districts above, provided the following conditions are met:
  - (1) Recreational and utility vehicles shall not intrude into a right-of-way or access easement or obstruct sight visibility from adjacent driveways, rights-of-way, or access easements.
  - (2) Recreational and utility vehicles shall be properly licensed, operable, and maintained in a clean, well-kept state that does not detract from the appearance of the surrounding area.
  - (3) Storage or parking shall be limited to a parcel of land upon which is located a principal dwelling unit and the vehicle or equipment so stored or parked shall be owned by the occupant of that unit.
  - (4) No recreational or commercial vehicle may be stored upon any city street or sidewalk, city right-of-way or any city easement.
  - (5) Storage or parking areas are not required to be paved; provided, however that any vehicle must be parked or stored, or driven to and from said parking or storage area, on a dust-free and rut-free surface, including, without being limited to, any such areas covered with grass, ground cover, water-permeable grass pavers, cement, asphalt or other similar ground cover.
  - (6) No such vehicle shall exceed fourteen (14) feet in height, eight (8) feet six (6) inches in width and forty (40) feet in length.
- (d) When parked on a driveway or property with the principal dwelling, said recreational and utility vehicles shall comply with the setback for the district.

The proposed amendments to the Comprehensive Long Beach Unified Land Ordinance stated above will be available for review and copies are available at the Long Beach Planning Office until 1:00 p.m. the day of the public hearing.

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, March 13, 2025, 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 Glenn made motion, seconded by Commissioner Suthoff and unanimously carried recommending to schedule a public hearing date of March 13, 2025, at 5:30 pm in the Meeting Room of Long Beach City Hall.

It came for discussion under New Business, Tree Board Member Resignations, as follows:

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Good morning,

I am writing to inform you that I will be resigning my position of Tree Board member effective January 31, 2025.

With my full retirement from work, I am called to other duties.

I truly appreciate the opportunity to serve the great City of Long Beach and its present board(s). It has been my pleasure.

Respectfully submitted

Victor Chapman

Please accept this letter as my formal resignation from the Long Beach Tree Board, to be effective on January 31, 2025.

I apologize for the short notice. I had spoken by phone with alderman Bernie Parker and informed him that I need to focus on home and family and my own trees.

Many, many thanks for the opportunity and honor of serving on the Tree Board.

Respectfully

Karen Epperson Price

After discussion, Commissioner Glenn made motion, seconded by Commissioner Kruse and unanimously carried accepting the resignations.

It came for discussion under New Business, a Tree Removal for the property located at 20015 Merinda Lane, Tax Parcel 0512A-01-002.014, submitted by Douglas Auger, as follows:

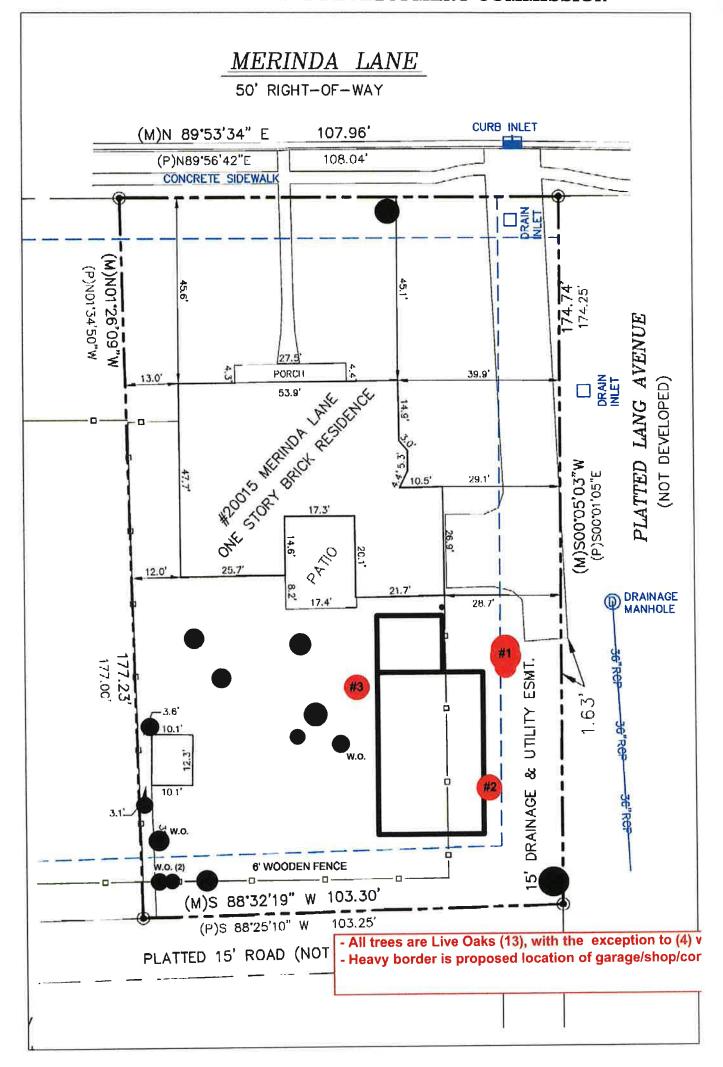


CITY OF LONG BEACH, MISSISSIPPI 201 Jeff Davis Avenue P.O. Box 929 Long Beach, MS 39560 (228) 863-1554 (228) 863-1558 fnx ION FOR TREE PERMIT

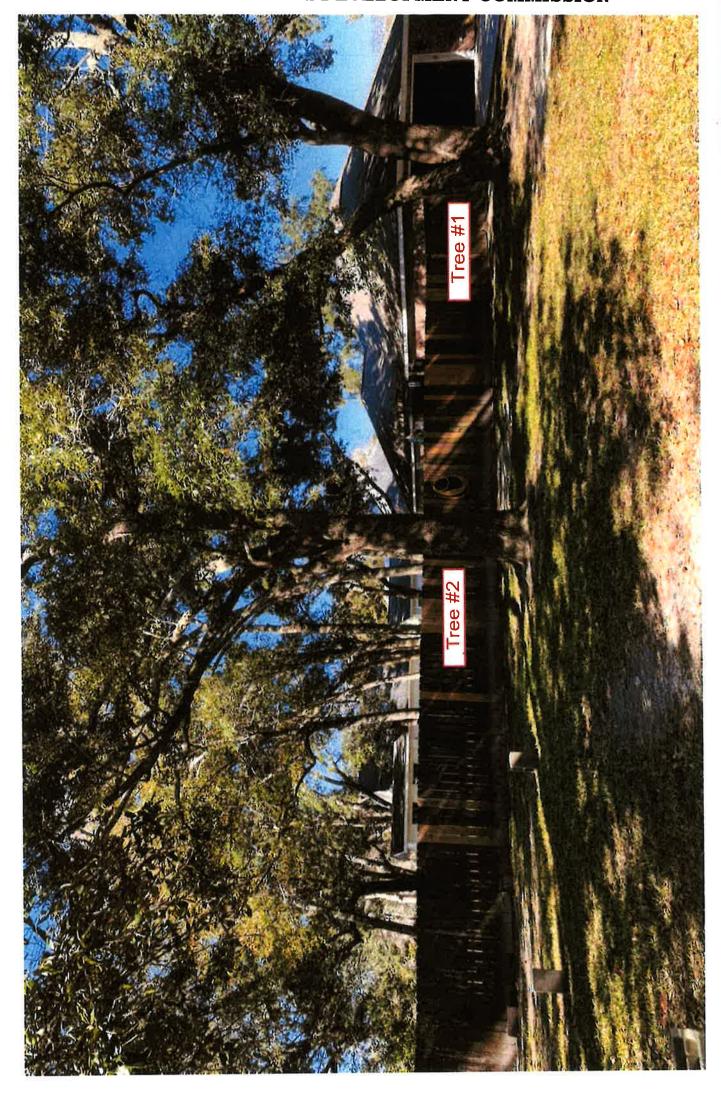
OFFICE US	DNI	12-
Date Received	113	25
Zoning 2-1	<u>/_</u>	·
Agenda Date	23	25
Check Number_	125	51

	APPLICATION FOR TREE PERMIT	Check Number 1 251
(Initial on the line that you've read each)	1	
	a permit. The reason for pruning may include, ure, improving aesthetics, or satisfying a specific our and the tree protection.	
Live Oak or Magnolia tree with its root system	amily Residential, Commercial or Industrial Zon n, growing upon the earth usually with one trun half (4 ½) feet above the surface of the ground, or	k or at least eighteen (18) inches in
Any person desiring a permit for removation per parcel of land to which such application	val of any Live Oak or Magnolia tree, shall submon pertains.	nit this application and a filing fee of
TODAY'S DATE: 01/13/2025	<u></u>	
PROPERTY INFORMATION		AL INFORMATION REQUIRED
TAX PARCEL #_0512A-01-002.014	(Initial on	FROM APPLICANT the line that you've read each)
Address of Property Involved: 20015 Merin	da Lane TREE	SITE PLAN: Please provide a map
Property owner name: Douglas Auger Are you the legal owner of the above property? Written consent from the owner is needed. Please that no person, not listed on this application, has in or to the property.	designating to removal and species	of the parcel of land, specifically he area or areas of proposed tree the proposed use of such area. Please ollowing: 1) location of all protected ade trees on the property, their size 2) Designate which are disease/or
Property owner address: 20015 Merinda L	ane damaged, 3) o	designate which are endangering any evement, or utility line, 4) any
Phone No. (281) 450-5480	proposed gra	ade changes that might adversely danger any trees on the site and
CONTRACTOR OR APPLICANT IN	specify how trees to be maintained, a	to maintain them 5) designate the removed and the trees to be and 5) location of existing and/or
Company Name: Southern Tree and Tur	f proposed stru	ctures. FOGRAPH: You must attach a
Phone No. 228-760-5296 Fax:	photograph o	f the tree to be removed, the photo
Name_Patrick Blake	Wattanty deed	ERSHIP: Please provide a recorded I.
Address 139 Central Ave., Long Beach	PERM Removal Peri	AIT FEES: Upon issuance of a Tree nit, the permit fee will be as follows:
PERMIT INFORMATION	of such tree	of a tree or trees where such removal or trees is necessitated by material
Permit for: Removal X Trimming Prun	ning improvement	ed by such tree or trees to permanent or improvements on the parcel
What is the reason the tree needs to be remo Construction, street or roadway, recreational at diseased tree not worthy of preservation, etc.:	per tree perm all other trees be removed.	ee or trees are situated a fee of \$1.00 itted to be removed. For removal of , a fee of \$45.00 per tree permitted to As per City of Long Beach Tree
(use working on having a 40' x 26' garage/shop w/ cov		364) any person removing any Live nolia tree within the City of Long
on my property. See layout on plan drawing. Ne	ed to have (3) live oaks Beach, Missi	ssippi, without a valid tree removal be guilty of a misdemeanor; and upon
removed. There is also concern that tree #1 is cl	ose enough to the existing conviction the	ereof shall be sentenced to pay a fine \$500.00 nor more than \$1000.00. The
garage that it could cause major damage if it split	s or falls.	ch tree without having first secured a emoval permit shall constitute a
Number of Trees:	separate offen	se and shall be punishable as such. ANTING: As a condition of granting
Southern Ma	gnolia through its M	oval permit, the City, acting by and layor and Board of Aldermen, may
I hereby certify that I have read this applinformation contained herein is true and correct; with all applicable codes, ordinances and s construction; that I am the owner or authorized agent for the herein described work.	ication and that all that I agree to comply that I agree to comply that I laws regulation to act as the owner's Magnolia tree inches caliper MEET Commission	pplicant to relocate or replace trees, require the replacement of trees in a er than the number of Live Oak or es removed; trees to be of Four (4) or deciduous trees or five (5) feet in green or Live Oak or Magnolia trees. FING: You must attend the Planning meeting, not attending may cause for tree trees to be of trees.
Signature /	Date your permit withheld.	for tree removal to be denied or

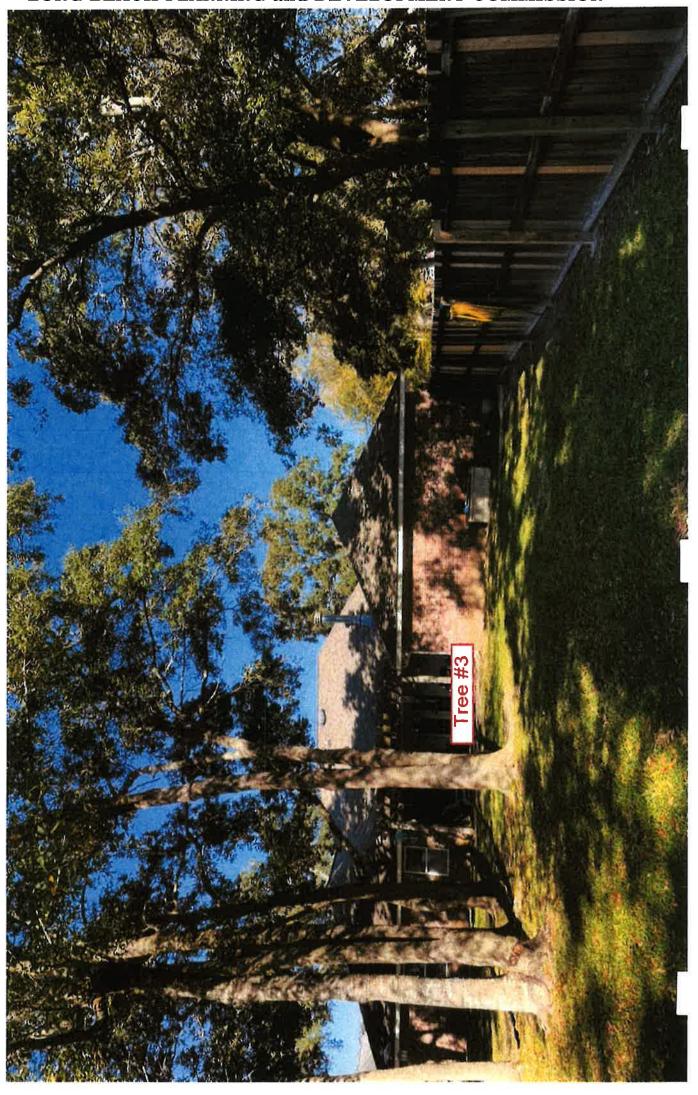
#### ADDITIONAL INFORMATION REQUIRED FROM APPLICANT







23 M.B. 37 02.13.25 Reg





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

Return To: David B. Pilger Attorney at Law 1406 Blenville Blvd., Suite 101 Ocean Springs, MS 39564 (228) 215-0011

Grantors: Leslie A. Barker Robert Barker 20015 Merinda Lane Long Beach, MS 39560 (228) 342-8465

Grantees: Douglas B. Auger Natalle S. Auger 20015 Merinda Lane Long Beach, MS 39560 (281) 486-7631

File No. Z210033N

INDEXING INSTRUCTIONS: Lot 1, Secluded Oaks S/D, 1st JD, 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), FOR AND IN CONSIDERATION OF the price and sum of TEN AND NOTION DOCLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, Leslie A. Barker and Robert Barker, do hereby sell, convey and warrant unto Douglas B. Auger and Natalie S. Auger, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, plece 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 One (1), Secluded Oaks Subdivision, a subdivision according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 39, at Page 6, reference to which is hereby made in aid of and as a part of this description.

This being the same property as that conveyed to Leslie A. Barker, by instrument recorded in Instrument No. 2009-4838-DJ1, Land Deed Records of Harrison County, Mississippi.

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) quitclaims any and all oll, 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 eservations of record in the office of the Chancery Clerk in 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 20th day of August

**ACKNOWLEDGMENI** 

STATE OF MISSISSIPPI COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Leslie A. Barker and Robert Barker, 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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the both day of August, 2021.

IX SEAL)

LORI LEE HAMMONT REE

MICH 22 2016

(AFFIX SEAL)

Commission Enter My commission expires:

DEED ACCEPTED BY:

Douglas B. Au

Date: January 13, 2025

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree(s) Removal – 20015 Merinda Lane

Given the number of existing trees remaining, the location of existing structures to trees and the need for new construction addition to the property, the Tree Board approves the tree(s) removal.

Karen Epperson-Price

Victor L. Chapman

After considerable discussion and upon recommendation of the City Tree Board, Commissioner Suthoff made motion, seconded by Commissioner Brown and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*\*\*\*\*\*\*\*\*

It came for discussion under New Business, a Tree Removal for the property located at 115 West 4<sup>th</sup> Street, Tax Parcel 0612G-001-012.000, submitted by Andrew Harwell, 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	
OFFICE USE ONLY Date Received   27 25	
Zoning C1 HO	
Agenda Date 2 13 25	El
Check Number CC	
Military at a second contract of the	Š

(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.

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.

AA olia tree, shall submit this application and a filing fee of

\$25.00 per parcel of land to which such application pertains.
TODAY'S DATE: 1/20125
PROPERTY INFORMATION
TAX PARCEL # 06126-01-012.000
Address of Property Involved: 115 E 5 5 5
Property owner name: Andra Huwrk  Are you the legal owner of the above property? Yes No lif 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: 119 W 4th St., Long Bruch, N
Phone No. 601 ) 966-2454
CONTRACTOR OR APPLICANT INFORMATION
Company Name: Heart of the South Hornes
Phone No. 601-677-4001 Fax:
Name Alexander
Address 140 Stumpredgy Rd. Bonday, MS 34047
Permit for: Removal Pruning 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.:  (use separate sheet if needed)
I live out interfers with the
took pant of now construction tourhum
Number of Trees.
Live OakO 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.
Shope Nawll 1/20/25
Signature Date

#### ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

PHOTOGRAPII: You must attach a photograph of the tree to be removed, the photo

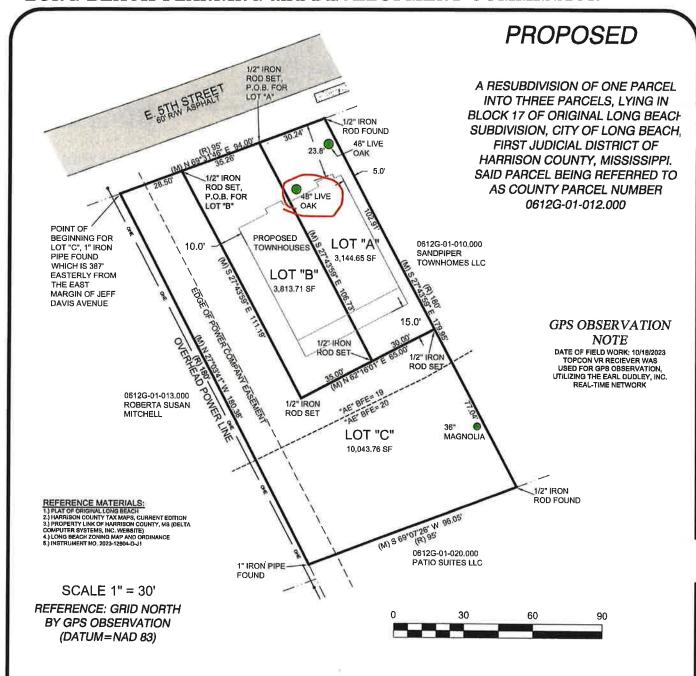
must show any damage the tree is causing.

OWNERSHIP: Please provide a recorded

withheld.

wattenty deed.
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 scharate offense and shall be punishable as such. valid tree removal permit shall constitute a

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 haight 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





#### LEGEND:

INDIES:

1.) FIELD BURVEY PEFORMED WITH A TOPCON VR GP8 RECIEVER.

2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).

3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING (1.800.227-6477.

4.) BUILDINS SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING SODIES.

5.) THIS IS A CLASS "S BURVEY.

6.) BEARINGS SHOWN HEREON ARE DERIVED BY:
GRID NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO.

CROSSWAY CONSTRUCTION, LLC DATE OF FIELD SURVEY: 10/16/2023 DRAWN BY: CAC JOB NUMBER: 23285.dwg NOTE: PROPERTY IS SERVICED BY CITY OF LONG BEACH WATER AND SEWER AT THIS TIME.

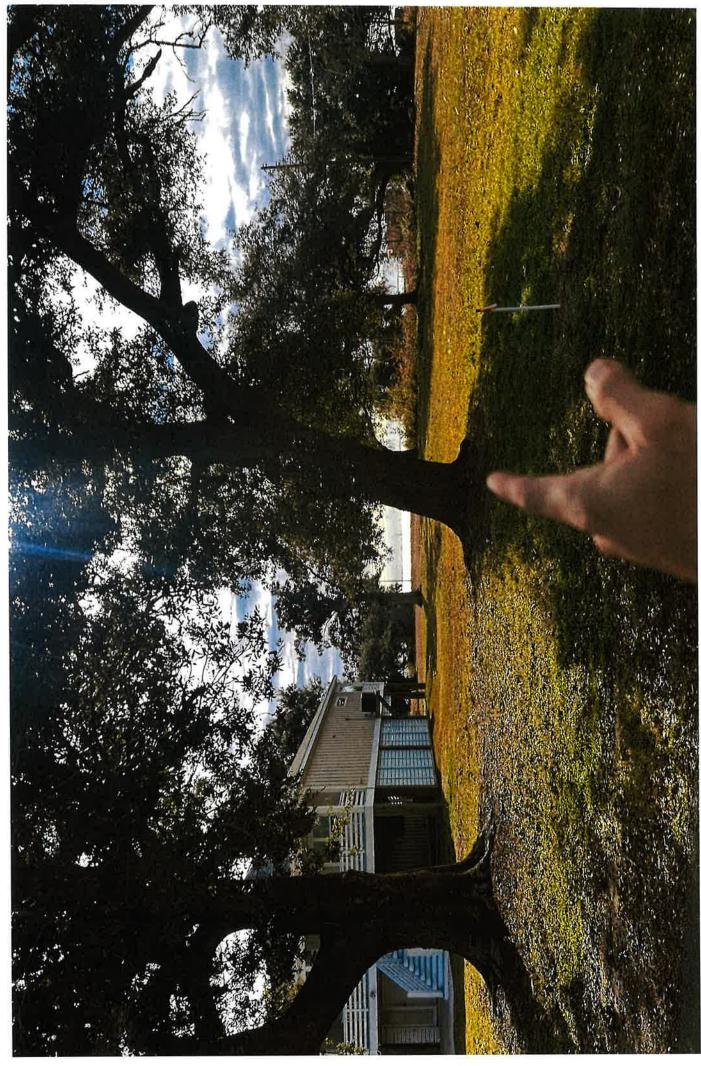
#### FLOOD ZONE NOTE:

PLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THIS
BY GRAPHIC PLOTTING ONLY, THIS
BY GRAPHIC PLOOD ELEV= 19
AND "AE" BASE FLOOD ELEV= 19
ACCORDING TO MAP NUMBER
28047C03576, OATED JUNE 16, 2008.
THE ABOVE STATEMENT IS FOR
INFORMATION ONLY AND DOES NOT
REPRESENT THIS SURVEYOR'S
OPINION OF THE PROBABILITY OF
FLOODING, THIS SURVEYOR
ASSUMES NO LIABILITY FOR THE
CORRECTNESS OF THE CITED MAP.

PREPARED BY:

CLIFFORD A. CROSBY, PLS 716 LIVE OAK DRIVE BILOXI, MS 39532 PHONE: 228-234-1649

SHEET 2 OF 5







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

Return To: David B. Pilger Attorney at Law 1406 Blenville Blvd., Suite 101 Ocean Springs, MS 39564 (228) 215-0011

Grantors: Ann Thomas-Gatlan Sherl Lott 5061 Mitchell Road S Long Beach, MS 39560 (228) 297-3476

Grantee: Croseway Construction, LLC a Milasiesippi Limited Liability Company 140 Stump Ridge Road Brandon, MS 39047 (601) 872-4001

File No. F230714N

INDEXING INSTRUCTIONS: Pt of Original Long Beach Block 17 in 13-8-12, 1<sup>st</sup> JD, Herrison 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), crush in hand poid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, Ann Thomas-Gattan and Shert Lott, do horeby sell, convey and warrant unto Crossway Construction, LLC, a Mississippl Limited Liability Company, as joint lonaths with right survivorship and not as tenants in common, all of that certain tract, place or parcel of land elituated in Harrison Courty, Mississippl, together with all improvements, buildings, fodures, and appurtenances thermants belonging, and being more particularly described as follows, to-wit:

#### LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

This being the same properly as that conveyed to Ann Thomas-Gallan and Neal Gallan and Short Lott, by instrument recorded in Instrument No. 2019-10421-D-J1 and Instrument No. 2020-55-D-J1, Land Records in the First Judicial District of Harrison County, Mississippi.

If this properly is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the dements. Such riparian and litterni rights as exist are conveyed herowith but without warranty as to their nature or extent. If any portion of the property is below the mean right title watermark, or is occasis waterial waterials as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quiticalm only.

Grantor(s) quiticlaim erry and all oil, gas, and other minerals owned, if any, to Grantse(s). No mineral search was requested or performed by proposer.

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 in the First Judicial District of Harrison County, Massissippi.

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 provision as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual promition.

The death cortificate of Neel Gatian is attached hereto as Exmun B.

WITNESS OUR SIGNATURES, on this the day of day of day of Ann Thomas-Gallian

Sheri Lott

**ACKNOWLEDGMENI** 

STATE OF MISSISSIPPI COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesald, Ann Thomas-Gatian and Shert Lott, who auknowledged before me that they algoe and delivered the above and foregoing instrument on the day and year thereof, for the use at the control medium.

OF MISS ARY PUR D 0 115755 ELIZABETH B. NORMAN

Water 22, 2021

given under MY HAND AND OFFICIAL SEAL, on this the LL day of Quill

(AFFIX SEAL)

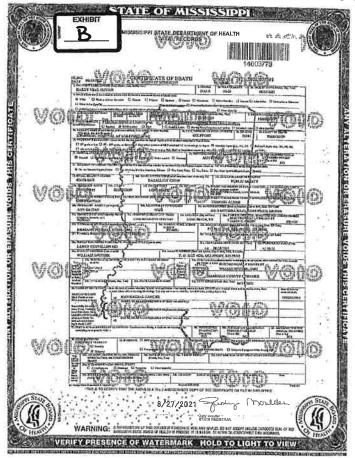
My commission expires:

Exhibit "A"

Legal Description

Starting on the Seashtore of the Gulf of Mexico or Mississippi Sound at a point 1469 feet West of the West line of the Widow N. Ladner Survey and running thence North 29° West with magnetic variations to the South line of Fifth Street in Long Beach, Harrison County Mississippi; thence along the South line of Fifth Street in a Westerfy direction a distance of 75 feet, to a point which is the point or place of beginning of the lot herein described, thence continuing along the South line of Fifth Street in a Westerfy direction a distance of 75 feet, and to the Northwest corner of the Inrid herein described; thence South 28° East with magnetic variations a distance of 180 feet, thence in an Easterly direction and parallel with Fifth Street a distance of 75 feet; thence North 180 feet to place of beginning; together with all appurtenances thereon and there unto belonging.

The West 20 feet of the following:
Starting on the Seashore of the Guif of Mexico or Mississippi Sound at a Point 1469 feet West of the West line of the Widow N. Ladnier Claim, and running thence North 28\* with magnetic variations to the South line of Flith Street being the point and place of beginning of the lot of land herein described; thence running West along the South line of Fifth Street a distance of Feet; thence South 28 degrees East with magnetic variations 180 feet; thence East 75 feet; thence North 28 degrees with magnetic variations to the place or point of beginning, being a lot 75 feet by 180 feet convoyed by John W. Knauff, et ux by deed recorded in Book 302, page 96 of the Land Deed Records of the First Judicial District of Harrison County, Mississippi.



### **MEMORANDUM**

Date: January 29, 2025

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal – 115 East 5<sup>th</sup> Street

Regarding the Live Oak at 115 East 5<sup>th</sup> Street, the tree seems quite healthy and on that basis I would deny the removal. It does lean but many healthy Live Oaks have that character of being hurricane blown. Also, the nearby Live Oak might be damaged if it is removed.

Another possibility would be to alter the footprint to accommodate the trees as construction has not yet started.

The Tree Board respectfully confers to the Planning Commission on this matter.

After considerable discussion and upon recommendation by the City Tree Board, Commissioner Kruse made motion, seconded by Commissioner DiLorenzo and unanimously carried recommending to deny the application as submitted.

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

It came for discussion under New Business a Short-Term Rental for the property located at 711 Magnolia Street, Tax Parcel 0612E-03-014.000, submitted by Laura Taylor, owner and property manager, as follows:

### MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING

### LONG BEACH PLANNING and DEVELOPMENT COMMISSION

	G BEACH, MISSISSIPI	
PHYSICAL ADDRESS:	OR SHORT TERVEREN IONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560
ADDRESS: 711 Magnolia Street - Detaction of Short-Towner's INFORMATION:		Tax Parcel # 0612E-03-014,000
Property Owner's Name: LAUKA TOW	lor	
Property Owner's Address: 803 Magnol Property Owner's Mailing Address, if different from abo	0	uch ms
Property Owner's Phone No. 601506 377  Is there a homeowner's association for the neighborhood	0.00	
PROPERTY MANAGER INFORMATION: Property Manager's Name:		
Property Manager's Address: (Must be a local contact)		
803 Mynolis	St. Long Buse City	State, Zip
Property Manager's Phone No.: 401 506 37	76 Email Address: TR	avel & Living Fitinet
PLEASE PROVIDE THE FOLLOWING:  Mississippi Sales Tax ID # 47-56 20 Recorded Warranty Deed Parking Rules & Plan Trash Management Plan Copy of Proposed Rental Agreement Proof of Liability Insurance, which includes sho		7
ADDITIONAL INFORMATION:	***************************************	
<ul> <li>Completed written statement of compliance.</li> <li>FEES: \$250, nonrefundable application fee. \$50 Beach.</li> <li>LICENSE: A Privilege Tax License must be applicated in the privilege Tax License must be applicated in the privilege Tax License must be applicated in the privilege Tax License must be privilege.</li> </ul>	olied and paid for after approval	
I HEREBY CERTIFY THAT I HAVE READ THIS API TRUE AND CORRECT; I ACKNOWLEDGE RECEIP OF SHORT-TERM RENTALS (Ordinance 660), ALL A OF ANY CODES OR REGULATIONS SHALL RESUL	OF AND AGREE TO COMP! PPLICABLE CODES, ORDIN	LY WITH THE RULES & REGULATIONS ANCES AND STATE LAWS. VIOLATION REVOCATION OF THE PERMIT.
PRINT NAME SIN	NATURE	1- 20-25 DATE
	STOROLHOLESI ONLY	And the control of th
Maximum Occupancy: Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
I AFFIRM THAT THE APPLICANT IS IN COMPLIAN & FIRE CODES; AND THAT ALL APPLICABLE TAX	ICE WITH ALL APPLICABLE	ZONING REQUIREMENTS, BUILDING RGES HAVE BEEN PAID.
Building Official Signature:	all	Date: 2/19/25
Fire Inspector Signature:  COMMENTS:	X	Date:
Date Received: 12125 Agenda Date: 21325 Amount Due/Paid: 250.09 Payment Method: 1132		



Laure Taylor , owner of the property located at 911 Magnotia St Natiched Great Tax Parcel 0612E-03-014 affirm that I am in compliance with building codes, deed restrictions and/or covenants, and have paid all applicable taxes, fees and other charges. I acknowledge that a violation of the ordinances of the City of Long Beach shall result in the suspension or revocation of the permit.

1/20/25

SCA No.

Prepared by: Julien K. Byrne III Afterney at Law 511 Earl Second St Pass Christian, MS 39571 (228) 452-9488 Maxisappi Rar Namber: 7554

INDEX AS FOLLOWS: A parcal in the City of Long Beach, being 66.5° along Magnolis Street by approximately 194°, and belay bounded N by Magnolis Street, b. by property now or incrnerity of Gulf Vlaw Enterprises, S by \_\_\_\_, and W by property now or formerly of Virginia and Joseph Harrity, Harrison Co., MSt also being located in LB Section Block 20

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

#### WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$19,00) cosh in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, ELIZABETH A. HESS, a single person, of 343 County Road 261, Tuka, MS 38852. (223) 342-9148, does hereby sell, convey and warned unto MEGAN MeNETI, and LAURA L. TAYLOR, of 711 Magnolia Street, Long Heach, MS 39560, (601) 862-9890, as joint tempts with full rights of survivembly and not so tenants in common, the following described rest property sinuted in Harrison County, First Judicial District, State of Mississippi, described as:

A parcel of land situated and being located in Section 14, Township 8 South, Range 12 West, City of Long Beach, First Judkish Ditrict of Harrison County, Mississippi, and being more particularly described as follows:

and being more particularly described as follows:

Commercing at the point of intersection of the South margin of Magnolia Street and of the Word margin of West Assence; thence run South 72 riegrees 40 minutes 60 seconds West a distance of 120,00 feet along the South margin of Magnolia Street in a ficen rod and the Point of Beginning theore run South 35 degrees 10 minutes 50 seconds East a distance of 211,81 feet along the West line of Triutiman Woods Subdivision to in iron rod; thence run South 35 degrees 13 minutes 58 seconds West a distance of 194,86 feet in an iron pipe on the South margin of Magnolia Street; thence run North 26 degrees 32 minutes 46 seconds West 2 distance of 194,86 feet in an iron pipe on the South margin of Magnolia Street; thence run North 26 degrees 40 minutes 50 seconds East a distance of 66,50 feet along the South margin of Magnolia Street; thence run South 35 degrees 40 minutes 50 seconds East a distance of 66,50 feet along the South margin of Magnolia Street (of the Point of Reginning.

13ama: 21 24241 (MeCO)

Page 1

on an estimated pasis, and when said taxes are actually colemnined, if the promulen as of this cate is

Witness the signature of the Grantor this \_5 pday of May 202.

Elizabeth (1- dess\_

STATE OF MISSISSIPPI

COUNTY OF HARRISON

rego us instrument on the day and it has voic therein written.

Given under my hand and official real of affice that 13 th day of May

on Expires 10/28/2027

APPTX SEAL



NOTARY PUBLIC PL

Short Term Rental Agreement – Detached Guest House

Rental Property Address: 711 Ma "Property"). The Property Is own	-		/IS 39560 (the
Rental period begins on		and ends on	
Check In Time:	CST	Check-out Time:	CST
	Owner") and uest 2"), if ap and Guest 2 s." All persor	plicable, as of the date last writ 2, if applicable, may be refern 1s in the rental party will be bo	("Guest 1") and tten on the signature ed to individually as ound by the terms of
For good and valuable considerati as follows:	ion, the suffic	dency of which is acknowledge	d, the Parties agree
1. Rental Deposit & Payment:			
The full rental amount of \$ received by	which ir	cludes the cleaning fee of \$	must be
The reservation deposit fee of \$_ be returned to the Parties within and property is left in good & sati cover all costs. If the Parties rem this agreement, the deposit fee w	7 business of the 7 business o	days after checkout if there are dition. If damages are incurred ntal past the check-out date a	e no damages found , this will be used to
The tenant agrees to pay a <i>secur</i> amount. The security deposit is di cancels after Oth	ue before Jur	ne 1 <sup>st</sup> . This deposit will NOT be	
<ol><li>Occupancy Requirements. The Property is limited to two (2) adu to occupy the Property.</li></ol>		· ·	
<ol> <li>Visitors. A visitor is an occupar total number of persons permitte therefore visitors are not allowed by the Property Manager.</li> </ol>	d in the Prop	erty at any given time, includi	ng visitors, is two (2),
			Page 1 oj

#### 5. Rental Rules

- The tenant should follow and implement the standard of cleanliness to the property.
- The tenant must follow both Check In & Check Out instructions listed inside the Guest House.
- Pets are prohibited in the rental property.
- Smoking / Drugs are prohibited in the rental property, which includes vaping, recreational
  and non-recreational marijuana (weed/pot), clgars, and clgarettes. Your entire security
  deposit will be used to remove any smoke smells.
- Tenant(s) is not allowed to keep firearms, bows, and other weapons in the rental property.
- Quiet hours are 10pm 7am. The tenant(s) agrees not to use the property in a way to disturb
  the peace in the surroundings or environment.

If any person in the Rental Party fails to follow any of the Rules, the Rental Party may be asked to vacate the Property and Guest will forfeit all rent paid.

b. Trash Standards. All trash/rubbish/disposed food inside the guest house must be kept in proper plastic garbage bags. All trash taken outside the rental property for disposal must be placed inside the Harrison County garbage bin located under the carport area. Parties shall not leave or store any materials or trash on or near the parking area or any other areas in and around the rental property. Upon checkout, or upon termination of the agreement, Parties must remove ALL food, including refrigerated & freezer stored, all trash, and all rubbish from the rental property and place inside the Harrison County garbage bin.

Each Monday of the week the Harrison County Garbage bins shall be placed within 8 feet of the street no later than 8AM, by the Property owner.

7. Acts of God. If there is a storm or severe weather and a mandatory evacuation order is Issued by state or local authorities, Guest shall be entitled to a prorated refund for each night Guest is unable to occupy the Property. Owner will not be liable, or deemed in default, under this Agreement for any fallure to perform or delay in performing any of its obligation due to or arising out of any act not within its control, including, without limitation, acts of God.

8. Limitation on Liability. The Rental Party indemnifies the landlord/owner and the property free and harmless against any liabilities like accidents, loss of property, injury, or death of any person. Owner is not responsible for any accidents, injuries, or illness that occur to any member of the Rental Party or Guest's visitors while in the Property or on the Property. Owner is not responsible for loss of personal belongings or valuables belonging to any member of the Rental Party or any of Guest's visitors. Guest agrees to assume the risk of any harm arising from use of the Property. UNDER NO CIRCUMSTANCES, AND UNDER NO LEGAL THEORY, INCLUDING TORT, CONTRACT, STRICT LIABILITY, OR OTHERWISE, SHALL OWNER BE LIABLE TO GUEST OR ANY OTHER PERSON FOR ANY DAMAGES OF ANY NATURE WHATSOEVER, INCLUDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR GUEST'S RENTAL OF THE PROPERTY OR USE OF THE PROPERTY. IN NO EVENT WILL OWNER BE LIABLE FOR ANY DAMAGES IN CONNECTION WITH THIS AGREEMENT, EVEN IF OWNER SHALL HAVE BEEN INFORMED OF THE PROSIBILITY OF SUCH DAMAGE.

Page 3 of 5

duest 1 Name (Film)		duest 2 Name (Filit)	
Guest 1 Signature	– Date	Guest 2 Signature	Date
Guest 1 Phone #		Guest 2 Phone #	
Owner Name (Print)			
Owner Signature	Date		
Owner Phone #			

Page 5 of 5

American A od in Property and Casualty Ins Dwelling Special Renewal	and the state of t	any Maraky Talisari	SENIAL.	C	Ame	rican ERN
Premium Summary		Policy Summ	ary	Synth	qVF) laxoni	35
Dwelling #1: 711 MAGNOLIA ST	\$4,038.00	Policy Number: 101-791-891	deace	A COLUMN	Angelia de la constanta de la	A do
LONG BEACH MS 39560-5973 Policy Coverages Additional Costs	\$0.00 \$0.00	Policy Period: 06/17/2024 to 0	06/17/2	025 12:01	A.M. Standa	ard Time
Total Policy Premium  Note: a minimum earned premium of \$100. this policy.	\$4,038.00 00 applies to	Named Insured( MEGAN MCNEH 803 MAGNOLIA LONG BEACH	ST	(HE)	de l'amba mpl adia costables	(K) (C)
Policy Discounts Claims Free Discount		Contracted Age	ncy:	erioriha Mariha	#202610	77.00
Auto/Home Discount Association Discount Paid in Full Discount		POST OFFICE E	BOX 53	23	#302619	is:
Dwelling Discounts The following discounts apply to one or mo on this policy. 711 MAGNOLIA ST, LONG BEACH MS 39 Deadbotts, Smoke Alarm and Fire Extinc	560-5973	Your Agent: GULF SOUTH II 304 E RAILROA LONG BEACH I	DST		CY INC - #0	84050
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Policy Panoa: 06/17/2024 - 06/17/2025	nce Company y Type: Dwelling Special	Amorican
ANGELEC MANAGEMENT	y Type Owening Special	MODERN
Personal Property	20,000	
Loss Settlement	Replacement Cost	\$218.0
Additional Living Expense/Fair Rental Va		FE 22.
Water Damage	45.225	Include
Mold and Remediation - Property	5.000	Include
Premises Liability	300,000	Include
Medical Payments		\$109.0
Property Manager Premises Liability Extension	500 Per person/25,000 Per occurrence	Include
Vandalism or Malicious Mischief	the same of the sa	No. of Links
Deductible 1	500	Include
Fire Department Service Charge	500	and businesses
Mold Exclusion - Premises Liability Important Information		Include
This dwelling does not have coverage	a for the part of flood	THE MOTOR OF
		of Santana St.
This dwelling does not have coverage	e for the peril of earthquake.	AVAIDH NA BARREST
Your Policy Documents	Premium	\$4,038.0
S-MS-A-0001(03-19) - Special Provisions - Mis-	d the documents in the following list. Please keep ting)	these together.
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After considerable discussion, Commissioner Glenn made motion, seconded by Commissioner Suthoff and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*\*\*\*\*\*\*

It came for discussion under New Business a Short-Term Rental for the property located at 996 West Beach Blvd, Unit 1, Tax Parcel 0512J-01-036.007, submitted by Patrick and Leslie Tobbia (owners) and Gulf Coast Vacation Station, LLC,) property manager, as follows:

### LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CIT	TY OF LONG BEACH, MISSISSI	PPI	
	CATION FOR SHORT-TERM RI		
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560	
PROPERTY INFORMATION: ADDRESS:996 Beach Blvd Unit 1 L	Long Beach, MS 39560	Tax Parcel # 05127-01-0	36.0
OWNER'S INFORMATION:	ion of Short-Term Rental)		
Property Owner's Name: Patrick and	Leslie Tobbia		
Property Owner's Address: 887 Kingsw	vood Blvd Mountain Home, AR 72653		
Property Owner's Mailing Address, if diffe	erent from above:		
S	City	State Zip	
Property Owner's Phone No: 704 438 230	06Email Address:_Leslie	obbia@gmail.com	
Is there a homeowner's association for the	neighborhood?If so, please provide v	vritten statement of support of short term rental?	
PROPERTY MANAGER INFORMATI Property Manager's Name:	If Cast Vacati	onStation LLC	
Property Manager's Address: (Must be a lo	the Gulf	State. Zin	
Property Manager's Phone No.	HARATE Email Address: 9	cusquator Osmail	24
PLEASE PROVIDE THE FOLLOWING	G: 111		
Mississippi Sales Tax ID # Recorded Warranty Deed Parking Rules & Plan Trash Management Plan Copy of Proposed Rental Agreeme	ent	_	
Proof of Liability Insurance, which	h includes short term rental coverage		
ADDITIONAL INFORMATION:  Completed written statement of co	ompliance		
FEES: \$250, nonrefundable applic Beach.	eation fee. \$500, yearly renewable fee. Chec	ks should be made payable to the City of Long	
		al.	
I HEREBY CERTIFY THAT I HAVE REATRUE AND CORRECT; I ACKNOWLED OF SHORT-TERM RENTALS (Ordinance OF ANY CODES OR REGULATIONS SI	GE RECEIPT OF AND AGREE TO COMI 660), ALL APPLICABLE CODES, ORDIT ALL RESULT IN THE SUSPENSION OR	PLY WITH THE RULES & REGULATIONS NANCES AND STATE LAWS, VIOLATION REVOCATION OF THE PERMIT.	
Leslie Tobbia PRINT NAME	Leslie Tobbia dallog verite UN13725 841 / 10KC-U158-13		
I KINI IVAIVIE	SIGNATURE	DATE	
Maximum Occupancy: Maximum Vehic	cles allowed: Number of bedrooms:	Number of people home can accommodate:	
I AFFIRM THAT THE APPLICANT IS IN & FIRE CODES; AND THAT ALL APPLI	COMPLIANCE WITH ALL APPLICABLE CABLE TAXES DEES AND OTHER CHA	E ZONING REQUIREMENTS, BUILDING ARGES HAVE BEEN PAID.	
Building Official Signature:	Lash	Date: 1/28/25	
Fire Inspector Signature:COMMENTS:	THE PROPERTY OF THE PROPERTY O	Date:_//	
· laba			
Date Received: 117125			
Agenda Date: 1 250.8			
Payment Method:			



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Attorney at Law 2112 Bienville Blvd., Suite H1 Ocean Springs, MS 39564 (228) 818-5552

INDEXING INSTRUCTIONS: Lot 1, Long Beach Townhouse

STATE OF MISSISSIPPI COUNTY OF HARRISON

Return to: Andy J. Alfonso, III Attorney at Law 2112 Bienville Blvd., Suite H1 Ocean Springs, MS 39564 (228) 818-5552

### WARRANTY DEED

FOR AND CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid and other good, legal and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned

M & H Builders and Developers, L1.C 145 Gill Avenue, Biloxi, MS 39530 c/a (228) 818-5552

does hereby sell, convey and warrant unto

Leslie Norris Tobbia and Patrick Tobbia as Co-trustees of the Tobbia Living Trust U/A, dated January 26, 2021 887 Kingswood boulevard, Mountain Home AR 72653 c/o (228) 818-5552

as joint tenants with full right of survivorship and not as tenants in common the land and property situated in the County of Harrison, State of Mississippi, described as follows, to-wit:

Lot 1, Long Beach Townhouse, as per map or plat thereof on file and of record in the

Flush

Office of the Chancery Clerk of the Second Judicial District of Harrison County,
Mississippi in Plat Book 32, Pages 19 and 19A, together with a non-exclusive easement
of right-of-way for ingress and egress across the property on the Plat indicates as the
Private Driveway Eusement.

THIS CONVEYANCE is made subject to all applicable building restrictions, restrictive ints, casements and mineral reservations 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. When said taxes are actually determined, if the proration as of this date is incorrect, the Granter agrees to pay to the Grantee or his/her assigns any amount which is a deficit on an actual proration and likewise, the Grantee agrees to pay to the Granter any amount overpaid by the Granter.

WITNESS THE SIGNATURE of the Grantor, this the 19th day of November, 2024.

M & H Builders and Developers, LLC

Mike Hure, member

STATE OF MISSISSIPPI COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this 19th day of November, 2024, within my jurisdiction, the within numed, Mike Hare, who acknowledged to me that he is member of the within named, M & H Builders and Developers, LLC, 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.

GIVEN under my hand and the official seal of my offic

ID # 5310

Commission Expires Sept. 1, 2027

File #240489

39 M.B. 37

### LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Gulf Coast Vacation Station, LLC. Short Term Rental Agreement

This Rental Agreement and Contract (the "Agreement") is a legally binding agreement made and entered into as of the Reservation Date written below by and between the undersigned person(s) or company (the "Guest") and the undersigned owner, manager or agent ("Rental Agent"), pursuant to which the Guest has agreed to rent the residence described below (the "Property"), for the duration of the Rental Term for the Total Rental Fee and other good and valuable consideration as described herein

### OCCUPANCY

Guest agrees that no more than 8 persons shall be permitted on the Property at any time during the Rental Term, all of whom shall comply with the conditions and restrictions imposed upon Guest under this Agreement

### CONDITION AND USE OF PROPERTY

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The Property is provided in "as is" condition. Rental Agent shall use its best efforts to ensure the operation of all amenities in the Property, such as internet access, satellite or cable TV access or hot tubs, fireplaces as applicable. Rental Agent shall not be held responsible for such item's failure to work, but will make every effort to correct any issues as reported as quickly as possible. Guest acknowledges that use of amenities such as hot tubs, pools, spas, fireplaces, decks, and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children and such use is at the Guest's own risk.

Guest shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss Guest shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss to the Property and keep the Property in clean and sanitary condition at all times. Guest and any additional permitted guests shall refrain from loud noise and shall not disturb, annoy, endanger, or inconvenience neighbors, nor shall Guest use the Property for any immoral, offensive or unlawful purposes, nor violate any law, association rules or ordinance, nor commit waste or nuisance on or about the Property.

If Guest should fail to comply with the conditions and obligations of this Agreement, Guest shall surrender the Property, remove all Guest's property and belongings and leave the Property in good order and free of damage. No refund of any portion of the Total Rental Fee shall be made and if any legal action is necessary, the prevailing party shall be entitled to reimbursement from the other party for all costs incurred.

### ASSIGNMENT OR SUBLEASE

Guest shall not assign or sublease the Property or permit the use of any portion of the Property by other persons who are not family members or guests of the Guest and included within the number of and as permitted occupe

### RISK OF LOSS AND INDEMNIFICATION

Guest agrees that all personal property, furnishings, personal affects and other items brought into the Property by Guest, or their permitted guests and visitors shall be at the sole risk of Guest with regard to any theft, damage, destruction or other loss and Rental Agent shall not be responsible or liable for any reason whatsoever.

successors, employees and contractors from and against any costs, damages, liabilities, claims, legal fees and other actions for any damages, costs, attorneys fees incurred by Guest, permitted guests, visitors or agents, representatives or successors of Guest due to any claims relating to destruction of property or injury to persons or loss of life sustained by Guest or family and visitors of Guest in or about the Property and Guest expressly agrees to save and hold Rental Agent harmless in all such cases.

### RELEASE

Guest hereby waives and releases any claims against Rental Agent, the Property owner and their successors, assigns, employees or representatives, officially or otherwise, for any injuries or death that may be sustained by Guest on or near or adjacent to the Property, including any common facilities, activities or amenities. Guest agrees to use any such facilities or amenities entirely at the Guest's own initiative, risk and responsibility.

ENTRY AND INSPECTION

Rental Agent reserves the right to enter the Property at reasonable times and with reasonable advance notice for the purposes of inspecting the Property or showing the Property to prospective purchasers, renters or other authorized persons. If Rental Agent has a reasonable belief that there is imminent danger to any person or property, Rental Agent may enter the Property without advance notice

### UNAVAILABILITY OF PROPERTY

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In the event the Property is not available for use during the Rental Term due to reasons, events or circumstances beyond the control of Rental Agent, Rental Agent will apply due diligence and good faith efforts to locate a replacement property that equals or exceeds the Property with respect to occupancy capacity, location and value that meets the reasonable satisfaction of the Guest. If such replacement property cannot be found and made available, Rental Agent shall immediately return all payments made by the Guest, whereupon this Agreement shall be terminated, and Guest and Rental Agent shall have no further obligations or liabilities in any manner negtaining to this Agreement. pertaining to this Agreement.

### ADDITIONAL TERMS TO THE RENTAL AGREEMENT

In addition to the standard terms included herein, Guest acknowledges and agrees that the following additional terms and conditions apply to the Guest's rental of the Property:

### GENERAL PROVISIONS

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This Agreement contains the entire agreement between the parties with regard to the rental of the Property, and any changes, amendments or modifications hereof shall be void unless the same are in writing and signed by both the Guest and the Rental Agent. This Agreement shall be governed by the laws of the State Mississippi. The words "Rental Agent" and "Guest" shall include their respective heirs, successors, representatives: The waiver or failure to enforce any breach or provision of this Agreement shall not be considered a waiver of that or any other provision in any subsequent breach thereof. If any provision herein is held invalid, the remainder of the Agreement shall not be affected. Any notice required to be given under this Agreement shall be in writing and sent to the contact information included herein. This Agreement may be signed in one or more counterparts, each of which is an original, but taken together constitute one in the same Instrument.

CHECK-IN TIME Is AFTER 4 P.M. CST AND CHECKOUT Is AT 10 A.M. CST. There is no early check in or late check out.

SMOKING: Allowed outside only. If there is evidence of smoking in the house, then there will be an additional cleaning fee of \$500.00 added to the credit card on file.

NO PETS. If there is evidence of smoking in the house, then there will be an additional cleaning fee of \$500.00 added to the credit card on file.

OCCUPANCY: No persons other than those in the Guest party set forth below may stay overnight on the property. Maximum occupancy is \_\_\_ people including children. No more than \_\_\_ people can occupy the home over night. No guests allowed.

Must be 21 or older to make a reservation. Parties or large groups need management approval. Port a let's may be required and additional fees are to be pald by renter. Keep the property and all furnishings in good order.

PARKING – Parking is limited to \_\_\_\_ vehicle(s). Vehicles are to be parked in designated parking areas only. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

No firearms or fireworks allowed. You will be asked to leave immediately without a refund if you violate this rule. Please do not play loud music or musical instruments. No abusive noise will be tolerated.

A reservation deposit of \$500.00 is required upon booking. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in provided garbage tote, and solled dishes are cleaned.
- All used towels are placed in a bathtub
- All keys are left on the kitchen table and unit is left unlocked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- No early check-in or late checkout.
- No contamination of property with cigarette smoke or any other contaminate
- The vacationer is not evicted by the owner (or representative of the owner) or the local law enforcement.
- · All furnishings inside and outside are in their proper place

If damages exceed the damage deposit, then the amount of damages will be due in full Immediately.

Reservation Balance: 50% is due within five (10) days of booking. Remainder is due fourteen (14) days before your arrival date. (Unless other arrangements have been made)

INCLUSIVE FEES – Rates include a one-time linen & towel setup. You must bring sheets for the sofa bed if you need to use it.

Cancellation Policy: Management and Guest agreement is required to cancel a reservation. Guest can reschedule the reservation at a later date.

NO DAILY HOUSEKEEPING SERVICE — While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units. Upon exiting the home please take out the trash, wash the dishes and put dirty towels in the tub. Keep the property and all furnishings in good order. There is a washer /dryer in each house for

guest use. Please put the garbage cans out as specified by the signs on the posts. A one time cleaning fee is added to your rental amount.

RATE CHANGES - Rates subject to change without notice

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

WATER AND Sewer. DO NOT FLUSH anything other than toilet paper. No feminine products, diapers, baby wipes, condoms, etc. should be flushed at anytime. If it is found that anything other than toilet paper has been flushed and clogged the sewer system, you could be charged damages of two hundred dollars or more (\$200+).

Please check that you have removed all your personal belongings upon checkout. Anything left behind can be mailed for a \$25.00 service fee plus postage. Any unclaimed items will be donated after 14 days

This home is privately owned; the owners 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. Fire Extinguishers are located under the sink in each of the houses. Please use them responsibly and only for what they are intended for. Do not remove them from the home.

Any requests for changes to this contract must be in writing by the guest and have a manager's signature of

Trash pickup: Place the cans by the road on Monday evening for Tuesday morning pickup.

Completing this booking signifies that I have read all the rules and regulations and I agree to all the terms and conditions of this contract.

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After considerable discussion, Commissioner Brown made motion seconded by Commissioner DiLorenzo and unanimously carried recommending to approve the application as submitted.

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It came for discussion under New Business a Short-Term Rental for the property located at 996 West Beach Blvd, Unit 2, Tax Parcel 0512J-01-036.008, submitted by Patrick and Leslie Tobbia (owners) and Gulf Coast Vacation Station, LLC (property manager), as follows:

	CITY OF LON	G BEACH, MISSISSI	PPI		
PHYSICAL ADDRESS:		OR SHORT-TERM RI		ADDRESS.	
201 JEFF DAVIS AVENUE LONG BEACH, MS 39560		HONE: (228) 863-1554 FAX: (228) 863-1558	POST OFFICE LONG BEACE		
PROPERTY INFORMATION:	2			> 1	50.
ADDRESS:996 Beach Blvd Ur			Tax Purcel () 5 /	7) - 01 =	536.cog
OWNER'S INFORMATION:	(Location of Short-To	erm Rental)			
Property Owner's Name: Patrick	k and Leslie Tobb	la			
Property Owner's Address: 887 K	ingswood Blvd M	ountain Home, AR 72653			
Property Owner's Mailing Address,	if different from abo	ve:			
*		City	State	Zip	
Property Owner's Phone No: 704 4	38 2306	Email Address:_Leslie	obbia@gmail.com		
Is there a homeowner's association f	or the neighborhood	?If so, please provide v	vritten statement of support	of short term rental?	
PROPERTY MANAGER INFOR		15+ Vacati	on Station	ILLC	
Property Manager's Address: (Must	be a local contact)		_		
1418 315	+ Are	_ Out	Portons	39501	
Property Manager's Phone No.:	082292	275 City	V Soperator	Ogunce!	1 de
PLEASE PROVIDE THE FOLLO	WING:	1		0	
Mississippi Sales Tax ID#	/\/\	A			
<ul> <li>Recorded Warranty Deed</li> <li>Parking Rules &amp; Plan</li> </ul>	71				
<ul> <li>Trash Management Plan</li> </ul>					
<ul> <li>Copy of Proposed Rental Ag</li> <li>Proof of Liability Insurance</li> </ul>	greement , which includes shor	rt term rental coverage			
ADDITIONAL INFORMATION:					
<ul> <li>Completed written statemen</li> </ul>					
<ul> <li>FEES: \$250, nonrefundable Beach.</li> </ul>	application fee, \$500	), yearly renewable fee. Chec	ks should be made payable	to the City of Long	
<ul> <li>LICENSE: A Privilege Tax</li> </ul>	License must be app	lied and paid for after approve	al.		
INCOMPLETE APPLICAT	IONS will not be pro			1	
I HEREBY CERTIFY THAT I HAV	E READ THIS APP!	<u>AFFIDAVIT</u> LICATION AND THAT ALI	INFORMATION CONTA	ANED HEREIN	
TRUE AND CORRECT; I ACKNOW OF SHORT-TERM RENTALS (Ordi	VLEDGE RECEIPT	OF AND AGREE TO COMP	LY WITH THE RULES &	REGULATIONS	
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Leslie Tobbia	Leslie Tobbia	datloop ver/fle () 1/03/23 (6-4) / () () () () () () () () () () () () () (	1 AM (51 PM-YC21 <u>01/0</u>	3/2025	
PRINT NAME	SIG	NATURE		DATE	
Maximum Ogcupancy: Maximum	BFLOW IS Vehicles allowed:	Number of bedrooms:			
(Q	Sies allowed,	Number of Bedrooms:	Number of people home c	an accommodate:	
I AFFIRM THAT THE APPLICANT & FIRE CODES; AND THAT ALL	IS IN COMPLIANO	CE WITH ALL APPLICABLES CHARLES CHARLE	E ZONING REQUIREMEN	VTS, BUILDING	
Building Official Signature:	y 2	oo L	Date: 1/2	8/25	
Fire Inspector Signature:	9)		Date://	/	
COMMENTS:					
1/1/20	1				
Agenda Date: 123 25	\ <del></del>				
Amount Due/Paid: 250, 6				T	
Payment Method: 696					
	J				



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INSTRUMENT 2024-0023990-0-JJ INSTRUMENT 2024-0023990-0-JJ IELEDMECORDED 1270/2024-11-21:01 AN TOTAL FEES \$28.00

INDEXING INSTRUCTIONS: Lot 2, Long Beach Townhous

Prepared By: Andy J. Alfonso, III Attorney at Law 2112 Bienville Blvd., Suite HI Ocean Springs, MS 39564 (228) 818-5552

Return to: Andy J. Alfonso, III Attorney at Law 2112 Bienville Blvd., Suite HI Ocean Springs, MS 39564 (228) 818-5552

### WARRANTY DEED

FOR AND CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid and other good, legal and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned

M & H Builders and Developers, LLC 145 Gill Avenue, Biloxi, MS 39530 c/o (228) 818-5552

does hereby sell, convey and warrant unto

Leslie Norris Tobbia and Patrick Tobbia as Co-trustees of the Tobbia Living Trust U/A, dated January 26, 2021

887 Kingswood boulevard, Mountain Home AR 72653

c/o (228) 818-5552

as joint tenants with full right of survivorship and not as tenants in common the land and property situated in the County of Harrison, State of Mississippi, described as follows, to-wit:

Lot 2, Long Beach Townhouse, as per map or plat thereof on file and of record in the

First
Office of the Chancery Clerk of the Second Judicial District of Harrison County, Mississippi in Plat Book 32, Pages 19 and 19A, together with a non-exclusive easem of right-of-way for ingress and egress across the property on the Plat indicates as the Private Driveway Easement.

THIS CONVEYANCE is made subject to all applicable building restrictions, restrictive ants, easements and mineral reservations 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. When said taxes are actually determined, if the proration as of this date is incorrect, the Grantor agrees to pay to the Grantee or his/her assigns any amount which is a deficit on an actual proration and likewise, the Grantee agrees to pay to the Grantor any amount overpaid by the Grantor.

WITNESS THE SIGNATURE of the Grantor, this the 19th day of November, 2024.

M & H Builders and Developers, LLC

Mike Hare, member

STATE OF MISSISSIPPI COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this 19th day of November, 2024, within my jurisdiction, the within named, Mike Hare, who acknowledged to me that he is member of the within named, M & H Builders and Developers, LLC, 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.

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

Commission Expires ROJYAT-GRAJJAN WONE ALJUL OLEGE CI

45 M.B. 37

Gulf Coast Vacation Station, LLC. Short Term Rental Agreement

This Rental Agreement and Contract (the "Agreement") is a legally binding agreement made and entered into as of the Reservation Date written below by and between the undersigned person(s) or company (the "Guest") and the undersigned owner, manager or agent ("Rental Agent"), pursuant to which the Guest has agreed to rent the residence described below (the "Property"), for the duration of the Rental Term for the Total Rental Fee and other good and valuable consideration as described herein.

### OCCUPANCY

Guest agrees that no more than 8 persons shall be permitted on the Property at any time during the Rentat Term, all of whom shall comply with the conditions and restrictions imposed upon Guest under this Agreement.

### CONDITION AND USE OF PROPERTY

CONDITION AND USE OF PROPERTY
The Property is provided in "as is" condition, Rental Agent shall use its best efforts to ensure the operation of all amenities in the Property, such as Internet access, satellite or cable TV access or hot tubs, fireplaces as applicable. Rental Agent shall not be held responsible for such item's fallure to work, but will make every effort to correct any issues as reported as quickly as possible. Guest acknowledges that use of amenities such as hot tubs, pools, spas, fireplaces, decks, and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children and such use is at the Guest's own risk.

Guest shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss to the Property and keep the Property in clean and sanitary condition at all times. Guest and any additional permitted guests shall refrain from loud noise and shall not disturb, annoy, endanger, or inconvenience neighbors, nor shall Guest use the Property for any immoral, offensive or unlawful purposes, nor violate any law, association rules or ordinance, nor commit waste or nuisance on or about the Property.

Guest should fall to comply with the conditions and obligations of this Agreement, Guest shall urrender the Property, remove all Guest's property and belongings and leave the Property in good rder and free of damage. No refund of any portion of the Total Rental Fee shall be made and if any le ction is necessary, the prevailing party shall be entitled to reimbursement from the other party for all

### ASSIGNMENT OR SUBLEASE

Guest shall not assign or sublease the Property or permit the use of any porlion of the Property by other persons who are not family members or guests of the Guest and included within the number of and as permitted occupants under this Agreement.

### RISK OF LOSS AND INDEMNIFICATION

Guest agrees that all personal property, furnishings, personal affects and other items brought into the Property by Guest, or their permitted guests and visitors shall be at the sole risk of Guest with regard to any theft, damage, destruction or other loss and Rental Agent shall not be responsible or liable for any reason whatsoever

Guest hereby covenants and agrees to indemnify and hold harmless Rental Agent and their agents, owners, Suest hereby coverants and agrees to indemnify and note narmiess kental Agant and their agents, owners, successors, employees and contractors from and against any costs, damages, liabilities, calams, legal fees and other actions for any damages, costs, attorneys fees incurred by Guest, permitted guests, visitors or agents, representatives or successors of Guest due to any claims relating to destruction of property or injury to persons or loss of life sustained by Guest or family and visitors of Guest in or about the Property and Guest expressly agrees to save and hold Rental Agent harmless in all such cases.

Guest hereby waives and releases any claims against Rental Agent, the Property owner and their successors, assigns, employees or representatives, officially or otherwise, for any injuries or death that may be sustained by Guest on or near or adjacent to the Property, including any common facilities, activities or amenities. Guest agrees to use any such facilities or amenities entirely at the Guest's own initiative, risk and responsibility.

Rental Agent reserves the right to enter the Property at reasonable times and with reasonable advance notice for the purposes of inspecting the Property or showing the Property to prospective purchasers, renters or other authorized persons. If Rental Agent has a reasonable belief that there is imminent danger to any person or property, Rental Agent may enter the Property without advance notice.

### UNAVAILABILITY OF PROPERTY

UNAVAILABILITY OF PROPERTY
In the event the Property is not available for use during the Rental Term due to reasons, events or circumstances beyond the control of Rental Agent, Rental Agent will apply due diligence and good faith efforts to locate a replacement property that equals or exceeds the Property with respect to occupancy capacity, location and value that meets the reasonable satisfaction of the Guest. If such replacement property cannot be found and made available, Rental Agent shall immediately return all payments made by the Guest, whereupon this Agreement shall be terminated, and Guest and Rental Agent shall have no further obligations or liabilities in any manner pertaining to this Agreement. pertaining to this Agreement

### ADDITIONAL TERMS TO THE RENTAL AGREEMENT.

In addition to the standard terms included herein, Guest acknowledges and agrees that the following additional terms and conditions apply to the Guest's rental of the Property:

### GENERAL PROVISIONS

GENERAL PROVISIONS

This Agreement contains the entire agreement between the parties with regard to the rental of the Property, and any changes, amendments or modifications hereof shall be vold unless the same are in writing and signed by both the Guest and the Rental Agent. This Agreement shall be governed by the laws of the State Mississippi. The words "Rental Agent" and "Guest" shall include their respective heirs, successors, representatives. The waiver or failure to enforce any breach or provision of this Agreement shall not be considered a waiver of that or any other provision in any subsequent breach thereof. If any provision herein is held invalid, the remainder of the Agreement shall not be affected. Any notice required to be given under this Agreement shall be in writing and sent to the contact information included herein. This Agreement may be signed in one or more counterparts, each of which is an original, but taken together constitute one in the same instrument.

CHECK-IN TIME Is AFTER 4 P.M. CST AND CHECKOUT Is AT 10 A.M. CST. There is no early check in or late check out.

SMOKING: Allowed outside only. If there is evidence of smoking in the house, then there will be an additional cleaning fee of \$500.00 added to the credit card on file.

NO PETS. If there is evidence of smoking in the house, then there will be an additional cleaning fee of \$500.00 added to the credit card on file.

### LONG BEACH PLANNING and DEVELOPMENT COMMISSION

OCCUPANCY: No persons other than those in the Guest party set forth below may stay overnight on the property. Maximum occupancy is \_\_\_ people including children. No more than \_\_\_ people can occupy the home over night. No guests allowed.

Must be 21 or older to make a reservation. Parties or large groups need management approval, Port a let's may be required and additional fees are to be paid by renter. Keep the property and all furnishings in good order

PARKING – Parking is limited to \_\_\_ vehicle(s). Vehicles are to be parked in designated parking areas only. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

No firearms or fireworks allowed. You will be asked to leave immediately without a refund if you violate this rule. Please do not play loud music or musical instruments. No abusive noise will be tolerated.

A reservation deposit of \$500.00 is required upon booking. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in provided garbage tote, and soiled dishes are cleaned.
- All used towels are placed in a bathtub
- All keys are left on the kitchen table and unit is left unlocked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged. No early check-in or late checkout.
- No contamination of property with cigarette smoke or any other contaminate
- The vacationer is not evicted by the owner (or representative of the owner) or the local law enforcement.
- All furnishings inside and outside are in their proper place

If damages exceed the damage deposit, then the amount of damages will be due in full immediately, Reservation Balance: 50% is due within five (10) days of booking. Remainder is due fourteen (14) days before your arrival date. (Unless other arrangements have been made)

INCLUSIVE FEES - Rates include a one-time linen & towel setup. You must bring sheets for the sofa bed if you need to use it.

Cancellation Policy: Management and Guest agreement is required to cancel a reservation, Guest can reschedule the reservation at a later date

NO DAILY HOUSEKEEPING SERVICE - While linens and bath towels are included in the unit, daily maid service Is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units. Upon exiting the home please take out the trash, wash the dishes and put dirty towels in the tub. Keep the property and all furnishings in good order. There is a washer /dryer in each house for

guest use. Please but the garbage cans out as specified by the signs on the posts. A one time cleaning fee is added to your rental amount.

RATE CHANGES - Rates subject to change without notice.

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

WATER AND Sewer. DO NOT FLUSH anything other than toilet paper. No feminine products, diapers, baby wipes, condoms, etc. should be flushed at anytime. If it is found that anything other than toilet paper has been flushed and clogged the sewer system, you could be charged damages of two hundred dollars or more (\$200+).

Please check that you have removed all your personal belongings upon checkout. Anything left behind can be mailed for a \$25.00 service fee plus postage. Any unclaimed items will be donated after 14 days

This home is privately owned; the owners 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. Fire Extinguishers are located under the sink in each of the houses. Please use them responsibly and only for what they are intended for. Do not remove them from the home.

Any requests for changes to this contract must be in writing by the guest and have a manager's signature of approval.

Trash pickup: Place the cans by the road on Monday evening for Tuesday morning pickup.

Completing this booking signifies that I have read all the rules and regulations and I agree to all the terms and onditions of this contra

Thank you for choosing to stay with us. We look forward to hosting youl

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After considerable discussion, Commissioner Glenn made motion, seconded by Commissioner Brown and unanimously carried recommending to approve the application as submitted.

\***\*** 

It came for discussion under New Business, a Certificate of Resubdivision for the property located at 5549 Gates Avenue, Tax Parcels 0611J-01-009.000 and 0611J-001-009.001, submitted by Joe Schepens, as follows:



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 1-27-25
Zoning 12-1
Agenda Date 2-13-25
Check Number 3158

### APPLICATION FOR CERTIFICATE OF RESUBDIVISION

T		TURE OF CLOSE OF PROTECTION	
I.		TYPE OF CASE: CERTIFICATE OF RESUBDIV	VISION
II.		ADVALOREM TAX PARCEL NUMBER(S):	09.000 + 0611,5-01-009.
III.		GENERAL LOCATION OF PROPERTY INVOLVE	ED: Godes Aire
IV.		ADDRESS OF PROPERTY INVOLVED: 55	549 Gotes Ave
V.		GENERAL DESCRIPTION OF REQUEST: Resubdi	livision of Subdivide
		Into	
VII	E. C. ***	OWNERSHIP AND CERTIFICATION:  READ BEFORE EXECUTING, the applicant a requirements inherent in the process have been fully application, the completed application with all necessing application.	che amount of \$375.00 If applicable proof of authority to act as agent for owner.  PTED WITHOUT THE ABOVE LISTED DOCUMENTS.  acknowledges that, in signing this application, all conditions and y explained and understood, including the timetable for processing the ssary documents and payments must be returned to the Planning office hursday of each month. Receipt of fee(s) does not constitute receipt of a
	() ()	Ownership: I the undersigned due hereby agree to a Drdinance and agree to pay all fees and charges as state	all the rules and regulations as set forth in the Long Beach Zoning sted.
	Ì	Name of Rightful Owner (PRINT)	Name of Agent (PRINT)
	6	5557 Gotes Ave	g(c)
	C	Owner's Mailing Address	Agent's Mailing Address
	-	Long Beach, MS 39560	
	(	City State 'Zip	City State Zip
	P	J28-239-8020	
	1	weep lekepens	Phone
	\$	ignature of Rightful Owner/ Date	Signature of Applicant Date

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.

property involved in this request or district decides the owner's agent for herein described request.
NAME OF OWNER (PRINT) JOE Schepens
ADDRESS (STREET, CITY, STATE, ZIP CODE) 5557 GOARS AND LONG BOOKING 39500
PHONE # (H) (C) 228-239-8025
TAX PARCEL NUMBER(S) OWNED OLO 11 J-01-009,000 + 0611 J-01-009,001
SIGNATURE JOL SCHOPENS
NAME OF OWNER (PRINT) Linda Sue Schepens
ADDRESS (STREET, CITY, STATE, ZIP CODE) 5557 Gates Aul Long Beach, NS 39300
PHONE # (H) (C) 228-239-8025
TAX PARCEL NUMBER(S) OWNED 00115-01-009,000 + 00115-01-009.001
SIGNATURE
NAME OF OWNER (PRINT) Angela Schepens Glenn
ADDRESS (STREET, CITY, STATE, ZIP CODE) 40 A Flat Rd Wiggins MS 39577
PHONE # (H) (C) 228-860-5505
TAX PARCEL NUMBER(S) OWNED OUIT TO 1-009.001
SIGNATURE Unfelalchepons Glann
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: School

BCCX 804 PAGE 79

STATE OF MISSISSIPPI COUNTY OF HARRISON FIRST JUDICIAL DISTRICT

### WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, THERESA DAJRO SCHEPENS, also known as Threcia Dauro Schepens, a wicow, do hereby sell, convey, and warrant onto JOSEPH J. SCHEPENS and his wife, LINDA SUE SCHEPENS, as joint tenants with full rights of survivorship and not as tenants in common, the following described property situated in the First Judicial District, Harrison County, Mississippi, to-wit:

The East 380 feet of Lots 9 and 10 and the East 380 feet of the North 74 feet of Lot'll, all in Block 3 of Cox's Subdivision of Section 13, Townohip 8 South, Range 12 West, First Judicial District, Harrison County, Mississippi, in accordance with the official map or plat Introd out file and of record in the office of the Chancery Clerk of saic county and state; LESS AND EXCEPT a parcel conveyed to Joseph J. Schepns, et al, by deed dated September 28, 1962, recorded in Book 503 at page 106 of the Harrison County Deed Records.

The grantor specifically affirms and retains the life estate for that parcel of land so described in the aforesaid deed dated. September 28, 1962, as recorded in Book 503 at page 106 of the liarrison County Deed Records.

This conveyance is subject to the right-of-way of Gates

Avenue over and across the East 10 feet of the property hereinabove

described

Ad valorem taxes for the year 1977 and thereafter are assumed by the grantees berein.

MARY 804 MEE 80

WITHESS my signature, this the  $\Delta S^{T,0}$  day of April, A.D.,

Theresa Dauro Schepens (Aur Hark)

WILLIAMS WILLIAMS

Micross 4 Chinas

STATE OF MISSISSIPPI COUNTY OF MARRISON

Personally appeared before me, the undersigned authority in and for the aforesaid county and state, THERESA DAURO SCHEPENS, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and in the year therein mentioned.

Given under my hand and official soal of office, this the

/5 70 day of April. A.D., 1977.

Salard & Ja Inkine
My Commission Expires:

The Commits Stor Experience

STATEMENT OF RES

52 M.B. 37

### LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF TWO PARCELS INTO SITUATED IN LOTS 9 **EXISTING** THROUGH 11, BLOCK 3, COX'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO PARCELS "1", "2", AND "3". SAID PARCELS BEING REFERRED TO AS COUNTY TAX PARCELS NO. 0611J-01-009.000 AND 0611J-01-009.001 NOTE: PROPERTY IS SERVICED BY CITY OF LONG BEACH WATER AND SEWER AT SCALE 1" = 50' GPS OBSERVATION THIS TIME **NOTE** REFERENCE: GRID NORTH DATE OF FIELD WORK: 12/20/2024 TOPCON VR RECIEVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK BY GPS OBSERVATION (DATUM=NAD 83) DAURO ROAD POINT OF BEGINNING FOR PARCEL "1", 1/2" IRON ROD SET 3/8" IRON ROD FOUND (M) N 89°33'47" E 190.00 LOT 8 (M) N 89°33'47" E 180.13' LOT 9 POWER POLE AND GUY WIRE 1/2" IRON ROD FOUND POOL HOUSE ASPHALT DRIVEWAY CHAIN LINK FENCE POOL POWER 1-STORY, POLE AND GUY WIRE SINGLE FAMILY RES FIRE HYDRANT (M) N 89°33'4 L 8.5 SHED 0611J-01-009.000 SEWER CLEANOUTS 94,928,70 SO FT 2.179 ACRES 0611J-01-009.001 LOT 9 28.888.94 SQ.FT LOT 10 0.663 ACRE (M) S.00°03'66" W 334.57 ASPHALT DRIVEWAY GATES AVENUE 146.65 9.0 ROOF 1-STORY. SEWER BRICK POWER POLE FAMILY RES GRAVEL DRIVEWAY W. 197.00 LOT 10 LOT 11 90 57 OVERHEAD POWER LINE (M) S 89°10'47" W 367.36 (R) 370' 1" IRON 3/8" IRON ROD FOUND FOUND NOTES:

1.) FIELD SURVEY PEFORMED WITH A TOPCON VR GPS RECEVER.

2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION JTLIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).

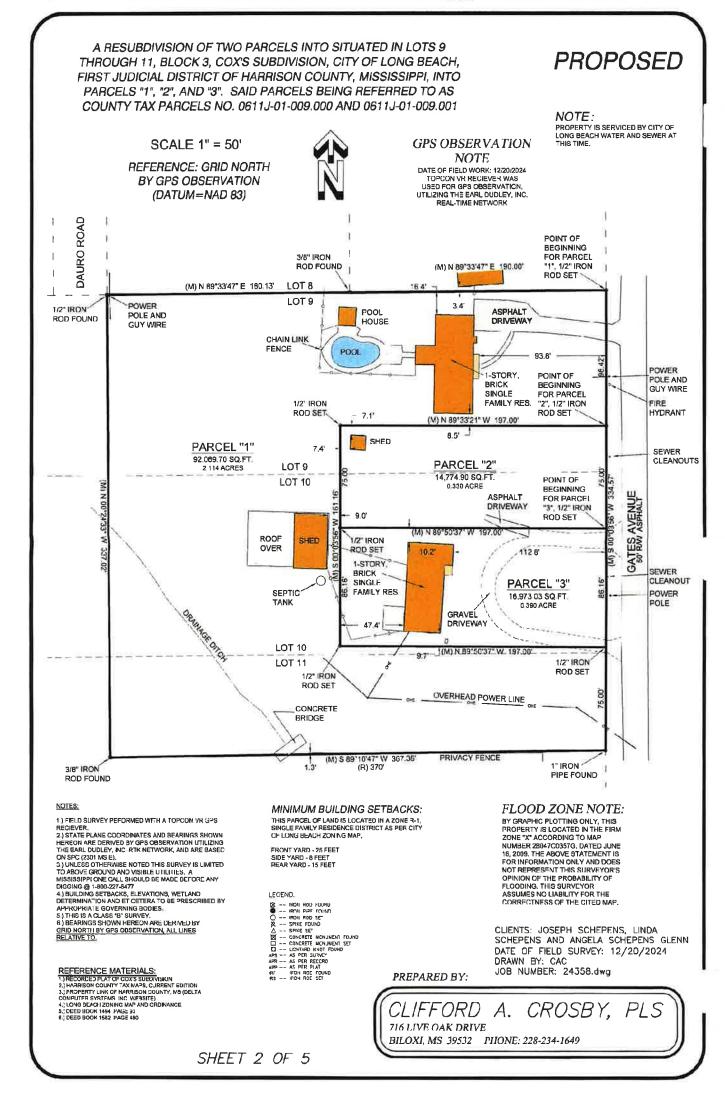
3.) UNLESS OTHERWISE NOTED TI IIB SURVEY IS LIMITED TO ABOVE GROUND AND VISIBI F LITHITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DICQING @ 1-800-227-8477.

4.) BUILDING SETBACKS, ELEVATIONS, WE ILAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES

5.) THIS IS A CLASS TO SURVEY.

6.) BEARINGS SHOWN HEREON ARE CERIVED BY: GRID NORTH BY GPS OBSERVATION. ALL LINES RELATIVE TO. MINIMUM BUILDING SETBACKS: FLOOD ZONE NOTE: THIS PARCEL OF LANC IS LOCATED IN A ZONE R-1, SINGLE FAMILY RESIDENCE DISTRICT AS PER CITY OF LONG REACH ZONING MAP BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBER 28047C0357G, DATED JUNE FRONT YARD - 25 FEET SIDE YARD - 8 FEET REAR YARD - 16 FEET NUMBER 28047C0337G, DATED JUNF 16, 2008. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. LEGEND: LEGEND:

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- INCH ROD STI CLIENTS: JOSEPH SCHEPENS, LINDA SCHEPENS AND ANGELA SCHEPENS GLENN DATE OF FIELD SURVEY: 12/20/2024 DRAWN BY: CAC
JOB NUMBER: 24358.dwg REFERENCE MATERIALS. PREPARED BY: 1.) RECORECT PLAT OF COXES SUBDIVISION:
2.) HANNISON CULNITY TAX MAPS, CURRENT EDITION
3.) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA
COMPUTER SYSTEMS INC, WEBSITE)
4.) LOVE BEACH ZONNIG WAP AND ORDINANCE
6.) DEED BOOK 1404 PAGES
6.) LIEED BOOK 1502, PAGE 480 CROSBY, PLS CLIFFORD 716 LIVE OAK DRIVE BILOXI, MS 39532 PHONE: 228-234-1649 SHEET 1 OF 5



A RESUBDIVISION OF TWO PARCELS INTO SITUATED IN LOTS 9
THROUGH 11, BLOCK 3, COX'S SUBDIVISION, CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO
PARCELS "1", "2", AND "3". SAID PARCELS BEING REFERRED TO AS
COUNTY TAX PARCELS NO. 0611J-01-009.000 AND 0611J-01-009.001

### LONG BEACH PLANNING COMMISSION

### **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 parcels (0611J-01-009.000) and (0611J-01-009.001) into three parcels. The subject property is generally described as being located (on west side of Gates Avenue, Long Beach, MS).

### **LEGAL DESCRIPTIONS**

### LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (0611J-01-009.000):

THAT SAME PROPERTY DESCRIBED AS PARCEL C IN DEED BOOK 1582 ON PAGE 480 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

### LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (0611J-01-009.001):

THAT SAME PROPERTY DESCRIBED IN DEED BOOK 1494 ON PAGE 93 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

### LEGAL DESCRIPTIONS OF THE THREE PROPOSED PARCELS:

### **LEGAL DESCRIPTION of PARCEL "1":**

A PARCEL OF LAND SITUATED IN LOTS 9, 10 AND 11, BLOCK 3, COX'S 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 A 1/2" IRON ROD SET AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID LOT 9 WITH THE WEST MARGIN OF GATES AVENUE; THENCE ALONG THE WEST MARGIN OF GATES AVENUE, \$00°03'56"W 98.42' TO A 1/2" IRON ROD SET; THENCE \$00°03'56"W 161.16' TO A 1/2" IRON ROD SET; THENCE \$89°50'37"E 197.00' TO A 1/2" IRON ROD SET ON THE WEST MARGIN OF GATES AVENUE; THENCE ALONG SAID WEST MARGIN, \$00°03'56"W 75.00' TO A 1/2" IRON PIPE FOUND; THENCE \$89°10'47"W 367.36' TO A 3/8" IRON ROD FOUND; THENCE \$00°24'33"W 337.02' TO A 1/2" IRON ROD FOUND; THENCE \$89°33'47"E 180.13' TO A 3/8" IRON ROD FOUND; THENCE CONTINUE \$89°33'47"E 190.00' TO THE POINT OF BEGINNING, CONTAINING 2.114 ACRES.

### LEGAL DESCRIPTION of PARCEL "2":

A PARCEL OF LAND SITUATED IN LOTS 9 AND 10, BLOCK 3, COX'S 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):

COMMENCING AT A 1/2" IRON ROD SET AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID LOT 9 WITH THE WEST MARGIN OF GATES AVENUE; THENCE ALONG SAID WEST MARGIN OF GATES AVENUE, S00°03'56"W 98.42' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID WEST MARGIN, S00°03'56"W 75.00' TO A 1/2" IRON ROD SET; THENCE N89°50'37"W 197.00' TO A 1/2" IRON ROD SET; THENCE N00°03'56"E 75.00' TO A 1/2" IRON ROD SET; THENCE S89°33'21"E 197.00' TO THE POINT OF BEGINNING, CONTAINING 14,774.90 SQUARE FEET OR 0.339 ACRE.

### LEGAL DESCRIPTION of PARCEL "3":

A PARCEL OF LAND SITUATED IN LOT 10, BLOCK 3, COX'S 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):

COMMENCING AT A 1/2" IRON ROD SET AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID LOT 9, BLOCK 3, COX'S SUBDIVISION WITH THE WEST MARGIN OF GATES AVENUE; THENCE ALONG SAID WEST MARGIN OF GATES AVENUE, S00°03'56"W 173.42' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID WEST MARGIN, S00°03'56"W 86.16' TO A 1/2" IRON ROD SET; THENCE N89°50'37"W 197.00' TO A 1/2" IRON ROD SET; THENCE N00°03'56"E 86.16' TO A 1/2" IRON ROD SET; THENCE S89°50'37"E 197.00' TO THE POINT OF BEGINNING, CONTAINING 16,973.03 SQUARE FEET OR 0.390 ACRE.

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE

BILOXI, MS 39532 PHONE: 228-234-1649

CLIENTS: JOSEPH SCHEPENS, LINDA SCHEPENS AND ANGELA SCHEPENS GLENN DATE OF FIELD SURVEY: 12/20/2024 DRAWN BY: CAC JOB NUMBER: 24358.dwg

SHEET 3 OF 5

### **CERTIFICATE OF OWNERSHIP**

I hereby certify that I am one of the owners 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

SIGNEDAY: JOSEPH SCHEPENS

1-27-25 DATE

Subscribed and sworn to before me, in my presence this 27th day of January 2025, a Notary Public in and for the County of Harrison. State of Mississippi.



### **CERTIFICATE OF OWNERSHIP**

I hereby certify that I am one of the owners 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.

Tinda Lowplas
SIGNED BY: LINDA SCHEPENS Linda

Subscribed and sworn to before me, in my presence this 2 70 day of January 20 25, a Notary Public in and for the County of Harrison, State of Mississippi.

NOTARY PUBLIC LINA



### **CERTIFICATE OF OWNERSHIP**

I hereby certify that I am one of the owners 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.

Cincila Saharana Glonn SIGNED BY: ANGELA SCHEPENS GLENN

1/27/25 DATE

Subscribed and sworn to before me, in my presence this 27th day of Favory 20 25a Notary Public in and for the County of Harrison, State of Mississippi.

S S Slenn

My Commission Expires: 8/2/26

Aug. 2, 200

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE

BILOXI, MS 39532 PHONE: 228-234-1649

CLIENTS: JOSEPH SCHEPENS, LINDA SCHEPENS AND ANGELA SCHEPENS GLFNN DATE OF FIELD SURVEY: 12/20/2024 DRAWN BY: CAC JOB NUMBER: 24358.dwg

SHEET 4 OF 5

A RESUBDIVISION OF TWO PARCELS INTO SITUATED IN LOTS 9 THROUGH 11, BLOCK 3, COX'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO PARCELS "1", "2", AND "3". SAID PARCELS BEING REFERRED TO AS COUNTY TAX PARCELS NO. 0611J-01-009.000 AND 0611J-01-009.001

### 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

### **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 in deed description recorded in deed book 1494, page 93 and in deed book 1582, page 480 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 23RD day of DECEMBER 2024.

Clifford A Crosby, P.L.S.

2539 MS P.L.S. NO.



### **PLANNING COMMISSION**

Approved by	the City	of Long Beach	Planning (	Commission	at the regular	meeting of	said (	Commission	held on
	_day of		20						

Planning Commission Chairman

Date

### ACCEPTANCE

Submitted to and approve by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the \_\_\_\_\_day of \_\_\_\_\_\_.

ADOPT:

ATTEST:

MAYOR

CITY CLERK

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE

BILOXI, MS 39532 PHONE: 228-234-1649

CLIENTS: JOSEPH SCHEPENS, LINDA SCHEPENS AND ANGELA SCHEPENS GLENN DATE OF FIELD SURVEY: 12/20/2024 DRAWN BY: CAC JOB NUMBER: 24358.dwg

SHEET 5 OF 5

### LONG BEACH PLANNING and DEVELOPMENT COMMISSION

			Special Tap Fee: 55				
			PARCEL# - 0611J-01-009.00 Date: 02-07				
	•		SEWER AND W	AND DESCRIPTION OF THE PERSON			
MATERIALS:							
	QTY.		ITEM	PRICE	TOTAL		
	4	EA	6" CAP	\$15.00	\$60.00		
	3	EA	6" TEE WYE	\$45.00	\$135.00		
	2	EA	6" FERNOOS	\$5.00	\$10.00		
	80	FT	6" SDR26	\$18.50	\$1,480.00		
	2	EA	8"X1" Tap Saddles	\$35.00	\$70.00		
	2	EA	1" Corp Stop	\$54.07	\$108.14		
	2	EA	1" Curb Stop	\$65.05	\$130.10		
	2	ĒΑ	1" BALL VALVE	\$25.00	\$50.00		
	100	FT	1" Roll Tube	\$0.60	\$60.00		
	2	EA	Meter Box	\$82.00	\$164.00		
	1	TON	LIMESTONE	\$41.00	\$41.00		
	1	EA	TEMP. ASPHALT PATCH	\$200.00	\$200.00		
	1	EA	PERM. ASPHALT PATCH	\$5,625.00	\$5,625.00		
	1	EA	TRAFFIC CONTROL	\$1,000.00	\$1,000.00		
			Т	OTAL MATERIAL COST	\$9,133.24		
0111014515							
QUIPMENT:	OTV		\TT54	PDI CT	T0711		
	QTY. 12	HRS	ITEM 161-TRACK HOE	PRICE \$45.00	T <b>OTAL</b> \$540.00		
	12	HRS	DUMP TRUCK/ Trailer	\$50.00	\$600.00		
	12	HRS	CREW TRUCK	\$15.00	\$180.00		
	1	DAY	WELL POINT MACHINE	\$250.00	\$250.00		
	4	HRS	ASPHALT TRUCK W/ TRL	\$50.00	\$200.00		
			·	TAL EQUIPMENT COST	\$1,770.00		
ABOR:							
			LABOR		<b>TOTAL</b> \$1,955.46		
				TOTAL LABOR COST	\$1,955.46		
UEL:					TOTAL		
			T	OTAL MATERIAL COST	<b>TOTAL</b> \$9,133.24		
				AL EQUIPMENT COST	\$1,770.00		
				TOTAL LABOR COST	\$1,955.46		
				TOTAL	\$12,858.70		
				15% FUEL COST	\$1,928.81		
LEASE REMIT	MATER	HALAND	EQUIPMENT COST TO:		\$10,903,24		
ity of Long Bea	ach	-3-43-33111-7-5-22-8	,				
O. Box 591							
ong Beach, Mi	S <b>39</b> 560	1					
LEASE REMIT	LABOR	& FUEL C	OST TO:		\$3.884.27		
(20 Innovation			Manada da Barata		BARRANCE.		
.O. Box 591							
ong Beach, M	39560	١.					
			#A##:		A. A		
			TOTAL	WATER TAP FEE COST	\$14,787.51		



overstreeteng.com

161 Lameuse St. Suite 203 Biloxi, MS 39530 228.967.7137

January 28, 2025

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

RE: Certificate of Subdivision – Tax Parcel No. 0611J-01-009.000 & 0611J-01-

009.001

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located in Lots 9,10, and 11, Block 3, Cox's Subdivision, City of Long Beach, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to divide two existing parcels into 3 new parcels. Proposed Parcel "1" will be nearly 2.11 Acres in size, with approx. 173.42 feet of street frontage on Gates Avenue. Proposed Parcel "2" will be nearly 0.339 Acres in size, with approx. 75.00 feet of street frontage on Gates Avenue. Proposed Parcel "3" will be nearly 0.39 Acres in size, with approx. 86.16 feet of street frontage on Gates Avenue.

The Certificate itself has all appropriate certifications and information. If approval is granted, acceptance 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.

yler Yarbrough

TY:539

After considerable discussion and upon recommendation by a City Engineer, Commissioner Brown made motion, seconded by Commissioner DiLorenzo and unanimously carried recommending to approve the application as submitted.

\*

It came for discussion under New Business, a Certificate of Resubdivision for the property located at 501 Klondyke Road and 0 Todd Terrace, Tax Parcels 0611K-02-005.002 and 0611K-02-006.000, submitted by Vincent Burke, V.G. Burke Property Management Group, LLC and MSL Properties II, LLC (owners) and Patrick Martino (agent), as follows:



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	e, only
Date Received_1	13 25
Zoning C2	
Agenda Date 2	13/25
Check Number_	16467

### APPLICATION FOR CERTIFICATE OF RESUBDIVISION

I.		TYPE OF CASE: CERTIFICATE OF RESUBDIVISION	
II.		ADVALOREM TAX PARCEL NUMBER(S): 0611K-02-005.002	Process of the Administrative Action of the Administration of the
III.		GENERAL LOCATION OF PROPERTY INVOLVED: West of Klon	ndyke Road and north of Todd
		Terrace	
IV.		ADDRESS OF PROPERTY INVOLVED: 501 Klondyke Roa	d
V.		GENERAL DESCRIPTION OF REQUEST: Resubdivision of To divid	de the 4.84 acre parcel
		Into 4 tracts of land	
	B. C. **	REQUIRED ATTACHMENTS: Resubdivision Survey and Certificate (see attached example) on no less Cash or check payable to the City of Long Beach in the amount of \$375. Proof of ownership (copy of recorded warranty deed) if applicable process.  *NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT  OWNERSHIP AND CERTIFICATION: READ BEFORE EXECUTING, the applicant acknowledges the requirements inherent in the process have been fully explained and application, the completed application with all necessary documents and later than fifteen (15) days before the 2 <sup>nd</sup> or 4 <sup>th</sup> Thursday of each in completed application.	of of authority to act as agent for owner.  THE ABOVE LISTED DOCUMENTS.  That, in signing this application, all conditions and understood, including the timetable for processing the and payments must be returned to the Planning office month. Receipt of fee(s) does not constitute receipt of a
		Ownership: I the undersigned due hereby agree to all the rules and re Ordinance and agree to pay all fees and charges as stated.	egulations as set forth in the Long Beach Zoning
		Vincent Burke (V. G. Burke Property Mangagement Group LLC)	PATRICK MARTINO
		Name of Rightful Owner (PRINT)	Name of Agent (PRINT)  13010 KAY less H Cove
		3614 Bienville Blvd	BOID KAY/eigH COVE
		Owner's Mailing Address	Agent's Mailing Address
		Ocean Springs MS 39564	Bilari MS 39532
		City State Zip	City State Zip
		228-818-2830	228 - 518-0722
		Phone 1/1/25	Phone
		Signature of Rightful Owner Date	Signature of Applicant Date



Indexing: N 1/2 of Lot 7, Seal S/D in 11-8-12

STATE OF MISSISSIPPI
COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

Prepared by and return to: David B. Estes MS Bar No. 101404 Integrity Land Title, ILLC 1806 23rd Avenue, Suite A Gulfport, MS 39501 (228)896-8962 Fils# 4691

### WARRANTY DEED

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

PAUL A. CARRUBBA AND WIFE, JANET CARRUBBA 401 WARWICK ROAD CLINTON, MS 39056 (601) 946-3096

do hereby SELL, CONVEY and WARRANT unto

V. G. BURKE PROPERTY MANAGEMENT GROUP LLC A MISSISSIPPI LIMITED LIABILITY COMPANY 3614 BIENVILLE BLVD OCEAN SPRINGS, MS 39564 (228) 818-2830

the following described land, together with all improvements thereon, located in the Pirst
Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

A percel of land situated and being located in the North ½ of Lot 7, SBAL SUBDIVISION, Section 11, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippl and being more particularly described as follows, to-wit:

Commencing at the SW corner of the said North ½ of Lot 7, thence run South 89 degrees 51 minutes 59 seconds Bast 639.81 feet along the south line of the North ½ of Lot 7 to the POINT OF BEGINNING of the parcel herein described; thence continue from said Point of Beginaing, run South 89 degrees 51 minutes 59 seconds Bast 639.81 feet along the south line of the North ½ of Lot 7 to the westerly margin of Klondyke Road; thence run North 00 degrees 04 minutes 52 seconds West 330.00 feet along the westerly margin of Klondyke Road to the north line of Lot 7; thence run North 89 degrees 51 minutes 59 seconds West 638.97 feet along the north line of Lot 7; thence run South 00 degrees 03 minutes 51 seconds West 330.00 feet to the POINT OF BEGINNING.

THIS CONVEYANCE is subject to any and all easements, restrictive or protective covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

TAXES for the year 2023 are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that 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 years' taxes are specifically assumed by Grantee herein.

EXECUTED on this the 31 day of \_\_\_\_\_\_ 2023.

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally, appeared before me, the undersigned authority in and for the said county and atate on this 31 day of 3/4, 2023, within my jurisdiction, the within named Paul A. Carrubba and wife, Janet Carrubba, who acknowledged that they executed and delivered the above and foregoing instrument.

(SEAL)

DAVID B. ESTES

Commission Expires

thy 28, 2027

My Commission Expires

ID # 74168

NOTARY PUBLIC

And A. Carrubba

A. Carrubba

Carrubba

Carrubba



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	1
Office use Date Received	13	25
Zoning C-2		
Agenda Date 2	13	<b>₹</b>
Check Number	641	0

### APPLICATION FOR CERTIFICATE OF RESUBDIVISION

1.	TYPE OF CASE: CERTIFICATE OF RESUBDIVISION	
II.	ADVALOREM TAX PARCEL NUMBER(S): 0611K-02-006.000	
III.	GENERAL LOCATION OF PROPERTY INVOLVED: West of Kl	ondyke Road and north of Todd
	Terrace	
IV.	ADDRESS OF PROPERTY INVOLVED: Todd Terrace	
	To di	vida the 0.00 are pared
V.	GENERAL DESCRIPTION OF REQUEST: Resubdivision of	viae tile ologi dole pareel
	Into 4 tracts of land and collapse to sell a portion to an adjoiner.	
В	REQUIRED ATTACHMENTS: Resubdivision Survey and Certificate (see attached example) on no least or check payable to the City of Long Beach in the amount of \$3 Proof of ownership (copy of recorded warranty deed) if applicable proof of ownership (copy of recorded warranty deed)	75.00
<u>*</u>	**NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOU	IT THE ABOVE LISTED DOCUMENTS.
VII.	OWNERSHIP AND CERTIFICATION: <u>READ BEFORE EXECUTING</u> , the applicant acknowledges requirements inherent in the process have been fully explained and application, the completed application with all necessary document not later than fifteen (15) days before the 2 <sup>nd</sup> or 4 <sup>th</sup> Thursday of each completed application.	l understood, including the timetable for processing the s and payments must be returned to the Planning office month. Receipt of fee(s) does not constitute receipt of a
	Ownership: I the undersigned due hereby agree to all the rules and Ordinance and agree to pay all fees and charges as stated.	regulations as set forth in the Long Beach Zoning
	MSL Properties II, LLC	Parkick Manino Name of Agent (PRINT)
	Name of Rightful Owner (PRINT)	Name of Agent (PRINT)
	P.O. BOX 351	13010 KAY Cight Cove
	Owner's Mailing Address	Agent's Mailing Address
	LONG BEACH MS 39560	Biloxi MS 39532
	City State Zip	City State Zip
	228-860-6956	228-518-0722
	Mary & Levens 1-7-25	Phone 1/13/25
	Signature of Rightful Owner Date	Signature of Applicant Date

### LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Propared by: Andrew Marion, PLI Attorney-at-Law 1919 23<sup>rd</sup> Ave. P.O. Box 863 Gulfport, MS 39502 (228)-865-9047 MS Bar # 1866

STATE OF MISSISSIPPI HARRISON COUNTY FIRST JUDICIAL DISTRICT Return to: Andrew Marion, P.L.C Attorney-et-Lew 1919 23" Ava. P.O. Box 863 Gulfport, MS 39502 (228)-865-9047 WHA # 30-754

### WARRANTY DEED

POR AND IN CONSIDERATION of the rum of Ten Dollars (\$10.00), cash in hand paid, and other good end valuable considerations, the receipt and sufficiency of which is hareby acknowledged, I

Mary S. Levens 1681 30<sup>th</sup> Avenus Gulfport, MS 39501 (228)-868-6956

do hereby sell, convey and warrant uni

MSL Properties II, LLC P.O. Box 351 Long Bench, MS 39560 (228)-860-6956

that certain tract, place or percel of land situated and being located in First Judicial District of Harrison County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3

EXING INSTRUCTIONS: EXEMPT

Page 1 of

THIS CONVEYANCE: a subject to say point reservation or conveyance of oil, gas or other mineral rights and subject to all extended restrictions, reservations of second.

IT IS AGREED and understood that the team for the current year have been pro-rated as of this date on an estimated besit. When said taxes are actually determined, if the provides as of the date is incorrect, then the Circulor(s) agrees to pay the Grantee(s), or its assigns, any deficit on an actual provides and likewise, the Circulor(s) agrees to pay the Circulor(s), or its assigns, any amount overpaid by it.

WITNESS MY SIGNATURE, this the the day of January, 2020

May Sperens

STATE OF MISSISSIPPI COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated furfatfetion, the within assend blary 5. Levens who acknowledged that she signed and detivered the foregoing Warranty Deed on the day and year therein welfane as her own free and violating act and deed.

OIVEN under my hand and official seal on this the 10th day of January, 2038.

NOTARY PUBLIC

MY COMMISSION EXPIRES

OF MISS ANY PLA TO A BOST BOXALD ANDAYS MANON, AN COMMENSATION LAPOR Agel 12, 2019 Bur our my

Page 2 of 3

E-MINI HA

1. Parcel # 0811E-03-024.000 1716 33rd Avenue

Lots 23 and 24, Block 142, Original Gulfport, as per 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.

2. Parcel # 0511A-01-011.000 20023 Townsend Flurry Road

The East one-half (E1/2) of the Southeast Quarter of the Northeast Quarter (SE1/4 of NE 1/4) of Section 3, Township 8 South, Range 12 West, if said Section 3 constituted a regularly surveyed government section, located in and part of Harrison County, First Judicial District, Mississippi, being 20 acres, more or less.

Together with all improvements situated thereon and all appurienances thereunto belonging on in anywise appertaining.

LESS AND EXCEPT ALL OF THE FOLLOWING DESCRIBED PARCEL:

Commence at the Southwest corner of the E % of the SE 1/4 of the NE 1/4 and run North 30 feet to the point of beginning; thence from said point of beginning run North 150 feet; thence run East 110 feet; thence run South 150 feet; thence run West I I0 feet back to the point of beginning.

3. Parcel # 0611P-05-024.000 204 Ferguson Avenue

Lots 22, 23, 24, and 25, Block 7 Braselton Subdivision, 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, Mississippl, in Plat Book 4 at Page 14, thereof, reference to which is hereby made in ald of and as a part of this description.

64 M.B. 37

### 4. Parcel # 0611J-01-068.001 Nicholson Avenue

Commencing at the Intersection of the North margin of Allen Road and the East margin of Nicholson Avenue N28° W 322.3 feet along Nicholson Avenue to Point of Beginning; thence North 28° West 457.9 feet M/L along Nicholson Avenue East 308.9 Feet East 318 Feet South 265.1 Feet M/L South 73° West 433.6 Feet to Point of Beginning; part of Lots 21-23 Block 3 COX'S SUBDIVISION of Section 12/13-8-13.

### 5. Parcel # 0611O-01-028.000 721 Nicholson Avenue

Lot 49, LESS the East 3.5 feet, LONG VIEW SUBDIVISION, 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 17 at Page 39.

### 6. Parcel # 0611O-01-029.000 729 Nicholson Avenue

Lot 54, LONGVIEW SUBDIVISION, a subdivision located in the First Judicial District of Harrison County, Mississippi, as per the official map or plat thereof on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi in Plat Book 17 at Page 39.

### 7. Parcel # 0611J-01-069.000 Nicholson

Commencing at the intersection of the North margin of Allen Road and the East margin of Nicholson Avenue; thence N28° 39' 13"W along said East margin 212.81 feet to the Point of Beginning; thence N28° 39' 13" W 109.48 feet to a point; thence N73° 46' 39" E 433.61 feet to a point; thence S00° 07' 17" W 66.26 feet to a point; thence S67° 27' 46" W 399.79 feet to the Point of Beginning. Part of Lots 21 and 22, Block 3 COX'S SUBDIVISION of Section 12/13-8-13.

### 8. Parcel # 0611K-02-006.000 Todd Terrace Road

The North thirty-one (31) feet of the South Half (S1/2) of Lot Seven (7), or SEAL SUBDIVISION, being a part of the East Half (E1/2) of Section 11, Township 8 South, Range 12 West, in the First Judicial District of Harrison County, Mississippi, in Plat Book 11, at page 13 in the Office of the Chancery Clerk of Harrison County, Mississippi. LESS AND EXCEPT: Beginning at the intersection of the North margin of Todd Terrace, First Addition to Better Home Subdivision, and the West margin of Klondyke Road, in the City of Long Beach, First Judicial District of Harrison County, Mississippi, and run thence Westerly along said North Margin of Todd Terrace 25.0 feet, more or less, to the South line of a parcel of land now or formerly of Virginia M. Carrubba; thence Easterly along the said South line of property of Carrubba to the West margin of Klondyke Road; thence Southerly along the West margin of Klondyke Road 31.0 feet to the Point of Beginning.

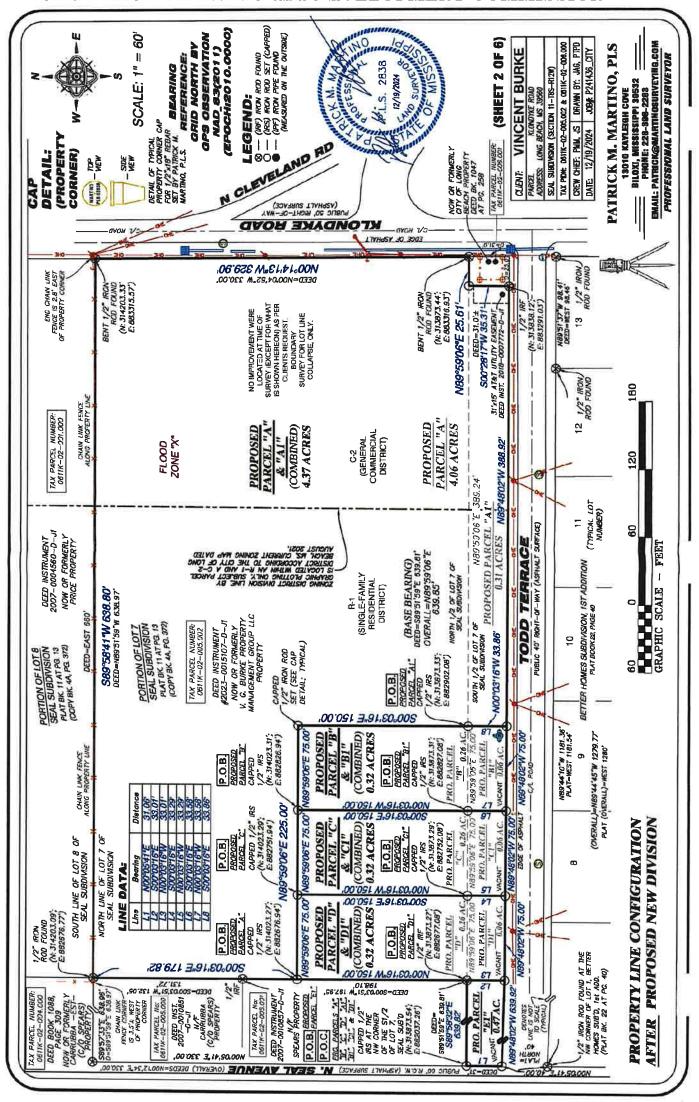
	MISSISSIPPI STATE DEPARTMENT OF HEALTH VITAL RECORDS	
TIPE OR PRINT WITH BLACK INE	FRANCE JAN 1 3 2008 CERTIFICATE OF DEATH SUIT FAT 123-	
DECEASED	Land for Mary Lee 2 Ms Hat A Se Co	UE OF BEAUL STREET DAY
STREET STREET STREET,	AMES   ROSER   LEVENS   JR.   KOLE   11100 A.   GEX	MISSISSI US AND POOLS
	O DOGO DI SECCE SANO CARA SECONI SECONI SANOSES DE CARACTERISTA DE LA SECONICA DE CARACTERISTA DE LA SECONICA DE CARACTERISTA DE LA SECONICA DE CARACTERISTA DE CARACTERISTA DE LA SECONICA DE CARACTERISTA DE	NCIAL PLANNER
PARENTS	The state of the s	
PAPORMANT	JAMES REGENT LEVENS, SR. BERNADETTE	AUSTIN
	HARY S. LEVENS 18156 ALLEN ROAD, LONG BEACH, MS 3	
DISPOSITION	BURIAL EVERGRECH CENETRRY GULFFORT, HS. BEN HATTHEM	8 PS/B37
PROHOUNCEMENT		
CUITERA	JOHN DOUGLAS, H.D. ORDECTHOER 19, 199	11,130
	GARY T. HASCROVE P.O. 80X 4036, GULFRORT, MS 3950  The billion of processing main record for the training of the control of th	COMONER
CAUSE OF COLUM	JANUARE 11, 2000	THE DAY
	Section Court of the Court of t	Distriction
Continue for	In SEPSIS	and dear
marie free	PERFORATED BOWEL DURING SURGERY	and teach
mma.		IN THE CAN ADDRESS
Had Decedent been Pregnant Within 90 Days	ONE I HE RECORDED SHOOM HERRORE PRINCIPLE OF MAJOR HE HOLD OF MAJOR THE DESCRIPTION OF THE PERSON OF	DAS PEGISIKA
Within 50 Days Prior to Death? - Yes E No	ACCIDATE DEC. 15.1999 08:30 A. DONTEC BURGERY  THE PROPERTY OF	CONTROL OFFICE

I Vincent G. Burke, a managing member of V. G. Burke Property Management Group, LLC a limited liability company, and Mary S. Leven, a managing member of MSL Properties II, LLC, a limits liability  $company, do\ hereby\ consent,\ approve\ and\ agree\ to\ the\ proposed\ division\ of\ that\ certain\ parcel\ of$ land being located in the First Judicial District of Harrison County having Tax Identification Numbers of 0611K-02-005.002 and 0611K-02-006.000, being shown on that survey performed by Patrick M. Martino PLS, dated November 12, 2024.

74

Witness my signature, this the 7th day of January 2025.
V. G. Burke Property Management Group, LLC
By: J B J S S S S S S S S S S S S S S S S S
STATE OF MISSISSIPPI
COUNTY OF HARRISON
Before me, the undersigned authority in and for said county and state, personally appeared the aforenamed, Vincent G. Burke, a managing member of V. G. Burke Property Management Group, LLC, acknowledged before me that he executed the above and foregoing dedication of this plat.
witness my signature and official seal on this
Notary public My Commission Expires:
Notary public My Commission Expires:
Witness my signature, this the
MSL Properties II, LLC
By: Mary S. Levens, Managing Member
STATE OF MISSISSIPPI
COUNTY OF HARRISON
Before me, the undersigned authority in and for said county and state, personally appeared the aforenamed, Mary S. Levens, a managing member of MSL Properties II, LLC, acknowledged before me that she executed the above and foregoing dedication of this plat.
witness my signature and official seal on this day of
Aharan J. Baulet <u>03/28/2027</u> Notary public My Commission Expires:

LONG BEACH PLANNING and DEVELOPMENT COMMISSION ⊗ -- (IRF) IRON ROD FOUND
 ○ -- (IRS) IRON ROD SET (CAPPED)
 ● -- (IPF) IRON PIPE FOUND
 (MEASURED ON THE OUTSIDE) (EPOCHI2010.0000) SCALE: 1" = 60'ARID NORTH BY APS OBSERVATION (SHEET 1 OF 6) HLOXI, MISSISSIPH 39612
BHLOXI, MISSISSIPH 39612
PHONE: 228-306-2263
EMAIL: PATRICK@MARTINO&URVEVING.COM PATRICK M. MARTINO, PLS CREW CHIEF: PMIN, JS DRAWN BY: JAG, PTPD NAD 83(2011) TAX PIDN: 06/11K-02-005.002 & 06/11K-02-006.000 VINCENT BURKE DATE: 12/19/2024 | JOBIL P241436\_CITY DETAL OF THICAL PROPERTY CONNER CAP FOR 1/2 VIEW REAR SET BY PAINCK IL. MATTING, P.L.S. REFERENCE; PROFESSIONAL LAND SURVEYOR SEAL SUBDIVISION (SECTION 11-TES-R12N) PAROZE KONG BEACH, MS 39560 EGEND: PROPERTY TAX PARCEL NUMBER: 0611K-02-006.001 NOW OR FORWERLY CITY OF LONG BEACH PROPERTY DEED BK. 1047 AT PG. 258 CORNER AND DETAIL 8 <u>1</u> 2 器 CLENT CAL VERT CAP OVERHEAD ELECTRIC LINES (TYPICAL) ONDYKE ROAD CATCH BASIN LTYHOSY 0 POLE POLE ROD FOUND 000014:13:M 320'00. LIGHT END CHAIN LINK FENCE IS 2.8" EAST OF PROPERTY CORNER BENT 1/2" IRON ROD FOUND (N: 314203.33' E: 883315.57') CULVERTS DEED-WEST 98.46" BENT 1/2" IRON ROD FOUND (N: 313873.44; E-883316.93") NO IMPROVEMENT WERE LOCATED AT TIME OF SURVEY (EXCEPT FOR WHAT IN SHOWN HEREON), AS PER CLIENTS REQUEST. BUNNEY FOR LOT IN COLLAPSE, ONLY. DEED INST. 2018-0007772-0-JI 1/2" IRF / (N. 313838.12) S00°28'17"W 35.31" 5 ROD FOUND 180 CHAIN LINK FENCE TAX PARCEL NUMBER: 0611K-02-001.000 ŭ C-2 (GENERAL COMMERCIAL DISTRICT) STORY COMMERCIAL DETIK-02-006.000 (FORM BOARDS IN PLACE AT TIME OF BUILDING UNDER SEWER SEWER CONSTRUCTION 130 SURVEY 120.5' 120.5 107 (TYPICAL LO NUMBER) PUBLIC 40' RIGHT-OF-WAY (ASPHALT SURFACE) 80 DEED INSTRUMENT 2007-0004560-D-J1 NOW OR FORMERLY LEVENS PROPERTY DEED BOOK 1139 AT PAGE 34 TODD TERRACE NOW OR FORMERLY PRICE PROPERTY - FEET (BASE BEARING) DEED=S89°51°59°E 639.81° N89°59'06°E 639.85′ BETTER HOMES SUBDIVISION, 1ST ADDITION PLAT BOOK 22, PAGE 40 NORTH 1/2 OF LOT 7 OF SEAL SUBDIVISION (SINGLE-FAMILY RESIDENTIAL DISTRICT GRAPHIC SCALE FLOOD ZONE "X" \$89°58'41"W 638.80' DEED-N89'51'59"W 638.97' NOW OR FORMERLY V. G. BURKE PROPERTY MANAGEMENT GROUP LLC PROPERTY DEED=EAST 660' PARENT TRACT
4.84 ACRES N89°48'02"W 1253.83" DEED INSTRUMENT 2023-0015107-D-JI TAX PARCEL NUMBER: 0611K-02-005.002 PORTION OF LOTB SEAL SUBDIVISION SEAL SUBDIVISION PLATBK 11 AFPG. 13 (COPY BK AR PG. 372) SOUTH 1/2 OF LOT 7 9 N89°59'06"E 614.24" PORTION OF LOT 7 SEAL SUBDIVISION PLAT BK. 11 AT PG 13 (COPY BK. 48, PG. 972) N89'44'10"W 1181.36" PLAT-WEST 1181.54" (OVERALL)=N89"4"45"W 1279.77" PLAT (OVERALL)=NEST 1280" HYDRAN o 389.9 CHAIN LINK FENCE ALONG PROPERTY LI -CA ROAD-PRIOR TO PROPOSED NEW DIVISION PROPERTY LINE CONFIGURATION PARENT TRACT EDGE OF ASPHALT 0.96 ACRES SUAMHOLE SOUTH LINE OF LOT 8 OF SEAL SUBDIVISION NORTH LINE OF LOT 7 OF SEAL SUBDIVISION œ P.O.B DEED INST. 2023-0013102 -0-41 -10-7 ROD FOUND (N: 313873.27; E: 882677.08?) 1/2" IRON ROD FOUND (N. 314203.09); E. 882676.77) SABT POLE DEED=200102,21,M 220'00, 1/2" IRON ROD FOUND AT THE NW CORNER OF LOT 1, BETTER HOMES SUB'D, 1st ADD. (PLAT BK, 22 AT PG, 40) TAY PARCEI No. F. No. 100 IN. 33.0 CARRUBBA ES DEED BOOK 1088,
NOW OR FORMERLY
CARRUBBA - ESI(CAPOSETRS) 20 DEED INSTRUMENT 2007-0010857-0-31 \$8057,33°E 638.96" N00°05'41"E 2007-0010851 -D-J DOTTK-02-004.000 S 3,5'4 NEST OF PROPERTY CORNER 7AK PARCEL No: 0611K-02-005.001 SPEARS PROPERTY SE S INE IS NOT SEAL SUB'D (N: 31.3873.54): E: 882037.26") FENCY CORNER CAPPED 1/2"
RNS AT THE
SW CORNER
OF THE N1/2
OF LOT 7, 31.06 .00.02E 3.1+,50.00N



CERTIFICATE OF OWNERSHIP  HEREBY CERTIFY THAT I AU THE OWNER OF THE PROPERTY DESCRIBED HEROM, WHICH PROPERTY DESCRIBED HEROM, WHICH PROPERTY IS WITHIN THE SUBDINGNOR REGULATION AMERICATION OF THE CITY OF LONG BEACH, AND THAT I FREELY ADOPT THIS PLAN OF SUBDINGNON.  THE COLOR BEACH, AND THAT I FREELY ADOPT THIS PLAN OF SUBDINGNON.  SUBSCANDED AND SHORM TO BEFORE ME, IN MY PRESENCE THIS  DAY OF TATHOGY, OWNER  DAY OF TATHOGY, OWNER AND NOTARY PUBLIC IN AND FOR THE COUNTY OF HARRISON, STATE OF MISSISSIPPI.	MOTARY PUBLIC NOTARY PUBLIC NOTARY NO	PONT TANK SUMMER TANKS	CLEVT: VINCENT BURKE  PAREZ  RANDING ROAD  ALORGENS  SEAL SIBNISHON (SCTION 11—TES—RIZN)  TAX FIDN: OSIN-CZ-OSA, OZ & CSIN-CZ-OSA, OZ  GREW CHET: PAN, JS DRAWN BY: JMC, PPTD  DATE. 12/19/2024 JOBR P241436_GITY  DATE IZ/19/2024 JOBR P241436_GITY  PATRICK M. MARTINO, PLS  180.04, MISSISSIP 1805.2  BHOME: PATRICK@MARTINGSURVEYING.COM  PHOFESSIONAL LAND SURVEYOR
THE OWNER OF THE PROPERTY DESCRIBED HEROW, THE SUBDIVISION REGULATION ASSICTION OF THE PHAT! I PRESELY ADOPT THIS PLAN OF SUBDIVISION.  HIS THE DAY OF TANGET THE COUNTY OF SEPONE ME, IN MY PRESENCE THIS THE COUNTY OF SEPONE.	WOTARY PUBLIC SCRUPLIC STATES OF 28/2027	PLANINING COMMISSION  APPROVED BY THE CITY OF LONG BEACH PLANNING COMMISSION AT THE REGULAR  METING OF SAID COMMISSION HELD ON THE DAY OF 2024.  BY:  PLANNING COMMISSION CHAIRMAN DATE	ACCEPTANCE SUBMITED TO AND APPROVED BY THE CITY OF LONG BEACH, BOARD OF ALDERWEN, AT THE REGULAR WEETING OF SAND BOARD OF ALDERWEN HELD ON THE DAY OF
CERTIFICATE OF RESUBBLYSION  WA ACCORDANCE WITH ARRICLE W. SECTION 3 OF THE CODE OF OPDIMANCE (SUBDIVISION WHICH PROPERTY RECLARATIONS) OF THE CITY OF LIANG BEACH WANNER AND BOARD OF THE CITY OF LIANG BEACH WANNER AND BOARD OF THE CALF PLANNING COMMISSION CHANNER. PLAN BEAL WHICH PROPERTY AS RECENTLY AND APPROVED THE ATT. THE FOLLOWING CANNINGS ON THE WIGH HAVE LINDER OF THE MINES WY SIGN OF THE CALF PLANNING COMMISSION COUNTY AND WAS TOOD TERRACE. WHINDER WITH SEAL AND SOUNDED ON THE WASTER OF THE SIBLECT. WOUNDER ON THE WASTER OF THE WITH BY THE CALF OF PROPERTY ON THE WASTER OF TH	CERTIFICATE OF SURVEY AND ACCURACY  HEREBY CERTIFY THAT THIS MAP DIAMN 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 1138, PAGE 34 AND INSTRUMENT 2023—0015107—D—D. IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. WITHESS MY	DECEMBER, 2024.  DECEMBER, 2024.  C. M. MARTINO, PROFESSIONAL LAND SIRVEYOR PATRICK M. MARTINO, PROFESSIONAL LAND SIRVEYOR PL.S. 2838  D.L.S. 2838  REGISTRATION NUMBER	WE, IN M SY PUBLIC SY PUBLIC SY COMMUSE SY C

### LONG BEACH PLANNING and DEVELOPMENT COMMISSION

# DESCRIPTION OF PROPERTY AFTER PROPOSED NEW DIVISION

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

A PARCEL OF LAND STUATED IN THE NORTH 1/2 OF LOT 7, SEAL SUBDIVISION, BEING A PART OF THE EAST 1/2 OF SECTION 11, NUMBERS BY SOUTH, RANGE 12 MEST, CITY OF LONG BEACH, FIRST JUDICAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, PER PLAT BOOK 11 AF PAGE 13 (COPY BK. 44 AT P.G. 372) IN THE OFFICE OF THE CHANCEST CLERK OF SAID HARRISON COUNTY, MISSISSIPPI AS SHOWN ON THE SURVEY PREPARED BY PATRICK IN, MARTING DE, NC. DATED DECEMBER 19, 2024 (SURVEY BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD, BAZZOT) (SPOCHOLLY, FOR PILIES USING A SCALE FACTOR OF 089999168 AND A CONVENGENCE ANDLE OF [INCO] - DOUGH 42.63° DETERMINED SPECHOLLY, FOR PILIES USING A SCALE FACTOR BEANINGS DETINED FROM GPS OBSERVATIONS FROM A BASE SYSTAM LOND LOATED AT N. 313,883.27°, E-883.27.1.4° OBTAINED BY USH RITN NETWORK BASE STATIONS, ALL LINES RELATIVE TO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 1/2" ROW ROD WITH CAP (N. 33973.54; E-BBZGJ7.26) AT THE SOUTHWEST COPNER OF SAID NORTH 1/2
OF LOT 7, SELL SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST COPNER OF THE PROPERTY NOW OF FORMER! OF SPEARS
AS PER DEED WISTRUMENT 2007-00106957-D-41; INFONCE ALONG THE SOUTH LINE OF SAID SPEARS PROPERTY, RIGHT S99 S93 22° E 539 82
FET TO A 1/2" ROW ROD FOUND AT THE SOUTHEAST COPNER OF SAID SPEARS PROPERTY. THENCE ALONG THE LAST LINE OF SAID
SPEARS PROPERTY, NOW 215" WIS SOUTHEAST COPNER OF SAID SPEARS PROPERTY. THENCE ALONG THE LAST LINE OF SAID
SPECIALINES, THENCE LEAVING THE EAST LINE OF SAID SPEARS PROPERTY, NOW SPEARS S91 AT THE POINT OF
ECHNINGS, THENCE LEAVING THE EAST LINE OF SAID SPEARS PROPERTY, NOW OF FORMERY OF WISH LINE OF
THE PROPERTY NOW OF FORMER OF LEVENS, AS PER DEED BOOK TOWN (W. 313973.33); E-BB3502.03) LINING ON THE NORTH LINE OF
THE PROPERTY NOW OF FORMER OF LEVENS, AS PER DEED BOOK TOWN (W. 313973.41); E-B83503.05] LINING ON THE WORTH LINE OF SAID SPEARS FROMERY TOWN OF FORMER OF SOID CHANGE TO A SET TO A BENT
T/S" ROW NOO FOUND (W. 314203.03); E-B832678.77) AT THE NORTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY
TO FORMER TO A 1/2" ROW ROD FOUND (W. 314203.03); E-B82578.77) AT THE NORTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY
OF CARROLINGS SPEARS PROPERTY, SOUTHS TO SOUTH THE OF SAID CHANDERS PROPERTY NOW OR FORMERLY
TO SHARMS A SPEAR DEED INSTRUMENT 2007-0004560-D-JI; THENCE ALONG THE EAST LINE OF SAID CHANDBAR PROPERTY AND
THENCE ALONG THE PROPERTY SOUTHS TO SOUTH SHARMS SAID PARCEL CONTAINS A SO AGRESS
NORTH CASE ALL SET 1/2" ROW RODS WITH CAPS ARE STAMPED "MARTINO PLE SOSSI" UNLESS OTHERWISE NOTED.

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

A PARCEL OF LAND STUATED IN THE NORTH 1/2 OF LOT 7, SEAL SUBDIVISION, BEING A PART OF THE EAST 1/2 OF SECTION 11, NUMBERS BY SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, RISEST JUDICAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, PER PLAT BOOK 11 AT PAGE 13 (COPY BK. 44 AT P.C. 372) IN THE OFFICE OF THE CHANGES TERM OF SAID HARRISON COUNTY, MISSISSIPPI AS SHOWN ON THE SURVEY PREPARED BY PATRICK II. MARTING OF SIN. INC. DECEMBER 19, 2024 (SURVEY BASED ON THE MISSISSIPPI STATE PLANE CONDUNATE SYSTEM (EAST ZONE, NO. BASCHICALLY FOR THIS SURVEY OF CONVENIENCE ANGLE OF (INC.)—COUSTAND LOCATED AT IN: 33, 585.27; E-883.27; 4. OBTAINED BY USH REMAINES DEVINED FROM TO SURVEY BRANET USING GRID BEARINGS DEVINED FROM TO SURVEY BRANET TO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 1/2" IRON ROD WITH CAP (N:3392154; E-882037.26) AT THE SOUTHWEST CORNER OF FAND.

OF LOT, SEAL SUBDIVISION, SUIP POINT ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY NOW OF FORMERT, S995812"E 639.82

FEET TO A 1/2" IRON ROD FOUND AT THE SOUTH-LINE OF SUID SPEAKS PROPERTY HIGHOR ALONG THE EAST LINE OF SUID

SPEAKS PROPERTY, NODOVISITY WIS SOOD FEET TO A SET 1/2" IRON ROD WITH CAP, N:31023.27; E.882812.91; THENCE LEAWING

THE EAST LINE OF SUID SPEAKS PROPERTY, N8950'06"F Z.O.O FEET TO A SET 1/2" IRON ROD WITH CAP, THENCE CONTINUE

N8959'06"F Z.O.O FEET TO A SET 1/2" IRON ROD WITH CAP, N:31023.31; E.882826.94) AT THE POINT OF BEGINNING, THENCE

CONTINUE N8959'06"F Z.O.O FEET TO A SET 1/2" IRON ROD WITH CAP, THENCE SOODSTIFE 1500 FEET TO A SET 1/2" IRON WITH CAP, THENCE LEAWING, THENCE

CONTINUE N8959'06"F Z.O.O FEET TO A SET 1/2" IRON ROD WITH CAP, THENCE SOODSTIFE 1500 FEET TO A SET 1/2" IRON WITH CAP, THENCE LEAWING THE NORTH LINE OF THE PROPERTY, NOW OF FORMERY OF LEVENTS AS PER

DEED BOOK 1139 AT PAGE 34; THENCE ALONG THE NORTH LINE OF SAID LEVENS PROPERTY, S8959'06" 75.00 FEET TO A SET 1/2"

IN WITH CAP, THENCE LEAWING THE NORTH LINE OF SAID LEVENS PROPERTY, S8959'06" 75.00 FEET TO A SET 1/2"

IN WITH CAP, THENCE LEAWING THE NORTH LINE OF SAID LEVENS PROPERTY, S8959'06" 75.00 FEET TO A SET 1/2"

IN WITH CAP, THENCE CONTAINS Q.28 AGRESS, MORE OR LESS ALL SET 1/2" IRON RODS WITH CAPS ARE STAMPED

WARRING PLS 02389" UNLESS OTHERWISE NOTED.

# INFORMATION:

PARCEL OF LAND IS LOCATED IN AN R-1 (SINGLE FAMILY RESIDENTIAL) & CONTACT THE CITY OF LOWG BEACH PLANNING DEPARTMENT FOR ALL ZOWING RULES AND REGULATIONS PRIOR TO DEVELOPMENT. R-1 (SNGLE FAMILY RESIDENTIAL) & THE C-2 (GENERAL COMMERCIAL) DISTRICTS ACCORDING TO THE CITY OF LONG BEACH ZONING WEBSTE.

LEGEND: ESSIONAL LAND

DEED = DEED DIMENSION
PRIOR = PRIOR SURVEY
CAL = CENTERLINE
CAL = CENTERLINE
CAL = CENTERLINE
CAL = POINT OF "MAY
P.OL = POINT OF DECINNING
P.OL = POINT OF SEGNINING
P.OL = ACTUAL FIELD MEASUREMENT

# #.L.S. 2838 SURVE 12/19/2024 ABBREVIATION

SURVEY CLASS "B" SCALE: 1=60 TAX PIDAL 0611K-02-005.002 & 0611K-02-006.000 CREW CHEEF: PAIM, JS | DRAWN BY: JAC, PTPD JOB P 241436\_CITY SEAL SUBDIMISION (SECTION 11-TBS-R12W) VINCENT BURKE ADDRESS LONG BEACH, MS 39560

LEGAL DESCRIPTION: PROPOSED PARCEL "C" (AS PER SURVEY)

A PARCEL OF LAND STLATED IN THE NORTH 1/2 OF LOT 7. SEAL SUBDIVISION, BEING A PART OF THE EAST 1/2 OF SECTION 11, TOMASHIP 8 SOUTH, RANCE 12 WEST, CITY OF LONG BEACH, FIRST, MUDICALL DISTRICT OF HARMSON COUNTY, MISSISSIPPI, PER PLAT BOOK 11 AT POGE 13 (COPY BK. 44 AT PO. 372) IN THE OFFICE OF THE CHANGERY CLERK OF SAUD HARMSON COUNTY, MISSISSIPPI AS SHOWN ON THE SURVEY PREPARED BY PATHOCK M. MARTINO PLAS, INC. DATED DECEMBER 19, 2024 (SURVEY BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD B3/2011)(EPOCH: 2010.0000), GNID VALLES USING A SCALE FACTRO OF .039998188 AND A CUNVERGENCE ANCLE OF [NECS]—0009942.83\* DETERMINED SPECIFICALLY FOR THIS PROJECT USING GNID REALINGS PROJECT OFFICE AND A COLORED AND A COLORES AND A COLORED AND A COLORED AT NISTAGEMEND SPECIFICALLY FOR THIS PROJECT USING GNID REMINED BY THE NETWORK BASE STATIONS, ALL LINES RELATIVE TO) AND BEING MORE PARRICLARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A SET 1/2" IRON ROD WITH CAP (N. 313871.54; E-BR2037.26) AT THE SOUTHWEST CORNER OF SAND NORTH 1/2
AS PER 10.7 \$1.524 SHEDWINGON, SAND POINT ALSO BRING THE SOUTHWEST CONNER OF THE PROPERTY NOW OF PROMERTY OF SPEARS,
AS PER DEED INSTRUMENT 2007-0010857-D-J; THENCE ALONG THE SOUTH LINE OF SAND SPEARS PROPERTY OF SPEARS,
AS DEED INSTRUMENT 2007-0010857-D-J; THENCE ALONG THE SOUTH LINE OF SAND SPEARS PROPERTY OF SEARS PROPERTY OF STAND SPEARS PROPERTY NOS OFFET TO A SET 1/2" IRON ROD WITH CAP (N. 314021.23).
THENCE SOOTOWING THE CONTINUE NASSONE'S TS.00 FEET TO A SET 1/2" IRON ROD WITH CAP (N. 314021.23).
THENCE SOOTOWING TO SECRIFICATION OF SAND PROPERTY, NOW OF FORMER, OF LERNS, AS PER DEED BOOM THIS AT PAIRS \$4, THENCE ALONG THE NORTH LINE OF SAND LENDS PROPERTY, NOVOLVIÈW TO. O. LENDS, SAND PER DEED BOOM THE CAP, THENCE ALONG THE NORTH LINE OF SAND LENDS PROPERTY, NOVOLVIÈW TO. O. DEET TO A SET 1/2" IRON FOR DIARDO PROPERTY, NOVOLVIÈW TO. O. SET 1/2" IRON FOR DET SOOTO PROPERTY, SAND SERVEN OF SAND LENDS AND SANDE OF SAND LENDS AND SET CONTAINS OLD ACRES, MORE OR LESS ALL SET 1/2" IRON FOR DESSON OF THE NORTH LINE OF SAND LENDS AND ROD SANDE CONTAINS OLD ACRES, MORE OR LESS ALL SET 1/2" IRON FOR SANDER ON THE NORTH LINE OF SAND LENDS AND SANDER ON THE NORTH LINE OF SAND LENDS AND SANDER OF THE TO SET 1/2" IRON FOR DESSON ON THE NORTH LINE OF SAND LENDS AND SANDE SANDER ON THE SAND SANDER CONTAINS OLD ACRES, MORE OR LESS ALL SET 1/2" IRON FOR DESSON ON THE NORTH LINE OF SAND LENDS AND SANDER ON THE SAND SANDER SAND

# LEGAL DESCRIPTION; PROPOSED PARCEL "D" (AS PER SURVEY)

A PARCEL OF LAND STUATED IN THE NORTH 1/2 OF LOT 7, SEAL SUBDIVISION, BEING A PART OF THE EAST 1/2 OF SECTION 11, TOWNSHIP 8 SOUTH, RANCE 12 WEST, CITY OF LUNG BEACH, RIFST JUDICAL DISTRICT OF HARRISON COLUNTY, MISSISSIPPI, PER PLAT BOOK 11 AT PAGE 13 (COPT BK. 4A AT PG. 372) IN THE OFFICE OF THE CHANGES CLERK OF SAUD HARRISON COLUNTY, MISSISSIPPI AS SHOWN ON THE SIRVEY PREPARED BY PATHICK II, MARTINO PIS, INC. DATED DECEMBER 19, 2024 (SURVEY BLASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD\_83/2011)(FPOCH; 2010,0000), GRID MILUES USING A SOALE FACTOR OF CONTINUENCE ANGLE OF [NEG] - OVOSY42,63" DETERMINED SPECIFICALLY FOR THIS PRILECT USING GRID BEARINGS DETHUS THE PROJECT USING GRID PROJECT USING GRID PROJECT USING GRID PROJECT STATEMENTS SECRETARY OF THIS PRILECT USING GRID RETRIED AS STATING MISSISSIPPINED BY USING RING WETHORY BASE STATIONS, ALL LINES RELATIVE TO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 1/2" IRON ROD WITH CAP (N. 313873.54; E. 882037.26) AT THE SOUTHWEST CORNER OF SAID NORTH 1/2
OF LOT 7. SEAL SHEDWISTON, SAID PROWT ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY NOW OF FORMERLY OF SPEARS,
AS PER DEED INSTRUMENT 2007-0012027-0-1. ITEMOR LANDING THE SOUTH LINE OF SAID SPEARS PROPERTY, SAID SPEARS PROPERTY, SAID SPEARS PROPERTY, SAID POINT BEING THE EAST UNE OF SAID SPEARS PROPERTY, SAID NOT TO A SET 1/2" IRON ROD WITH CAP SAID SPEARS PROPERTY, NOT SET TO A SET 1/2" IRON ROD WITH CAP THE SOUTHWEST SAID SPEARS PROPERTY, NOT SAID SET TO A SET 1/2" IRON ROD WITH CAP. THENCE LEAVING THE EAST LINE OF SAID SPEARS PROPERTY, NOT 303 325 05 TEST TO A SET 1/2" IRON ROD WITH CAP. THENCE SOUTH SET 100.00 FET TO A SET 1/2" IRON ROD WITH CAP THE POINT OF THE SAID PARCEL CONTAINS 0.28 ACRES, MORE OR LESS. ALL SET 1/2" IRON RODS WITH CAPS ARE STAMPED "MARTINIO PLSS UNLESS OTHERWISE NOTED.

6 (SHEET 4 OF

THIS PROPERTY IS LOCATED IN FLR.M. ZOME "X," ACCORDING TO FEMA MAP NUMBER 28047C0357G, DATED JUNE 16, 2009. 13010 KAYLEIBH COVE
BILOXO, MISSISSIPPI 36632
PHONE: 228-386-2283 PATRICK M. MARTINO, PLS EMAIL: PATRICK@MARTINOSURVEYING.COM BEARNES SHOWN HEREON ARE DERVED BY: ORD HORTH BY OFS OBSERVATION MAD BY(2011) (FOCH-2010,0000); ALL LINES RELATIVE TO. PROFESSIONAL LAND SURVEYOR THIS SURVEY WAS PREDARED FROM NEORMATION PROVIDED BY CLENT, WITHOUT THE BENEFIT OF A CIRRENT THE REPORT OR AN ENVIRONMENTAL STUDY. P23367 900 DATE: 11/12/2024 REMSED:

### LONG BEACH PLANNING and DEVELOPMENT COMMISSION

# DESCRIPTION OF PROPERTY AFTER PROPOSED NEW DIVISION

# LEGAL DESCRIPTION; PROPOSED PARCEL "A1" (AS PER SURVEY)

A PARCEL OF LAND STLUATED IN THE SOUTH 1/2 OF LOT 7, SEAL SUBBINISHY, BEING A PART OF THE EAST 1/2 OF SECTION 11, TOWNSHIP & SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, PER PLAT BOOK 11 AT PAGE 13 (COPY BK. 44 AT PG. 372) IN THE OFFICE OF THE CHANGERY CLERK OF SAID HARRISON COUNTY, MISSISSIPPI AS SHOWN ON THE SIRVEY PREPARED BY PATRICK M. MARTINO PLS, INC. DATED DECEMBER 19, 2024 (SIRVEY BRASED ON THE MISSISSIPPI STATE PLANE CORROLINGES TRIEN (FAST ZONE) AND 252 (SIRVEY BRASED ON MULLES USING A SCALE FACTOR OF 0.39998168 AND A CONVERGENCE AND OF INFIG. —000942.63" DETERMINED SPECIALLY FOR THIS PROJECT LUSING GNID BEARNISS DERIVED FROM GPS OBSERVATIONS FROM A BASE STATION LOCATED AT N.313,853.27; E-883.271.34" OBTAINED BY USA RTX NETWORK BASE STATIONS, ALL LINES RELATIVE TO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 1/2" ROW ROD WITH CAP (N. 313873.54; E. 882037.26) AT THE INCRTHMEST CORNER OF SAID SOUTH 1/2 OF LOT 7, SEAL SUBDINSTON, SAID POINT ALSO BEING THE SOUTHEST CORNER OF THE PROPERTY NOW OR FORMERLY OF SEARS. A SPECKAS, A SPECK SED OF THE SOUTHEST CORNER OF THE SOUTHEST CONTINUE OF SAID STREET TO A 1/2" IRON ROD FOUND (N. 313373.27); ERBSON, CAS A 1/2" IRON ROD FOUND (N. 313373.27); ERBSON, CAS A 1/2" IRON ROD WITH CAP. THE PROPERTY MAY OR FORMERTY OF U.S. BIRNEE PROPERTY MANAGEMENT GROUP LLG. RETERBINGE FROM NOW ON AS BURKE PROPERTY, AND SET 1/2" IRON ROD WITH CAP. THENCE CONTINUE ALONG THE SOUTH LINE OF SAID BURKE PROPERTY, NOSTSONE TO A SET 1/2" IRON ROD WITH CAP. THENCE CONTINUE ALONG THE SOUTH LINE OF SAID BURKE PROPERTY, NOSTSONE TO A SET 1/2" IRON ROD WITH CAP AT THE NOTHINE CONTINUE ALONG THE SOUTH LINE OF SAID BURKE PROPERTY, NOSTSONE TO A SET 1/2" IRON ROD WITH CAP AT THE NOTHINE CONTINUE ALONG THE SOUTH LINE OF SAID BURKE PROPERTY OF CITY OF LONG BEACH PROPERTY, SAID FEET TO A 1/2" IRON ROD FOUND (N. 31333312); EMBONE ALONG THE MARGIN OF THE PROPERTY OF THE OF SAID BURKE PROPERTY OF CITY OF LONG BEACH PROPERTY, SAID FEET TO A 1/2" IRON ROD FOUND (N. 31333312); EMBONE ALONG THE MARGIN OF THE PROPERTY OF CITY OF LONG BEACH PROPERTY SAID FEET TO A 1/2" IRON ROD FOUND (N. 31333313.2); EMBONE ON THE NORTH MARGIN OF TOOD TERRACE, NOTHER AND FOUND OF BEGINNING, SAID PARCEL CONTAINS ON THENCE CHANNO THE WORTH MARGIN OF TOOD TERRACE, NOTHE OF PROPERTY OF BEGINNING, SAID PARCEL CONTAINS OTHERWERS NOTH.

# LEGAL DESCRIPTION: PROPOSED PARCEL "B1" (AS PER SURVEY)

A PARCEL OF LAND STUATED IN THE SOUTH 1/2 OF LOT 7, SEAL SUBDINSTON, BEING A PART OF THE EAST 1/2 OF SECTION 11, TOWNSHIP B SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRSON COUNTY, MISSISSIPPI, PER PLAT BOOK 11 AT PAGE 13 (COPY BK. 4A AT PAGE 12 CHANNERY CLERK OF SAND HARRSON COUNTY, MISSISSIPPI AS SHOWN ON THE STRIKE Y PREPARED BY PATRICK W. HARRING PLS, INC. DATED DECEMBER 18, 2024 (SURVEY BASED ON THE MISSISSIPPI ISTAIL PRODINATE SYSTEM (EAST ZONE DISTRICT AND ASSISTANCE AND ASSISTANCE AND ASSISTANCE AND ASSISTANCE OF THE GIAND SAND A SCALE PACTOR OF 0.39995168 WAY A CONVERGENCE AND C.F. (1965) -00709/42.63\* DISTRIBUNIS SPECIFICALLY FOR THIS PROJECT USING OND BEARINGS DERIVED FROM CPS OBSERVATIONS FROM A BASE STATION LOCATED AT N.313,853.27; E-883,271.34\* OBTAINED BY USA RTK NETWORK BASE STATIONS, ALL LINES RELATIVE TO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 1/2" ROW ROD WITH CAP (Nº 313873.54): E.882037.26) AT THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF LOT 7, SEAL SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY NOR OF FORMERLY OF SPEARS, AS PER DEED INSTRUMENT. 2007—0010637—0—1; THENCE ALONG THE SOUTHWEST CORNER OF THE NORTHWENT SASSFATE BY SEA FEET TO A 1/2" IRON ROD FOUND (N. 313073.27); E.88257.06) AT THE SOUTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY OF VIG. BLANCE PROPERTY MANAGEMENT ORDUP LLG, REFERENCE FROM NOW ON AS BURNE PROPERTY, RON FOR WITH CAP CONTINUE ALONG THE SOUTH LINE OF SAID BURNE PROPERTY, NOS 50° OF TET TO A SET 1/2" IRON ROD WITH CAP (N. 313073.31); E.882827.08) AT THE PONT OF BECONNINE ALONG THE SOUTH LINE OF SAID BURNE PROPERTY, SOUTH CAP SAID PROPERTY, SOUTH CAP SAID BURNE PROPERTY.

# LEGAL DESCRIPTION; PROPOSED PARCEL "C1" (AS PER SURVEY)

A PARCEL OF LAND STUATED IN THE SOUTH 1/2 OF LOT 7, SEAL SUBDIVISION, BEING A PART OF THE EAST 1/2 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 12 HEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, PER PLAT BOOK 11 AT PAGE 13 (COPY BK. 4A AT PG. 372) IN THE OFFICE OF THE CHANCERY CLEKY OF SAID HARRISON COUNTY, MISSISSIPPI AS SHOWN ON THE SIRVEY PREPARED BY PATRICK M. MARTINO PLES, INC. DATED DECEMBER 19, 2020 (SURVEY BASED ON THE MISSISSIPPI STATE PLANE COORDING (EAST ZONE) STRICT AS TO MARTINO SHOWN CANDERCENTE, AND COUNTY CANDERCENTE, AND COUNTY OF A STATE FACTOR OF QUISSING A SCALE FACTOR OF GENERAL TOWN A BASE STATION LOCATED AT N. 313,853.27; E-B83.271.34\* OBTAINED BY USAN RTX NETWORK BASE STATIONS. ALL LINES RELATIVE TO) AND BEING WORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 1/2" ROW ROD WITH CAP (N: 31.3873.54); E. 882.037.26) AT THE NORTHHEST CORNER OF SAID SOUTH 1/2 OF LOT 7, SEAL SUBDINSON, SAID POINT ALSO BEING THE SOLTHWEST CORNER OF THE PROPERTY NOW OR SPEARS, AS PER DEED INSTRUMENT 2007—00.10857—0—11, THENCE ALOW THE SOLTH LINE OF SAID SPEARS PROPERTY, SOS 995.25 6.036.25 EFET TO A 1/2" ROW ROD FOUND (N: 313873.22) ESSOCIATION OF THE SOUTH LINE OF SAID BURKE PROPERTY WANAGENETY GROUP LLG. RETERBONG: FROM NOW ON AS BURKE PROPERTY WANAGENETY GROUP LLG. RETERBONG: FROM NOW ON AS BURKE PROPERTY, AS PER DEED INSTRUMENT 2023—0015107—0—1; THENCE ALOW THE SOUTH LINE OF SAID BURKE RROPERTY, RESPONDENTY, REPUBLIES OF THE SOUTH LINE OF SAID BURKE PROPERTY, RESPONDENTY, RESPONDENTY, RESPONDENTY, RESPONDENTY, RESPONDENTY, RESPONDENTY, REPUBLIES OF THE SOUTH LINE OF SAID BURKE PROPERTY, RESPONDENTY, RESPONDENTY, REPUBLIES OF THE SOUTH LINE OF SAID BURKE REPORTED THE POINT OF REGINANCE, SAID PARCEL CONTAINS OLD AGRES, MORE OF LESS. ALL SET 1/2" ROW RODS WITH CAPS ARE STAMPED.

# PROPOSED PARCEL "D1" (AS PER SURVEY) LEGAL DESCRIPTION:

A PARCEL OF LAND STRATED IN THE SOUTH 1/2 OF LOT 7, SEAL SUBDIVISION, BEING A PART OF THE EAST 1/2 OF SECTION 11, TOWNSHIP SO STUTH, RAWSE 12 WEST, CITT OF LOAD BEGAL, HISTS JUDICAL DISTRACT OF HARRISON COUNTY, MISSISSIPH, PER PLAT BOCK 11 AT PAGE 13 (COPY BR, AA IF D. 272) III THE OFFICE OF THE CHANGERY CHECK OF SAID HARRISON COUNTY, MISSISSIPH AS SHOWN ON THE SHIPLY PREDAIGE MY PREDAIGHT MARTHON PLS, NO. DATED DECEMBER 18, 2024 (SHEWEY BASISSIPH) STATE PLANE COORDINATE SYSTEM (EAST ZONE). MAD BRECHEGALT FOR THE STATION OF CORRESPONDED AND A CONVERGENCE ANGLE OF CHECK CONDININGS DEPLYED FROM CPS OBSERVATIONS FROM A BASE STATION LOCATED AT NA. 35.55.27.34 GBTANDED BY USAN RY NETWORK BASE STATIONS. ALL LINES RELATIVE TO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A SET 1/2" RION RCID WITH CAP (N. 3).2873.54′; E 882037.26′) AT THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF LOT 7, SEAL SUBDINSON, SAID POINT ALSO BERIG THE SOUTHWEST CORNER OF THE PROPERTY NOW OF FORMERY OF SEAL SOUTH LINE OF SAID SPEARS PROPERTY, SB958.32′E 63.0 BZ FEET TO A 1/2" RCIN ROD FOUND (N. 3).3371.27′. E 8820.57.00°/ AT THE POWNT OF RECOMMENCE SAID SERVE THE SOUTHWEST CORNER OF THE PROPERTY NOW OF FORMERY OF THE PROPERTY AS PER DEED MISTRUMENT 2023—0075107—D—JI; THENGE ALONG THE SOUTH LINE OF SAID BURNE PROPERTY, AS PER DEED MISTRUMENT 2023—0075107—D—JI; THENGE ALONG THE SOUTH LINE OF SAID SHERE ROPERTY, AS PER DEED MISTRUMENT SOUTH LINE OF SAID SHERE ROPERTY, SOUTH LINE OF SAID SHERE PROPERTY, AS PER DEED MISTRUMENT SOUTH LINE OF THE CAS AID BURNE PROPERTY, AS PER DEED MISTRUMENT SOUTH LINE OF THE CAS AID BURNE PROPERTY, AS PER DEED MISTRUMENT SOUTH LINE OF THE CAS AID BURNE PROPERTY, AS PER DEED MISTRUMENT SOUTH LINE OF TOOD TERRACE, NEGRET AS OFFICE TO A SET 1/2" ROW ROD WITH CAP. THENCE LEAVING TOOD WITH CAP. THENCE LEAVING TOOD STRANGE, SAID PRACEL CONTANTS DIG ACCES, AUGUSTON TO BESINNING, SAID PARCEL CONTANTS DIG ACCES, ALL SET 1/2" ROW RODS WITH CAPS ARE STAMPED "MARRING PLS SAID SHOWN OF SAID SET TO THE POWN OF SAID SHOWN OF SAID SET TO SHOWN OF SAID S

# PROPOSED PARCEL "E1" (AS PER SURVEY) LEGAL DESCRIPTION:

A PARCEL OF LAND STUATED IN THE SOUTH 1/2 OF LOT 7, SEAL SUBDIVISION BEING A PART OF THE EAST 1/2 OF SECTION 1, TOMNEST BY SOUTH, RANKET ST WEST, OTY OF LONG BEING, ARST DUCAL DISTRICT OF HARBISCH COMMY. MISSISSIPPI, FEB PLAT BOOK 11 AT PAGE 13 (COPP BK. 4A AT PG. 372) III THE OFFICE OF THE CHANGERY GLERY OF SAID HARBISCH COUNTY, MISSISSIPPI AS STOWN ON THE SURVEY PREPARED BY PARTICK M. MARRING PLS. MIC. DATED DECEMBER 19, 2024 (SURVEY BASED ON THE MISSISSIPPI STATE PLANE CORRUNATE SYSTEM (EAST SONE). AND CANDERGANCE ANGLE NAD EAGLING STATE PLANE CORRUNATE SYSTEM (EAST SONE). AND CONVERGINGE ANGLE OF DISSIPHIED SECTION OF SOURCE OF THE OFFICE OF STATEMENT SYSTEM OF SOURCE OF THE OFFICE OF STATEMENT SYSTEM OF SOURCE OF THE OFFICE OF STATEMENT OF STATEMENT SYSTEM OF SOURCE OF THE OFFICE OF STATEMENT OF STATEMENT SYSTEM OF SOURCE OF THE OFFICE OF STATEMENT OF STATEMENT SYSTEMENT SYSTEM OF STATEMENT OF STATEMENT OF STATEMENT SYSTEM OF STATEMENT OF S

BEGNNING AT A SET 1/2" IRON ROD WITH CAP (N. 313873.54). E. 882037.25") AT THE NORTHWEST CORNER OF SAUD SOUTH 1/2 OF LOT 7, SEAL SUBDINSON, SAID PCINT ALSO BEING THE SOUTHWEST CORNER OF THE POPPERTY NOW OR PORNERS. AS PRE DEED INSTITUTE TOO. 3017 INSTITUTE ALONG THE SOUTH LINE OF SAUD SPEARS PROPERTY, SBS-951.27" E. 882857.20", E. 882857.20", E. 882857.20", E. 882857.20", AT THE SOUTHEAST CORNER OF SAUD SPEARS PROPERTY, THENCE LEAWNO THE SOUTH LINE OF SAUD SPEARS PROPERTY, ALONG THE NORTH MARGN OF TOOD TERRACE. NOW AND THE SET TO A SET 1/2" RON FOOD WITH CAP AT THE INTERSCETION OF SAID NORTH MARGN OF TOOD TERRACE. NOW AND SET TO SET 1/2" RON FOOD WITH CAP AT THE INTERSCETION OF SAID NORTH MARGN OF TOOD TERRACE. NOW SET TO THE POINT OF BEGNNINING. SAID PARCEL CONTAINS OF SAID NORTH SEAL ANENUE, THENCE ALONG THE EAST MARGN OF NORTH SEAL ANENUE, THENCE ALONG THE SAIT THE POINT OF BEGNNINING. SAID PARCEL CONTAINS OTHERWISE NOTES. MORE OF LESS ALL SET 1/2" IRON ROOS WITH CAPS ARE STAMPED "MARTHOR OF LESSES ALL SET 1/2" IRON ROOS WITH CAPS ARE STAMPED "MARTHOR OF LESSES ALL SET 1/2" IRON ROOS WITH CAPS ARE STAMPED "MARTHOR DESCRIBED."

# (SHEET 5 OF 6)

OBN	THE GIRLY WAS DEPOTED TOWN INCOMATION DOMANTO BY	r	
_	CLENT, WINGOTHE ECHETION OF A CIRECUT THE REPORT OR AN ENVIRONMENTAL STUDY.		THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" ACCORDING TO FEMA MAP NUMER 2804703376, DATED JUNE 16, 2009.
	CLENT:	SURVEY CLASS B	BEARINGS SHOWN HEREON ARE DERIVED BY:
7	VINCENT BURKE	SCALE: 1"=60"	2000); ALL LINES R
i si	PARCEL NICHDINE ROAD ADDRESS LONG BEACH, MS 39560	i de ju	PATRICK M. MARTINO, PLS
,	SEAL SUBDIVISION (SECTION 11-TES-R1ZW)		13010 KAYLEIGH COVE
	TAX PIDN: 0511K-02-305.002 & 0611K-02-006.000		BILOXI, MISSISSIPPI 30532
	CREW CHIEF: PAIN, JS DRAWN BY: JAG, PTPD		FUALL BAYDLOW AND STRUCTURE COLUMN CO
	DATE: 11/12/2024 JOS# P241436_CITY		DEDTECTIONAL LAND CHOUSTON
	REVISED: 12/19/2024 CRO#: P23367		PROFESSIONAL LAND SOUVERON

P.L.S. 2838

# DESCRIPTION OF PROPERTY PRIOR TO PROPOSED NEW DIVISION

# AS PER DEED INSTRUMENT 2023-0015107-D-J1) DEED DESCRIPTION: PARENT TRACT

A PARCEL OF LAND SITIATED AND BEING LOCATED IN THE NORTH 1/2 OF LOT 7, SEAL SUBDIVISION, SECTION 11, TOWNSHIP B SOUTH, RANGE 12 MEST, GITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING WORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SW CORNER OF THE SAID NORTH 1/2 OF LOT 7, THENCE RUN SOUTH 89 DECREES 51 WINUTES 59 SECONDS EAST BOOK STATE OF THE POWENT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. THENCE CONTINUE FROM SAID POINT OF BEGINNING SWIN SOUTH 89 DECREES 51 WINUTES 59 SECONDS EAST 639.81 FEET ALONG THE SOUTH LINE OF THE NORTH OF LOT 7 TO THE WESTERLY WARGIN OF KLONDYKE ROAD; THENCE RUN NORTH UNC OF LOT 7, THENCE RUN NORTH WINUTES 52 SECONDS WEST 53 SECONDS SEST SAID OF KLONDYKE ROAD; THE NORTH UNC OF LOT 7, THENCE RUN NORTH WINUTES 53 SECONDS SEST SAID SWIN SWIN THE NORTH WE OF LOT 7, THENCE RUN NORTH WIN SOUTH 00 DEGREES 51 WINUTES 51 SECONDS WEST 538.97 FEET ALONG THE NORTH LINE OF LOT 7, THENCE RUN SOUTH 00 DEGREES 53 WINUTES 51 SECONDS WEST 130.00 FEET TO THE POINT OF BEGINNING.

## 0611K-02-006.000, AND BEING SITUATED RESUBDIVISION OF A PARCEL OF LAND IN LOT 7, SEAL SUBDIVISION, SECTION 11, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON A SURVEY FOR A PROPOSED IDENTIFIED AS TAX PARCEL COUNTY, MISSISSIPPI. 0611K-02-005.002 &

1.) THIS SURPLY AND PLAT WERE PREPARED ONLY FOR THE CLEDIT NAMED HEREDA AND NO THIRD PARTY CERTIFICATION IS ESPHESSED OR WHALED.

2.1 A COPY OF THIS PLAT IS VALID OUT IF IT IS COUNTETE AND INTACT, HAS AN ORIGINAL SIGNATURE AND DATE. AND HAS THE ORIGINAL EMBOSSED OR COLORED (NOT BLACK) STAMPED SURPEYOR'S SEAL.

3.) THIS SURPLY TO ALL APPLICACION OF ANY AND THE FOULTHOON'S BULDING OR OTHER RESTRICTIVE, SUBJECT TO ALL APPLICACION OF THE SUBJECT TO ALL APPLICACIONS, END THERE SUBJECT TO ANY AND ALL EASTHORY END STREAM CONDINATE, AND FURTHER SUBJECT TO ANY AND ALL EASTHORY ENDINGED OF THIS PROPERTY IS SUBJECT TO CURRENT SUBJECT TO ALL APPLICATIONS AND ET GETSTA AND STREAM AND STREAM SOUNCE REDULATIONS AND ET GETSTA. APPROPRIATE TO BURGETT SUBJECT TO CURRENT SUBJECT TO SUBJECT

# BOUNDARY NOTE:

BOUNDARY SURVETS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF RECLARA SUBDIVISION FLAT PROPERTIES WIT A PART OF A RECLUAR SUBDIVISION ARE BASED UPON THE INFORMATION PROUDED BY THE PARTY RECLUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT WICKMATION DISCOPRED BY THE SURVEY PROSSBEE CONDITION AFFECTING THE PROPERTY. EASEMENTS SURVEYER POSSBEE CONDITION AFFECTING THE PROPERTY. EASEMENTS. SERVINGS, BUTLONG CORDINANCES, EAVING AND DIESS NOT RECLEASED SUBJUDIVE CONDITION AFFECTING THE PROPERTY. EASEMENTS. SERVING AND DIEST LEGAL. BOUNDARD THE LEGAL. ENCLUBERATION ANY PROPERTY.

DATE OF FIELD SURVEY

(SHEET 6 OF 6)

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" ACCREDING TO FEMA MAP NUMBER 28047C03576, DATED JUNE 16, 2009. BILDO, MISSISSIPP 39532
PHONE: 228-380-2283
EMAIL: PATRICK@MARTINOSURVEVING.COM PATRICK M. MARTINO, PLS BEARNGS SHOWN HEREON ARE DERVED BY: GRO HORTH BY GPS CRSERVATION NAD\_EX(2011) PROFESSIONAL LAND SURVEYOR 13010 KAYLEIBH COVE SURVEY CLASS 'B' SCALE: 1"-60" DATE: 11/12/2024 JOSE P241435\_CITY REVISED: 12/19/2024 GRD# P23387

THIS IS TO CERTEY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE JEWES, AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELEE.

12/19/2024 PATRICK M. MARTINO, P.LS. 2× 4.

COORDINATES STATE PLANE

DATE: NOVEMBER 5, 2024 TOPCON HYPER\_V WAS USED FOR GPS OBSERVATION

THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLENT, WITHOUT THE BENEFIT OF A CHROBAT THE REPORT OR AN ENVIRONMENTAL STUDY. CREW CHIEF: PAIM, US DRAWN BY: JAG, PIPD TAX PIDN: 0811K-02-005.002 ₺ 0611K-02-006.000 SEAL SUBDIMISION (SECTION 11-TBS-R12W) **VINCENT BURKE** ALDRESS: LONG BEACH, MS 39560

## REFERENCE MATERIALS

DEED DESCRIPTION: PARENT TRACT

AS PER DEED BK. 1139 AT PG. 34)

THE NORTH THRIY—ONE (31) FEET OF THE SOUTH HALF (S 1/2) OF LOT SEVEN (7), OF SEAL SUBDIVISION, BEING A PART OF THE EAST HALF (E 1/2) OF SECTION 11, TOMNSHIP B SOUTH, RANGE 12 WEST, IN THE FIRST JUDICAL DISTRICT OF HARBSON COUNTY, MISSISSIPPI, IN PLAT BOOK 11, AT PAGE 13 IN THE OFFICE OF THE CHANCERY CLERK OF HARBSON COUNTY, MISSISSIPPI, IN THE OFFICE OF THE CHANCERY OF THE NORTH JULY AND TERROR OF TOOD TERRORS SUBDIVISION, AND THE WEST MARGIN OF TOOD TERRORS SUBDIVISION, AND THE WEST MARGIN OF TOOD TERRORS SAID NORTH MARCHN OF TOOD TERRORS 25.0 FEET, MORE OR LESS, TO THE SOUTH LINE OF A PARCEL OF LAND NOW OF FEET, MORE OR LESS, TO THE SOUTH LINE OF A PARCEL OF LAND NOW OF FORMERLY OF URGINAL M. CARRUBBA, THENCE EASTERLY ALONG THE SAID SOUTH LINE OF A POPPERTY OF CARRUBBA, THENCE EASTERLY ALONG THE SAID SOUTH LINE OF A POPPERTY OF CARRUBBA, THENCE SOUTHERY ALONG THE WEST MARCIN OF KLONDYKE ROAD, THENCE SOUTHERY ALONG THE WEST MARCIN OF KLONDYKE ROAD, THENCE SOUTHERY ALONG THE WEST MARCIN OF KLONDYKE ROAD, THENCE SOUTHERY ALONG THE WEST MARCIN OF 1.) HARRISON COUNTY GIS WEBSITE AND TAX MAP, CURRENT EDITION. 2) CITY OF LONG BEACH ZONING MAP, CURRENT EDITION.

INFORMATION PROVIDED BY CLIENT.

4.) DEED INSTRUMENT 2018-0004957-D-JI.
6.) DEED INSTRUMENT 2018-0004957-D-JI.
6.) DEED INSTRUMENT 2007-0010857-D-JI.
7.) DEED INSTRUMENT 2007-0004580-D-JI.
8.) DEED INSTRUMENT 2007-0004580-D-JI.
9.) DEED INSTRUMENT 2018-0007772-D-JI.
10.) DEED BOOK 1084 AT PAGE 374.
12.) DEED BOOK 1084 AT PAGE 374.
12.) DEED BOOK 1087 AT PAGE 374.
13.) DEED BOOK 1189 AT PAGE 374.
14.) RECORDED PLAT OF SELL SUBDIVISION, PLAT BOOK 11 AT PAGE 13.
(COPY BK. 4A. AT P. A. E. S. S. SUBDIVISION, PLAT BOOK 11 AT PAGE 13.
SUBDIVISION, 181 ADDITION, PLAT BOOK 22.
AT PAGE 40.

# FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLIEN, ZONE "X" ACCORDING TO FEAM MAP INTHREEN EGACACOCASTO, DATED JUNE 16, 2009, CHECK WITH BUILDING OFFICIALS FOR COMMANYT DETERMINED BASE FLOOD BENTOM, AN EXACTO DESCHATON CAN ONLY BE EFFECTATION, AN ELEVATION CREPICATE. THE ABOVE STATEMENT IS FOR INFORMATION CALLY AND DOES NOT REPRESENT THIS SURFECTOR'S OPPUNION OF THE PROBABILITY OF FLOODING. THIS SURFECTOR SOEWINGS NO LIBBILITY FOR THE CORRECTINESS OF THE CITED MAP.

# FLOOD ZONE EXPLANATION:

X - AREAS DETERMINED TO BE OUTSIDE THE 0.2%

ANNUAL CHANGE FLOODPLAIN.

02.13.25 Reg

			Special Tap Fee: 501 Klon PARCEL # - #0611K-02-006.0		
		·····			
Date: 02-13-2025 SEWER AND WATER TAPS					
AATERIALS:			- m - d and r m + ar a		
	<b>TY</b>		ITEM	PRICE	TOTAL
	2	EA	6" x 4" 3-Way WYE	\$40.00	\$80.00
	2	EA	4" TEE WYE	\$20.00	\$40.00
	2	EA	4" 45s	\$11.00	\$22.00
	4	ĘΑ	4" CAP	\$7.50	\$30.00
	2	EA	6" CAP	\$8.00	\$16.00
1	150	FT	4" SDR26	\$3.00	\$450,00
	3	ĘΑ	8"x1" Tapping Saddle	\$35.00	\$105.00
	1	EA	1" Compression Wye	\$88.00	\$88,00
	3	ΕA	1" Corp Stop	\$54.07	\$162.21
	3	EA	1" Curb Stop	\$65.05	\$195.15
1	100	FT	1" Roll Tube	\$0.60	\$60.00
	3	EA	Meter Box	\$82.00	\$246.00
	1	EA	Limestone	\$41.00	\$41.00
	1	EA	Temp. Asphalt Patch	\$500.00	\$500.00
	1	EΑ	Perm. Asphalt Patch	\$3,400.00	\$3,400.00
	_		•	TOTAL MATERIAL COST	\$5,355.36
					·
QUIPMENT:					
-	TY		ITEM	PRICE	TOTAL
	12	HRS	161-TRACK HOE	\$45.00	\$540.00
1	12	HRS	DUMPTRUCK/ Trailer	\$50.00	\$600.00
;	12	HRS	CREW TRUCK	\$15.00	\$180.00
	4	HRS	161-TRACK HOE	\$45.00	\$180.00
	4	HRS	DUMP TRUCK/ Trailer	\$50.00	\$200.00
	4	HRS	CREW TRUCK	\$15.00	\$60.00
	4	HRS	ASPHALT TRUCK W/ TRAIL		\$300.00
			TC	OTAL EQUIPMENT COST	\$2,060.00
ABOR:					T071
			LABOR		TOTAL \$1,773.07
			runs.	TOTALIABOR COST	\$1,773.07
				(AINEMBALL AAA)	<i>42) 1 1 4.41</i>
UEL					
VEL					TOTAL
				TOTAL MATERIAL COST	\$5,355.36
			TC	OTAL EQUIPMENT COST	\$2,060.00
				TOTAL LABOR COST_	\$1,773.07
				TOTAL	\$9,188.43
				15% FUEL COST	\$1,378.26
			O POLITICATENT COST TO		\$7 A1E 26
		ALAN	DEQUIPMENT COST TO:		<u>\$7,415.36</u>
City of Long Bea	ch				
P.O. Box 591					
ong Beach, MS	39560				
PLEASE REMIT		FUE	COST TO:		<u>\$3.151.33</u>
120 Innovation					
P.O. Box 591	2055				
ong Beach, MS	39560				
					\$40 FGE 50
TOTAL WATER TAP FEE COST \$10,566.69					



overstreeteng.com

161 Lameuse St. Sulte 203 Biloxl, MS 39530 228.967.7137

January 14, 2025

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

RE: Certificate of Subdivision - Tax Parcel No. 0611K-02-006.000 & 0611K-02-

005.002

#### Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located in the North ½ of Lot 7, Seal Subdivision, being a part of the East ½ of Section 11, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, per plat book 11 at page 13 (copy bk. 4A at PG. 372) in the office of the chancery clerk of said Harrison County, Mississippi. The submitted subdivision proposes to divide two existing parcels into 5 new parcels. Proposed Parcel "A" will be nearly 4.37 Acres in size, with approx. 329.80 feet of street frontage on Klondyke Road. Proposed Parcel "B" will be nearly 0.32 Acres in size, with approx. 75.00 feet of street frontage on Todd Terrace. Proposed Parcel "D" will be nearly 0.32 Acres in size, with approx. 75.00 feet of street frontage on Todd Terrace. Proposed Parcel "D" will be nearly 0.32 Acres in size, with approx. 75.00 feet of street frontage on Todd Terrace. Proposed Parcel "E1" will be nearly 0.47 Acres in size, with approx. 639.82 feet of street frontage on Todd Terrace.

The Certificate itself has all appropriate certifications and information. However, we do see an issue which is listed below:

Proposed parcel "E1":

 The proposed parcel has 31.06 feet of lot depth, which does not meet the minimum setback ordinance requirements. However, this nonconforming condition currently exists.

As always, we have done our best to describe any deficiencies depicted on the proposed subdivisions. The decision to accept or reject this subdivision ultimately resides with the City. We are unaware if the developer has applied for a variance, so perhaps the noted concern may be acceptable to the City under that variance process.

If acceptable, 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,

Tyler Yarbrough

TY:539

O:\0539\Cert Sub\Cert of Sub 0611K-02-006.000 & 0611K-02-005.002.docx

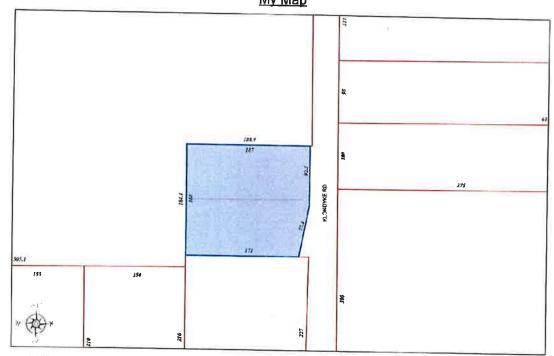
Page 1 of 1

Biloxi | Long Beach | Pascagoula | Daphne

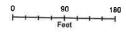
After considerable discussion and upon recommendation by a City Engineer, Commissioner DiLorenzo made motion, seconded by Commissioner Suthoff and unanimously carried recommending to approve the application as submitted.

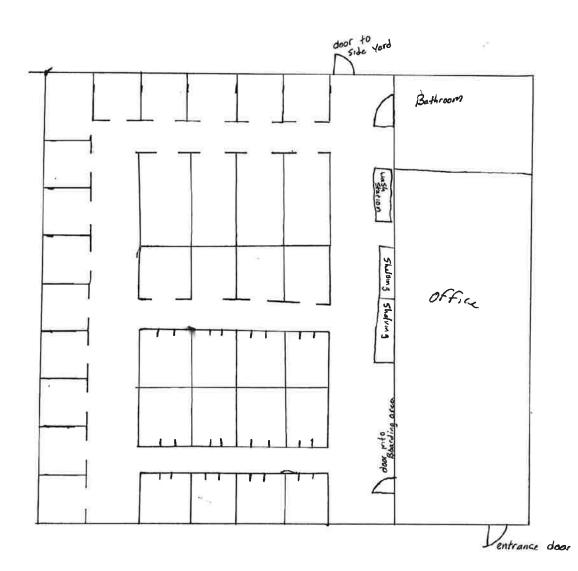
It came for discussion under New Business, Planning Commission Approval for the property located at 613 Klondyke Road, Tax Parcel 0611F-01-009.000, submitted by Tracy Davis, Chellie Davis and Mike Beech, as follows:

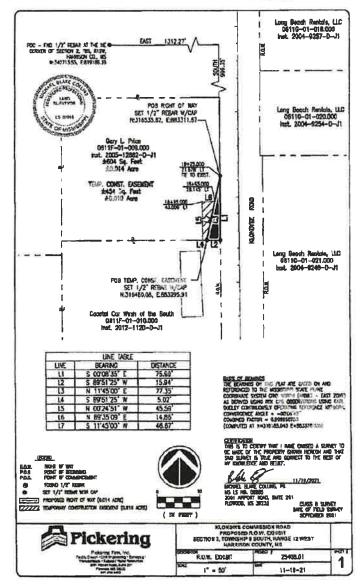
	CI	TY OF LONG BEA	CH. MISSIS	SSIPPI
	A	PPLICATION FOR	R CASE REV	
201	YSICAL ADDRESS: JEFF DAVIS AVENUE NG BEACH, MS 39560	PHONE: (228) 863 FAX: (228) 863		MAILING ADDRESS POST OFFICE BOX 929 LONG BEACH, MS 39560
I.	DECI INTE	NNING COMMISSION APP ISION OF THE BUILDING PRPRETATION OF THE ZO	OFFICIAL IS AL NING ORDINAN	NCE
II.	Address of Property Involved:	13 Klandik	e RZ L	Tax Parcel Number 0611F-01-009.000
III.	Statement clearly explaining the req	uest being made for case rey	icw. (Attach suppl	lemental pages if necessary.)  SUSINCES
$IV_{i^{\circ}}$	by the applicant in the applica area proposed to be changed sufficient evidence to establish and address of all owners of water). Claims of support or " by the appearance of such own."  B. Survey and/or Site Plan. A sit drawing of the development, e	tion, the name of the owne in classification or to be that the applicant has the radjacent property (exclusi no objection" from owners er(s) at the hearing. Such state plan showing the land a casements bounding and in orting open facilities, and t	r or owners and included within right of possession ive of the width of adjoining proupport is usually area which would tersecting the de	ery person, firm or corporation represented their respective addresses of the entire land the structures then existing thereon, and in to the land area and structures, the names of intervening streets, alleys, or bodies of operty should be substantiated in writing or considered material but not conclusive.  If the affected, if required a general layout signated area, the locations of existing and one provided and continuously maintained
	C. Recorded Warranty Deed. A d request. If, several parcels are parcels involved in the request	included in a request, indi-	description of the	to specific piece of property involved in the ds AND a composite legal description of all
	D. Fee. Attach a check in the amo administrative cost. You will a processing of your application.	dso be responsible to actua	should be made al costs, such as	payable to the City of Long Beach to cover advertising and mailing incurred with the
			ED WITHOUT	THE ABOVE LISTED DOCUMENTS.
V.	mandatory; however, the applicate provided said representative has oral designation by the applicant. seven (7) days in advance of the application, all conditions and retimetable for processing the application.	2. Attendance by the applicant may designate a representate been properly designated to. If a continuance is to be grascheduled public hearing arquirements inherent in the polication. The completed apport later than 21 days before the	ative to attend the speak on the applicanted, the applicanted/or meeting. The rocess have been blication with all	c hearing (IF REQUIRED) and/or meeting is public hearing and/or meeting on their behalf, licant's behalf either by written permission or at must request same in writing a minimum of a applicant acknowledges that, in signing this fully explained and understood, including the necessary documents and payments must be day of each month. Receipt of fee(s) does not
	Ordinance and also agree to pay a  VICKI POLCA  Name of Rightful Owner (PRINT  U359 Pau Our  Owner's Mailing Address  Pass Christian  City State  28-493-9  Phone	oll fees and charges as stated.  Compared to the state of	Name of Agent (I  /0276 R  Agent's Mailing  Passchrist City  228-23  Phone  M, 'Ke 21  Email Address  Signature of Agen	23/3 Address  Sin 145 3857/ State Zip  34-2835  12159@Yshoo.com
Date	Received 1 28 25 Zoning	OFFICE USE of Agenda	المالم	25 Check Number 521











#### **COMMERCIAL LEASE AGREEMENT**

THE PARTIES: This Lease Agreement agreed on February 1º 2025 is between

The Lessor is 1 individual known as <u>Vicki Price</u> with a mailing address of 6359 Pavolini Rd. Pass Christian MS. 39571. hereinafter referred to as the "Lessor."

The Lessee is 1 individual known as Chellie Davis with a mailing address of 10276 Rd 313

Pass Christian 39571, hereinafter referred to as the "Lessee."

The Lessor and Lessee hereby agree as follows:

DESCRIPTION OF LEASED PREMISES. The Lessor agrees to lease to the Lessee the

Following described 1500 square feet (SF) of garage space and property under Parcel Number 0611F-01-099.000 located at 613 Klondike Rd, Long

Beach, Mississippi, 39561,

Hereinafter referred to as the "Premises".

USE OF LEASED PREMISES. The Lessor is leasing the Premises to the Lessee and the Lessee is hereby agreeing to lease the Premises for any legal use allowed in accordance with Local. State and Federal Laws.

Any changes in use or purpose of the Premises other than as described above shall upon prior written or Verbal consent of Lessor only otherwise the Lessee will be considered in default of this Lease Agreement.

**EXCLUSIVE USE.** The Lessee shall hold exclusive rights to operate on the Premises with the following use (s):

TERM OF LEASE. This Lease shall commence on February 1s, 2025 and expire on Midnight on February 1st, 2030 ("Initial Term"). With first opportunity for renewal

RENT AMOUNT. Payment shall be made by the Lessee to the Lessor in the amount of \$2,000 per month for the initial Term of this Lesse Agreement hereinafter referred to as the "Rent". Payment due for 2% increase per year beginning February 14, 2026.

NENT PAYMENT. The Rent shall be paid under the following instructions:

Rent shall by paid by the Lessee to the Lessor via Auto Draft set up between parties.

LATE FEE . The Lessor shall charge a late payment fee of 50.00 if rent is not paid by the 5th of each

SECURITY DEPOSIT. A Security deposit in the amount of 2,000 shall be due and payable in advance upon the signing of this 1% Lease Year and which amount shall be held in escrow by the Lessor in a separate, interest-bearing savings account as security for the faithful performance of the terms and conditions of the Lesse.

Provided the Premises is returned to the Lessor in good condition, the Lessee shall have their Security Deposit amount of  $\frac{2.900}{100}$  returned within 30 days.

LEASEHOLD IMPORVEMENTS. The Lessee agrees that no leasehold improvements, alterations, now structures built, or changes of any nature shall be made to the Premises or the exterior of the building without first obtaining the consent of the Lessor in writing/and or Verbal.

GOVERNING LAW. This Lease shall be governed by the Laws of the State of Mississippi

NOTICES. Notices shall be addressed to the following:

Lessor

Vicki Price 6359 Pavolini Rd.

Pass Christian, Ms. 39571

Lessee

Chelle Davis

10276 Road 313

Pass Christian, Ms. 39571

AMENDMENTS (S). No amendment of this Lease shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

SEVERABILITY. If any term or provision of this Lease Agreement is illegal, invalid or unenforceable, such term shall be limited to the extent necessary to make it legal and enforceable, and, if necessary, served from the Lease. All other terms and provisions of this Lease Agreement shall remain in full force and effect.

BINDING EFFECT. This Lease and nay amendments there to shall be binding upon the Lessor and the Lessees and/or their respective successors, beirs, assigns, executors and administrators

LESSOR SIGNATURE		
Signature Ulcke Vice	Date_	2-1-25
Vicki Price		
LESEE SIGNATURE		
Signature	Date	
Chelle Davis		

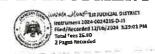
Applicant's withdrew the application.

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

It came for discussion under New Business, Planning Commission Approval for the property located at 0 West 5<sup>th</sup> Street, Tax Parcel 0612G-02-009.000, submitted by Alan Dale Stennett (owner) and Michael J. Bohlke (agent), as follows:

	CITY OF LONG BEACH, MISSISSIPPI			
		PPLICATION FO		
201	YSICAL ADDRESS: JEFF DAVIS AVENUE ING BEACH, MS 39560	PHONE: (228) FAX: (228) 86	863-1554	MAILING ADDRESS POST OFFICE BOX 929 LONG BEACH, MS 39560
1.	DECI	NNING COMMISSION AP ISION OF THE BUILDING ERPRETATION OF THE Z	G OFFICIAL IS ALL CONING ORDINANC	
II.	Address of Property Involved: 0	West 5th st		0612 <i>G-02-009.000</i> Tax Parcel Number
III.	Statement clearly explaining the requirement of the string approval	uest being made for case re	view, (Attach supple	mental pages if necessary.)
IV.	by the applicant in the application area proposed to be changed sufficient evidence to establish and address of all owners of water). Claims of support or "	ation, the name of the own I in classification or to be that the applicant has the adjacent property (exclu- tion objection" from owner	ner or owners and the be included within to right of possession usive of the width of ers of adjoining prop	ry person, firm or corporation represented heir respective addresses of the entire land the structures then existing thereon, and to the land area and structures, the names of intervening streets, alleys, or bodies of perty should be substantiated in writing or considered material but not conclusive.
	drawing of the development, e	easements bounding and i porting open facilities, and	intersecting the desi	be affected, if required a general layout ignated area, the locations of existing and be provided and continuously maintained
	C. Recorded Warranty Deed. A d request. If, several parcels are parcels involved in the request	included in a request, ind	al description of the lividual parcel deed	e specific piece of property involved in the s AND a composite legal description of all
	D. Fee. Attach a check in the amo administrative cost. You will a processing of your application.	also be responsible to act	k should be made pound costs, such as a	payable to the City of Long Beach to cover advertising and mailing incurred with the
			TED WITHOUT T	HE ABOVE LISTED DOCUMENTS.
V.	mandatory; however, the applicant provided said representative has oral designation by the applicant, seven (7) days in advance of the application, all conditions and retimetable for processing the application.	G, Attendance by the appliant may designate a represent been properly designated to the factorial formula of the continuance is to be go scheduled public hearing acquirements inherent in the plication. The completed a pot later than 21 days before	ntative to attend the p to speak on the applice granted, the applicant and/or meeting. The process have been ful application with all ne	hearing (IF REQUIRED) and/or meeting is public hearing and/or meeting on their behalf, cant's behalf either by written permission or must request same in writing a minimum of applicant acknowledges that, in signing this fully explained and understood, including the accessary documents and payments must be lay of each month. Receipt of fee(s) does not
	Ownership: I the undersigned of Ordinance and also agree to pay a	due hereby agree to all the sail fees and charges as state	rules and regulations	as set forth in the Long Beach Zoning
	Man Dale Steun Name of Rightful Owner (PRINT		Michael Name of Agent (Pl	el J. Bohlke RINT) owner
	211 Magnolia 57 Owner's Mailing Address	<del></del>	13 South	
	Long Beach Ms City State	39560 Zip	Long Be	State Zip
	228-324-8911 Phone	/	228-8 Phone	860-3005
	Adstenne H 2014 (a Email address  Allew Orb Vlenne Signature of Rightful Owner	Demail. con	MTROHO Email Address Signature of Agent	Bohl 1/22/25
Date	Received 1 28 25 zoning	OFFICE USE ag C 1 Agend	e ONLY da Date_2132	S Check Number 142





Propared By and Return 10: Selvwartz, Org er & Jordan, PLLC 12206 Hwy 49 Gulfport, MS 39503 (228) 832-8550

File#241879

Indexing instructions.
Pt of Long Beach Section Block 15
75' E & W X 150' N & S by 5th St
14' JD, Harrison County, MS

STATE OF MISSISSIPPI COUNTY OF HARRISON

#### WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), each in hand paid, and other good and valuable consideration, the reveiot and sufficiency of all of which is hereby

Edward Gullie, a married man 401 Mason Avenue Long Heach, MS 39560 985-445-4288

does hereby grant, bargain, sell, convey and warrant, unto

Alan Dale Stennett and Michael J. Bohike,

µ3 joint tenants with full rights of survivership au not as tenants in common

211 Magnulla Street

Long Beach, MS 39560

228-586-3169

the following described property, together with the improvements, hereditaments and appintenances becomes situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

A lot or parcel of land situated in the City of Long Beach, Harrison County, Mississippi, and more particularly described as: Beginning at a point on the Northside of 5th Street, which said point is 355 feet measured by right angles West of the West margin of Jeff Davis Avenue and from said point of beginning running thence Northerly parallel with Jeff Davis Avenue a distance of 150 feet; thence Westerly parallel with 5th Street a distance of 75 feet; thence Southerly parallel with Jeff Davis Avenue a distance of 150 feet to the North Side of 5th Street; thence Easterly along the North side of 5th Street a distance of 75 feet to the point of beginning; all being in a part of Section 13, Tawaship 8 South, Range 12 West, Harrison County, Mississippi,

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and

easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

THE ABOVE described property is no part the homestead of the Granter herein

Estimated county ad valorem taxes have been protated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such provation is based prove to be inaccurate for may reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the Tue amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property

WILNESS THE SIGNATURE of the Grentor on this the 6th day of December, 2024 John Rich.

STATE OF MISSISSIPPI

THIS DAY personally appeared before me, the understgned authority in and for the jurisdiction aforesaid, Edward Guille, who acknowledged that he signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

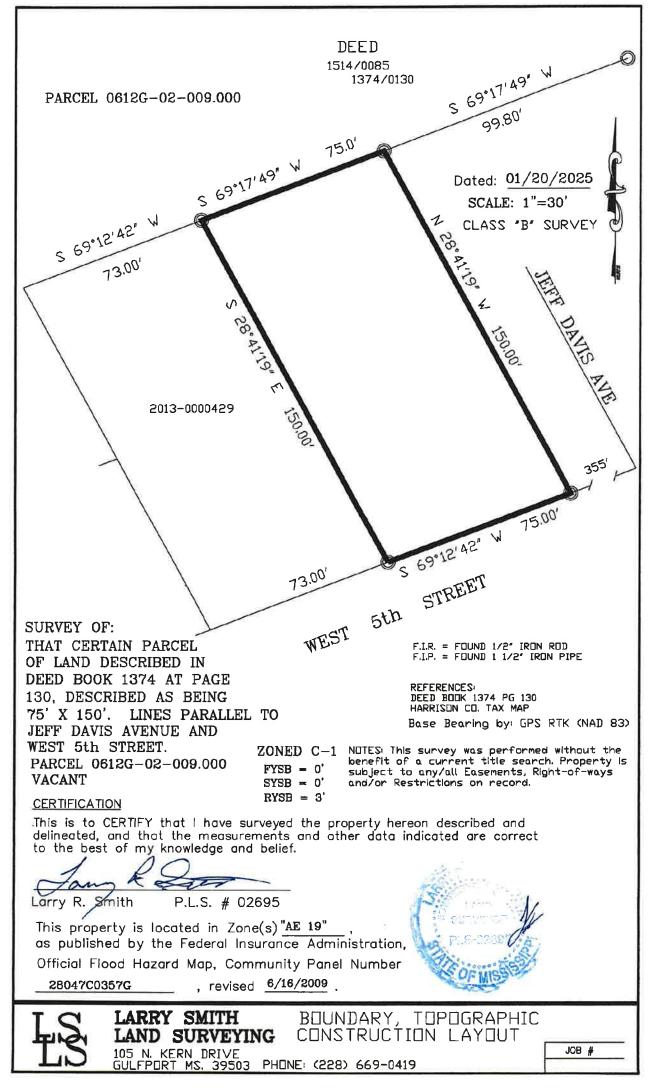
NOTARY PUBLIC

GIVEN under my hand and official seal on this the 6th day of December, 2024.

MAN SON CONTRACTOR

My Cemmlasion Expires:

81 M.B. 37



After considerable discussion, Commissioner Brown made motion, seconded by Commissioner DiLorenzo and unanimously carried recommending to approve the application as submitted.

\***\*** 

It came for discussion under New Business a Sketch Plat Approval for the property located at 0 West 5<sup>th</sup> Street, Tax Parcel 0612G-02-009.000, submitted by Alan Dale Stennett and Michael J. Bohlke (owner), as follows:

### MINUTES OF FEBRUARY 13, 2025 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	30	125
Zoning C		_
Agenda Date 2	13	25
Check Number_	140	1

I.	TYPE OF CASE:	SKETCH APPROVAL

- II. ADVALOREM TAX PARCEL NUMBER(S): 06/26-02-009.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Central Business district
- IV. ADDRESS OF PROPERTY INVOLVED: 0 W. 5 Th 5T
  - A. The purpose of the sketch is to develop a general design on which to base the preliminary and final plat, and thus having to revise such design to make in conform to the comprehensive City plan and to relate it to surrounding development. To this end, the sub-divider should consult informally with the City Engineer and the Planning Commission on preparation of the sketch plat.
  - B. The sub-divider shall submit to the Planning Commission the sketch plat of the proposed subdivision, together with the attendant items, fifteen (15) days prior to the Planning Commission meeting at which the sketch plat is to be approved. The sketch plat shall be reviewed by the Planning Commission and approved by the Mayor and Board of Aldermen. The review shall take into consideration, in addition to the requirements set forth in these regulations, the components of the comprehensive City plan, the zoning ordinance and other plans, programs and regulations that might affect the area and the design and development of the subdivision.
  - C. The sub-divider must submit a general layout drawing of the proposed subdivision or development. The sketch plat should indicate location of the subdivision, street alignment and lot sizes, and should provide additional information that is deemed reasonably necessary within the scope the Subdivision Ordinance by the City. (1) The sketch plat should consist of three (3) full-size drawings on 24 x 36 inch sheets and (1) 8 ½ x 14 and/or emailed in pdf. format to the Clerk.
  - D. The Planning Commission shall inform the sub-divider that the Sketch plan as submitted or as modified does or does not meet the objectives of City Regulations. When the Planning Commission or the Mayor and Board find that the sketch plat does not meet the objectives of City regulations the reasons therefore shall be given, together with any changes recommended to be made. In the even the sub-divider does not agree to changes recommended by the Planning Commission, he may request and shall receive review and formal action by the Mayor and Board of Aldermen at its next regular meeting.
  - E. Although not recommended, a developer may be allowed to combine the Sketch and Preliminary plats so that they may be considered together.

#### V. 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).

### MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING PRACE DIABNING and DEVEL OPMENT COMMISSION

#### LONG BEACH PLANNING and DEVELOPMENT COMMISSION

- B. 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.
- C. 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.

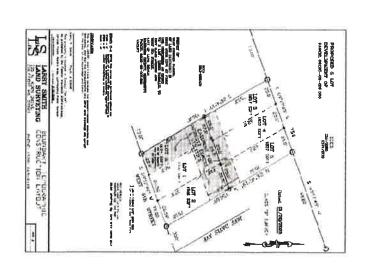
\*\*\*NOTE\*\*\* APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.

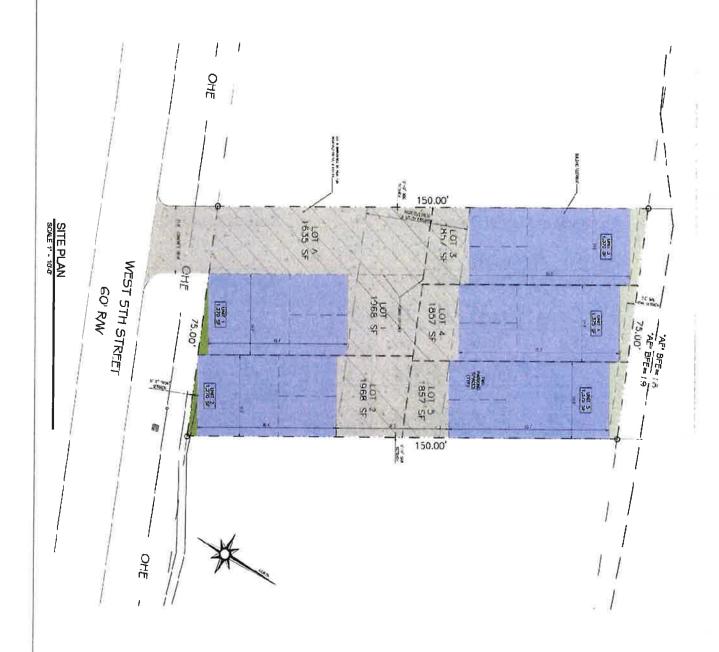
#### VI. OWNERSHIP AND CERTIFICATION:

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 fifteen (15) days before the 2<sup>nd</sup> or 4<sup>th</sup> 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 Dale Stennett Name of Rightful Owner (PRINT)	Name of A	gent (PRINT)		
211 Magnolia ST Owner's Mailing Address	Agent's Mailing Address			
Long Beach Ms 39560 City State Zip	City	State	Zip	and the second second
228-324-8911 Phone	Phone			
Signature of Rightful Owner Date	Signature o	f Applicant		Date
Michael J. Bohlke. 13 Southern Oaks				
Long Beach, Ms 39560				
1/23/25 Miles Botal 1/23/25				
Signature Date				







Condominimums
5th Street, Long Beach, Miselesippi



#### MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

### LONG BEACH FIRE DEPARTMENT

### Plan Review and Inspection Form

**Development Name: Dale Stinnett** 

Address or Location: Fifth St.

Occupancy Type (according to NFPA code): R3

Type of Development: Town Homes

Occupancy Load if Applicable: NA

**Number of Stories: NA** 

### **Plan Review and Occupancy Inspection:**

For all multi-family (three family or larger), commercial, industrial, and institutional construction, whether new or renovation, a fee of 25% of the building permit fee charged by the issuing building department, no less than \$50, shall be levied. The fee includes site review, plan review, and related inspections of the structure according to the Fire Codes adopted by the City of Long Beach. Not included in this fee is the plan review and related inspections of specialized fire protection equipment. The fee is payable upon submittal of the initial plans for review to the Long Beach Building Code Office.

Plan Review: Accepted [x] Rejected []

If Rejected State Reason:

Reviewed by: Inspector Timothy Darden

Date: February 3, 2025

Plan Review Fee: 0 (This fee does not include Specialized Fire Protection Equipment)

### Protecting Life and Property

87 M.B. 37



overstreeteng.com 161 Lameuse St. Suite 203 Biloxi, MS 39530 228.967,7137

February 5, 2025

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

RE: 5th St. Condominiums – Sketch Plat

Ladies and Gentlemen:

We have performed a cursory review of the sketch plat for the referenced project and submit the following comments for your use:

1. The condominium development must have a common area. On the sketch plat, "Lot A" may be intended as the common area, but appears to function as the ingress/egress driveway for the development and should not be considered a common area. We believe the lots/units must be reconfigured to meet this requirement.

We trust that these comments will be informative for the City regarding sketch plat approval for this subdivision. If granted approval, we will work with the developer and the Public Works department during preliminary plat review.

Sincerely,

-David Ball, P.E.

DB:539

After considerable discussion and upon recommendation made by the City of Long Beach Fire Department and a City of Long Beach Engineer, Vice Chairman Barlow made motion, seconded by Commissioner Kruse and unanimously carried to deny the application as submitted.

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

It came for discussion under New Business a Sketch Plat Approval for the property located at 0 Alexander Road, Tax Parcel 0612C-02-020.000, submitted by Cory Easterling (owner) and Pecan Grove Subdivision, LLC, Andrew Levens (agent), as follows:



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 12925
Zoning 12-1
Agenda Date 2 2125
Check Number 0 2 6

I.	TYPE OF CASE:	SKETCH APPROVAL	
II.	ADVALOREM TAX F	PARCEL NUMBER(S):	0612C-02-020.000
III.	GENERAL LOCATION OF PROPERTY INVOLVED: East side of Alexander Rd near Charleswood Ln intersection		
IV.	ADDRESS OF PROPE	RTY INVOLVED: No addre	ess assigned; Property unimproved

- A. The purpose of the sketch is to develop a general design on which to base the preliminary and final plat, and thus having to revise such design to make in conform to the comprehensive City plan and to relate it to surrounding development. To this end, the sub-divider should consult informally with the City Engineer and the Planning Commission on preparation of the sketch plat.
- B. The sub-divider shall submit to the Planning Commission the sketch plat of the proposed subdivision, together with the attendant items, fifteen (15) days prior to the Planning Commission meeting at which the sketch plat is to be approved. The sketch plat shall be reviewed by the Planning Commission and approved by the Mayor and Board of Aldermen. The review shall take into consideration, in addition to the requirements set forth in these regulations, the components of the comprehensive City plan, the zoning ordinance and other plans, programs and regulations that might affect the area and the design and development of the subdivision.
- C. The sub-divider must submit a general layout drawing of the proposed subdivision or development. The sketch plat should indicate location of the subdivision, street alignment and lot sizes, and should provide additional information that is deemed reasonably necessary within the scope the Subdivision Ordinance by the City. (1) The sketch plat should consist of three (3) full-size drawings on 24 x 36 inch sheets and (1) 8 ½ x 14 and/or emailed in pdf. format to the Clerk.
- D. The Planning Commission shall inform the sub-divider that the Sketch plan as submitted or as modified does or does not meet the objectives of City Regulations. When the Planning Commission or the Mayor and Board find that the sketch plat does not meet the objectives of City regulations the reasons therefore shall be given, together with any changes recommended to be made. In the even the sub-divider does not agree to changes recommended by the Planning Commission, he may request and shall receive review and formal action by the Mayor and Board of Aldermen at its next regular meeting.
- E. Although not recommended, a developer may be allowed to combine the Sketch and Preliminary plats so that they may be considered together.

#### V. 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).

- B. 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.
- C. 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.

#### VI. 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 fifteen (15) days before the 2<sup>nd</sup> or 4<sup>th</sup> 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.

Cory Easterling	Pecan Grove Subdivision LLC; Andrew Leven		
Name of Rightful Owner (PRINT)	Name of Agent (PRINT)		
9003 Addison Blvd	5056 A Avenue		
Owner's Mailing Address	Agent's Mailing Address		
Long Beach MS 39560	Long Beach MS 39560		
City State Zip	City State Zip		
601-503-3694	228-861-9743		
Phone Cory Easterling 01/23/25	Phone 1/22/2025		
Signature of Rightful Owner Date	Signature of Applicant Date		

### **MINUTES OF FEBRUARY 13, 2025** 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	a9/a5			
Zoning 2-1	,			
Agenda Date 2	131/25			
Check Number	1026			

I.	TYPE OF CASE:	SKETCH APPROVAL		in (GWL)	gaw)
II.	ADVALOREM TAX	( PARCEL NUMBER(S):	0612C-02-022.000	(Part of	this paicel
III.	GENERAL LOCATI	ON OF PROPERTY INVOLVED:	East side of Alexar	nder Rd	
ľV.	ADDRESS OF PROI	PERTY INVOLVED: No addre	ss assigned; Propert	y unimprove	d

- A. The purpose of the sketch is to develop a general design on which to base the preliminary and final plat, and thus having to revise such design to make in conform to the comprehensive City plan and to relate it to surrounding development. To this end, the sub-divider should consult informally with the City Engineer and the Planning Commission on preparation of the sketch plat.
- B. The sub-divider shall submit to the Planning Commission the sketch plat of the proposed subdivision, together with the attendant items, fifteen (15) days prior to the Planning Commission meeting at which the sketch plat is to be approved. The sketch plat shall be reviewed by the Planning Commission and approved by the Mayor and Board of Aldermen. The review shall take into consideration, in addition to the requirements set forth in these regulations, the components of the comprehensive City plan, the zoning ordinance and other plans, programs and regulations that might affect the area and the design and development of the subdivision.
- C. The sub-divider must submit a general layout drawing of the proposed subdivision or development. The sketch plat should indicate location of the subdivision, street alignment and lot sizes, and should provide additional information that is deemed reasonably necessary within the scope the Subdivision Ordinance by the City. (1) The sketch plat should consist of three (3) full-size drawings on 24 x 36 inch sheets and (1) 8 ½ x 14 and/or emailed in pdf. format to the Clerk.
- D. The Planning Commission shall inform the sub-divider that the Sketch plan as submitted or as modified does or does not meet the objectives of City Regulations. When the Planning Commission or the Mayor and Board find that the sketch plat does not meet the objectives of City regulations the reasons therefore shall be given, together with any changes recommended to be made. In the even the sub-divider does not agree to changes recommended by the Planning Commission, he may request and shall receive review and formal action by the Mayor and Board of Aldermen at its next regular meeting.
- E. Although not recommended, a developer may be allowed to combine the Sketch and Preliminary plats so that they may be considered together.

#### ٧. 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).

### MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING

#### LONG BEACH PLANNING and DEVELOPMENT COMMISSION

- B. 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.
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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 fifteen (15) days before the 2<sup>nd</sup> or 4<sup>th</sup> 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.

Lola G. + James Freeman	Web Pecan Grove Subdivision LLC; Andrew Lever
Name of Rightful Owner (PRINT)	Name of Agent (PRINT)
1207 Highway 469 N	5056 A Avenue
Owner's Mailing Address	Agent's Mailing Address
Pear / Ms 39208	Long Beach MS 39560
City State Zip	City State Zip
601.209.2474	228-861-9743
Phone	Phone
Cola 6 Webb 01/25/25	Orth Feren 1/22/2025
Signature of Rightful Owner Date	Signature of Applicant Date
James Freeman Well Jr. 01/25/25	ia.

# MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION Pecan Grove Subdivision LLC

**Interest and Ownership** 

Michael Levens

18564 Ray Road

Long Beach, MS 39560

Shareholder interest

Jerry Levens Jr.

606 Charleston Lane

Long Beach, MS 39560

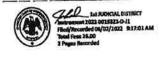
Shareholder interest

**Andrew Levens** 

2711 Lynwood Street

Pascagoula, MS 39567

Shareholder interest



Prepared by: The Cessuo Law Pires, P.A. 4403 West Aloha Drive Dismonthend, MS 39525 (228) 255-9005 22-0559 Raturn for The Casano Law Pirm, P.A 4403 West Aloka Drive Disnovostkens, MS 39525 (225) 255-0035

Space Above This Line For Recording Data]

State of Mineissippi
County of Harrison
Inducting: 3.43 seres, more or less, in the NL/2 of the WL/2 of Lot 20, Seals Subdivision, City of Long Beach, Pirst
Judicial District, Harrison County, MB

#### OUTCLAIM DEED

For and in consideration of the sum of Ten Dollam (\$10.00), cash in hand, paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, it

Cory Hunter Easterling (Grantor) 788 Arbor Station Drive Long Beach, MS 39560 601-503-3694

Does hereby convey and quitclaim to

Cory Hunter Easterling and Katalyn Jean Nugent (Grantee's) 788 Arbor Station Drive Long Beach, MS 39560 601-503-3694

As Joint tenants with right of survivorship and not as tenants in common the following described land and property situated in Harrison County, Mississippi to wit:

See Exhibit "A"

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

Page | of 3

HADELINA

WITNESS my signature, this the 14th day of July , 2022.

Cor Hunter Easterling

State of Mississippi County of Haucock

Personally cause and appeared before me, the undersigned authority in and for the aforesald

County and State on this the 14th day of July 2022, Cory Hunter

Easterling, who acknowledged that he signed and delivered the foregoing instrument of writing on

the day and year therein mentioned.

Exhibit "A"

A parcel of land located in the North 1/2 of the West 1/2 of Lot 20 of Scal's Subdivision, City of Long Bench, First Judicial District of Harrison County, Mississippl, and being more particularly described as:

Commencing at an iron pipe situated at the intersection of the East margin of Alexander Rand and the North line of Lot 20 of Seal's Subdivision, and thence run North 89 degrees 53 minutes 53 seconds East a distance of 181,23 feet to the Point of Beginning; thence from said Point of Beginning, run North 89 degrees 17 minutes 55 seconds East along the North line of said Lot 20 and the South line of Lenora Heights Subdivision a distance of 473,54 feet to a point; thence run South 80 degrees 28 minutes 51 seconds East along the West line of Pecanwood Subdivision a distance of 329,00 feet to a point; thence run South 89 degrees 21 minutes 25 seconds West a distance of 479,61 feet to a point; thence run North 90 degrees 18 minutes 23 seconds West a distance of 50,00 feet to a point; thence run South 89 degrees 26 minutes 47 seconds West a distance of 175,04 feet to a point; thence run South 89 degrees 26 minutes 47 seconds West a distance of 175,04 feet to a point situated on the East margin of Alexander Road; thence run North 90 degrees 50 minutes 22 seconds East along said East margin a distance of 178,91 feet to a point; thence run North 90 degrees 18 minutes 23 seconds West a distance of 188,80 feet to the Foint of Beginning, Said parcel contains 3,83 acres, more or less.

#### Parcel 0612C-02-020.000 Legal Description

A parcel of land located in the North ½ of the West ½ of Lot 20 of Seal's Subdivision, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as:

Commencing at an Iron pipe situated at the Intersection of the East margin of Alexander Road and the North line of Lot 20 of Seal's Subdivision, and thence run North 89 degrees 53 minutes 53 second East a distance of 181.23 feet to the Point of Beginning; thence from said Point of Beginning, run North 89 degrees 17 minutes 55 seconds East along the North line of said Lot 20 and the South line of Lenora Heights Subdivision a distance of 473.54 feet to a point; thence run South 00 degrees 28 minutes 51 seconds East along the West line of Pecanwood Subdivision a distance of 329.00 feet to a point; thence run South 89 degrees 21 minutes 25 seconds West a distance of 479.61 feet; thence run North 00 degrees 18 minutes 23 seconds West 80.00 feet to point; thence run South 89 degrees 26 minutes 47 seconds West a distance of 175.04 feet to a point situated on the East margin of Alexander Road; thence run North 00 degrees 50 minutes 22 seconds East along said East margin a distance of 59.73 feet to a point; thence run North 89 degrees 26 minutes 25 seconds East a distance of 178.91 feet to a point; thence run North 00 degrees 18 minutes 23 seconds West a distance of 188.80 feet to the Point of Beginning, Said parcel contains 3.83 acres. more or less.

#### Parcel 0612C-02-022.000 Legal Description

The North half (N  $\frac{1}{2}$ ) of the South half (S  $\frac{1}{2}$ ) of the West half E  $\frac{1}{2}$ ) of Lot 20 in the East half (E  $\frac{1}{2}$ ) of Section 14, Township 8, Range 12 West, as per plat of map of R. Seal on file in the office of the Chancery Clerk of Harrison County, Mississippi, to which reference is here made, and also described as the North half (N  $\frac{1}{2}$ ) of the South half (S  $\frac{1}{2}$ ) of the West (W  $\frac{1}{2}$ ) of Lot 20 of Seal's subdivision of the East half (E  $\frac{1}{2}$ ) of Sections 14, 11 and 2 in Township 8 South, Range 12 West and being in and a part of Lot 54 of Henderson-Shipmen-Hughes Partition of B. Pellerin Claim in Township 8 South, Range 12 West, of St. Stephens Meridian in Harrison County, Mississippi

#### Composite Legal Description Draft

Commencing at an iron pipe situated at the intersection of the East margin of Alexander Road and the North line of Lot 20 of Seal's Subdivision, and thence run North 89 degrees 53 minutes 53 second East a distance of 181.23 feet to the Point of Beginning; thence from said Point of Beginning, run North 89 degrees 17 minutes 55 seconds East along the North line of said Lot 20 and the South line of Lenora Heights Subdivision a distance of 473.54 feet to a point; thence run South 00 degrees 28 minutes 51 seconds East along the West

line of Pecanwood Subdivision a distance of 469.00 feet to a point; thence run South 89 degrees 21 minutes 25 seconds West a distance of 652.00 feet to a point situated on the East margin of Alexander Road; thence run North 00 degrees 18 minutes 23 seconds West 165.00 feet to point; thence run South 89 degrees 26 minutes 47 seconds East a distance of 175.04 feet to a point; thence run North 00 degrees 18 minutes 23 seconds West 80.00 feet; thence run South 89 degrees 26 minutes 47 seconds West a distance of 175.04 feet to a point situated on the East margin of Alexander Road; thence run North 00 degrees 50 minutes 22 seconds East along said East margin a distance of 59.73 feet to a point; thence run North 89 degrees 26 minutes 25 seconds East a distance of 178.91 feet to a point; thence run North 00 degrees 18 minutes 23 seconds West a distance of 188.80 feet to the Point of Beginning, Said parcel contains 6.33 acres, more or less.



Prepared by: Rédforn Law Pirm Attorney at Law P O Box 180158 Richiand, MS 39218 601-936-6003

IN THE STATE OF MISSISSIPPI

Redform Law Pirm: Attorney at Law P O Bon 180158 Richmind, MS 3921 601-936-6003

#### OUTCLAIM DEED

FOR AND IN CONSUDERATION of the sum of Two Dollars (\$10.00), cosh to hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I,

Leia G. Webb GRANTOR (Death Certificate for Anno Gerald is attached as Exhibit "A" 1267 Hwy, 469 N. Pearl, MS 39208

do hereby sell, convey, burgain and forever quitclaim unto

Loin G. Webb, and husban James Freeman Webb, Jr. 1247 Hwy. 469 N. Pearl, MS 39206 **GRANTERS** 

as joint teames with fall rights of survivorship and not as tenants in common, the following described real property situated and located in Rankin County, Mississippi, more particularly described and certainly described as follows:

The North half (N %) of the South half (S %) of the West half (W %) of Lot 20 in the East half (E %) of Section 14, Township 8, Range 12 West, as per plat or map of R. Seal on file in the office of the Chancery Clerk of Harrison County, Mississippi, to which reference is her made, and also described as the North half (N %) of the South half (S %) of the West (W %) of Lot 20 of Seal's Subdivision of the East half (S %) of Sections 14, 11 and 2 in Township 8 South, Range 12 West and being in sed a part of Lot 54 of Honderson-Shipman-Hughes Partition of B. Pelierin Claim in Township 8 South, Range 12 West, of St. Stephens Meridian in Harrison County, Mississianol.

ENDEXING INSTRUCTIONS: N % OF THE 8 % OF THE W % OF LOT 20 IN THE E % OF SECTION

Page 1 of 3

14, TOWNSHIP 2 SOUTH RANGE 12 WEST, HARRISON COUNTY, MISSISSIPPL

GRANTOR WARRANTS THAT SUBJECT PROPERTY IS NO PART OF HER HOMESTEAD.

This conveyance is further subject to all essements, roadways, servindes, restrictive covenants and oil, gas

and other mineral reservations, exceptions, conveyances and issues of record or obvious on reasonable impection of

Ad valorom taxes for the year 2019, which are bless and not yet due and owing.

day www

STATE OF MISSISSIPPI COUNTY OF RANKIN

PERSONALLY APPEARED BEFORE ME, the undersigned surhority is said for the jurisdiction above stated, the rithin named LOLA G. WESS, GRANTOR, who stated and authors/infiged to me that she did sign and deliver the above na-

throughing instrument on the date and for the purposer through stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL (4) the 17 day of JAMULUA)

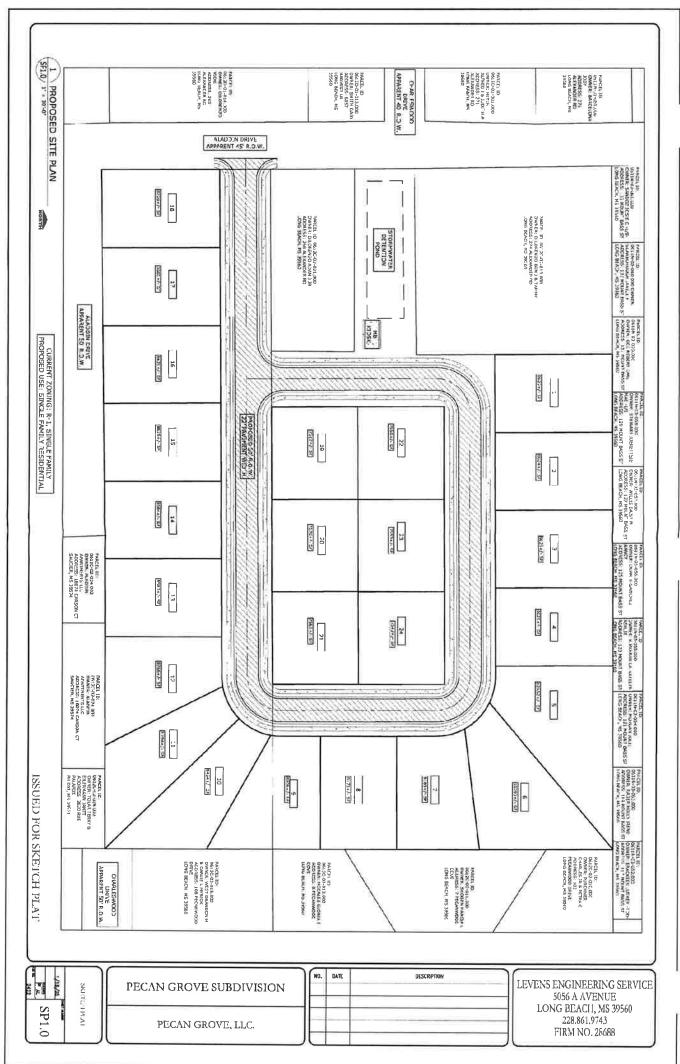
NOTARY PUBLIC

Page 2 of 3

THE DESCRIPTION FOR THIS DEED WAS PROVIDED BY THE GRANTOBS HEREIN, THIS DEED WAS DRAFTED BY RICHARD REDFERN WITHOUT THE BENEFIT OF A SURVEY OR A TITLE SEARCH WHATSOEVER AT THE REQUEST OF THE GRANTORS. THE PREPARER MAKES NO CERTIFICATION AS TO TITLE HEREIN. THE PREPARER ACTED AS A SCRIVENER HEREIN AND DID NOT PARTICIPATE IN A LOAN CLOSING.

Page 3 of 3

ISSUED FOR SKETCH PLAT SP1.0 - PROPOSED SKETCH PLAT INDEX TO SHEETS: TI - TITLE; VICINITY MAP PECAN GROVE SUBDIVISION EXISTING PARCEL NO. 061C-02-020.000 & 0612C-02-020.000 LEVENS ENGINEERING SERVICE 5056 A AVENUE LONG BEACH, MS 39560 228.861,9745 FJRM NO. 28688 (1) VICINITY MAP भारतक भारतक BEACH LIAL PARK



### LONG BEACH FIRE DEPARTMENT

Inspector Tim Darden

645 Klondyke Road Long Beach MS 39560 Phone(228) 863-7292 Fax (228) 868-0070

From: Inspector Tim Darden

Date: January 31, 2025

Re: Pecan Grove Subdivision

To Whom it may concern: The road should be 24 feet in width. The water main should be a minimum of 6 inches and looped. Fire hydrants should be no less than 500 feet apart.

Respectfully,

Tim Darden
Fire Inspector
Long Beach Fire Department

# OVERSTREET & ASSOCIATES

overstreeteng.com 161 Lameuse St. Suite 203

Biloxi, MS 39530 228.967.7137

December 2, 2024

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

RE: Pecan Grove S/D – Sketch Plat

Ladies and Gentlemen:

We have performed a cursory review of the sketch plat for the referenced project and submit the following comments for your use:

- 1. The asphalt roadway is noted as 22' in pavement width. The City will require curb & gutter in this subdivision per the subdivision ordinance, which necessitates a roadway width of 27' measured from back of curb to back of curb.
- 2. Lots 5, 6, and 12 will likely require a front setback larger than normal to obtain a 75' lot width at the building setback, which we believe is the intent of the City's ordinances.
- 3. Lots 10 and 11 are too narrow; we can find no reasonable way to obtain a buildable site with 75' in width at the building setback. We believe it's possible those two lots may need to be combined to create a single buildable lot.

We trust that these comments will be informative for the City regarding sketch plat approval for this subdivision. If granted approval, we will work with the developer and the Public Works department during preliminary plat review.

Sinceraly

David Ball, P.E.

DB:539

Biloxi | Long Beach | Pascagoula | Daphne

After considerable discussion and upon recommendation made by the City of Long Beach Fire Department and a City Engineer, Vice Chairman Barlow made motion seconded by Commissioner Suthoff and unanimously carried to approve the application as submitted.

There being no further business to come before the Planning and Development Commission at this time, Vice Chairman Barlow made motion, seconded by Commissioner Kruse and unanimously carried to adjourn the meeting until the next

APPROVED:
Chairman Frank Olaivar
DATE:

ATTEST: \_\_\_\_\_

regular scheduled meeting in due course.

Tina M. Dahl, Minutes Clerk