

**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA  
DECEMBER 12, 2024  
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. November 14, 2024

**VI. UNFINISHED BUSINESS**

**VII. NEW BUSINESS**

- 1. Tree Removal- 215 Shady Lane Avenue, Tax Parcel 0612D-01-064.007, Submitted by Salvador Gonzalez.
- 2. Tree Removal- 19169 Commission Road, Tax Parcel 0611L-03-003.000, Submitted by Claude L. Byrd.
- 3. Short-Term Rental- 282 North Burke Avenue, Tax Parcel 0611O-04-039.000, Submitted by Christopher William Lowe (property owner) and Mark Mitchell (property manager).
- 4. Short-Term Rental- 116 West Third Street, Tax Parcel 0612B-03-079.000, Submitted by William Kingsmill (property owner) and Michelle Chiasson (property manager).
- 5. Certificate of Resubdivision- 20529 Johnson Road, Tax Parcel 0512B-01-046.000, Submitted by Bronwen Hess.
- 6. Certificate of Resubdivision- 533 Klondyke Road, Tax Parcel 0611K-01-017.000, Submitted by Jeremy H. Stalling and Aubrey Stalling.

**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 December 17, 2024.

\*\*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 Chaiman Barlow read the Opening Statement for the Planning and Development Commission.

\*\*\*\*\*

**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH 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 12<sup>th</sup> day of December 2024, 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 Olaiivar, Vice Chairman Shawn Barlow, Commissioners David DiLorenzo, Ryan McMahon, and Marcia Kruse, City Advisor Bill Hessell, Building Official Mike Gundlach, Building Inspector Ryan Ladner, and Substitute Minutes Clerk Charlene Stogner.

Absent the Regular Meeting were Commissioners William Suthoff, Trey Gaddy, Jennifer Glenn, Nicholas Brown, and Minutes Clerk Tina M. Dahl.

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 McMahon and unanimously carried to approve the Regular Meeting minutes of November 14, 2024, as submitted.

\*\*\*\*\*

It came for discussion under New Business a Tree Removal for the property located at 215 Shady Lane, Tax Parcel 0612D-01-064.007, submitted by Salvador Gonzalez, as follows:

MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	_____
Zoning	<u>R-1</u>
Agenda Date	<u>12/12/24</u>
Check Number	<u>CC</u>

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

MG 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.

MG 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.

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

TODAY'S DATE: 11/4/24

PROPERTY INFORMATION

TAX PARCEL # 00120-01064.007

Address of Property Involved: 215 Shady Lane Ave

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

Property owner address: 20731 Fox Creek Lane

Phone No. (281) 209990 Humble TX 77338

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Gulf Coast Tree Services

Phone No. 228 217 Fax: \_\_\_\_\_

Name Gordon Scott Fowler

Address 215 Shady Lane Ave

PERMIT INFORMATION

Permit for: Removal  Trimming \_\_\_\_\_ Pruning \_\_\_\_\_

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.:

The tree is leaning towards the house and the insurance is canceled. until we can get it removed. (use separate sheet if needed)

Number of Trees: 1 Live Oak \_\_\_\_\_ Southern Magnolia \_\_\_\_\_

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

Signature [Signature] Date 10-28-24

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

MG OWNERSHIP: Please provide a recorded warranty deed.

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

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

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

**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

 Outlook

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**MWUA Inspection Requirements**

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From MOURING, MICHELLE <kmouring1@allstate.com>  
Date Wed 9/18/2024 4:03 PM  
To mnnsdad@embarqmail.com <mnnsdad@embarqmail.com>

 1 attachments (5 MB)

Gonzalez MWUA Pictures.PDF;

Good afternoon,

We received an email questioning your wind coverage because your mortgage company informed you that it's currently inactive. Unfortunately, that is the case. An inspection was done in June where a tarp was found covering part of your roof. A request to have damage repaired and the tarp removed was sent out in July. Following that a cancellation notice was sent. The policy was cancelled on 08/26/2024 and a letter was sent for that as well. We are within the 30-day period to not have to be totally rewritten, but the end of that window is fast approaching. If repairs have been made, we will need to submit color pictures to MWUA before the 26<sup>th</sup> of September and a no loss form will need to be signed. I left a voicemail on the number we have for you on file with a request for a call back regarding this issue.

With gratitude,

*Michelle Mouring*

Licensed Sales Producer  
Devin Hodo Insurance Agency  
440 Courthouse Rd, Gulfport, MS 39507  
P: (228)896-8336  
F: (228)896-6804

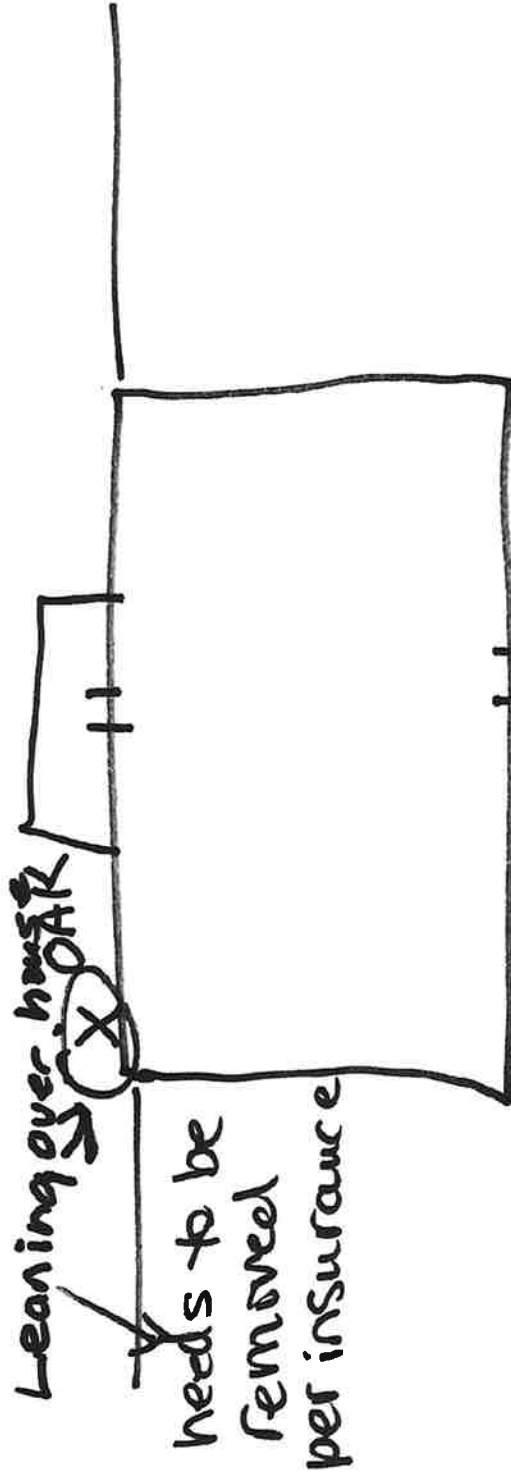
**Allstate**   
You're in good hands

*at this time the  
policy will need to  
be rewritten after  
corrections are completed  
as discussed on the  
phone.*

*K Mouring*

MINUTES OF DECEMBER 12, 2024  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

OAK OAK



Shady Lane

**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**MWA** Mississippi Windstorm Underwriting Association      **Mississippi State Rating Bureau Dwelling Inspection Report**

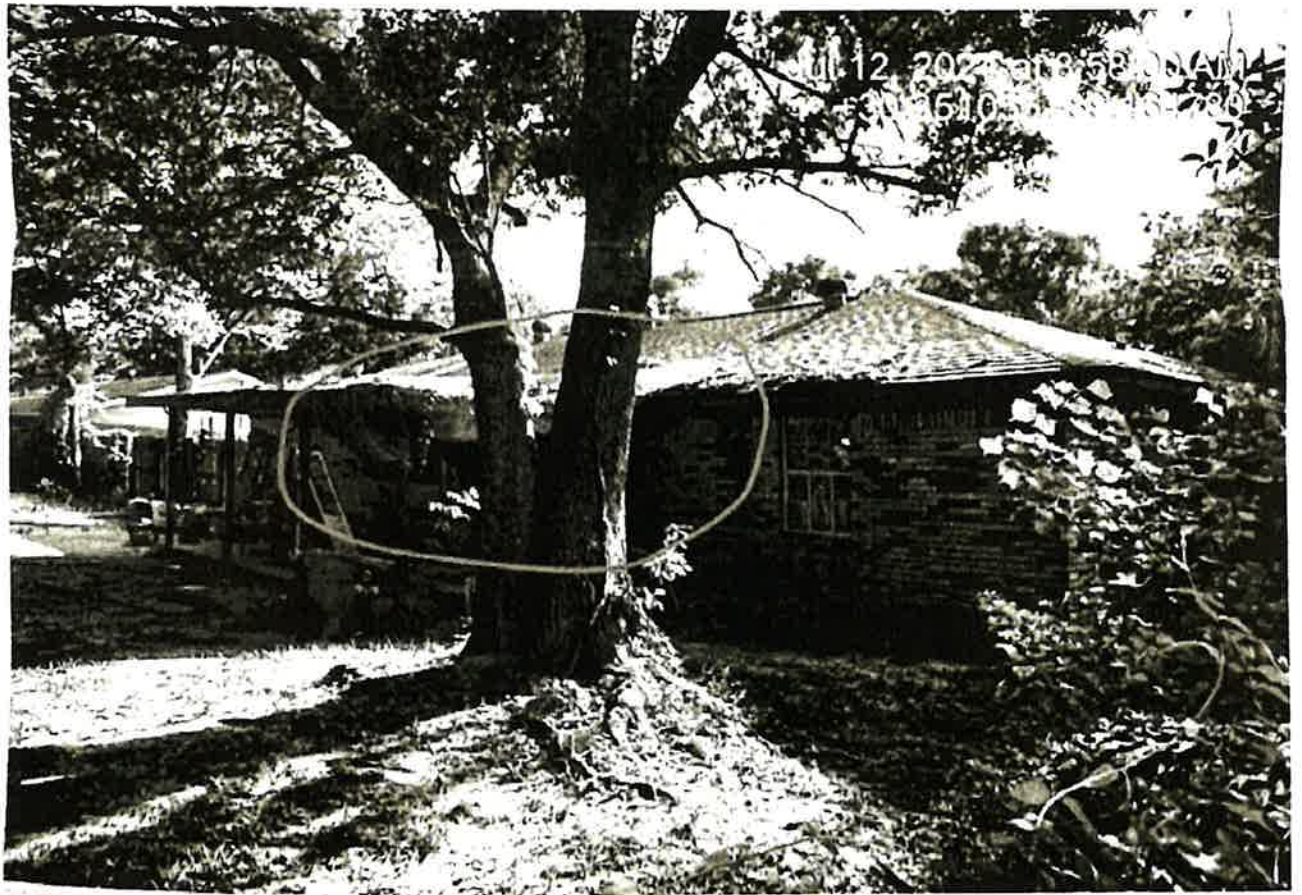
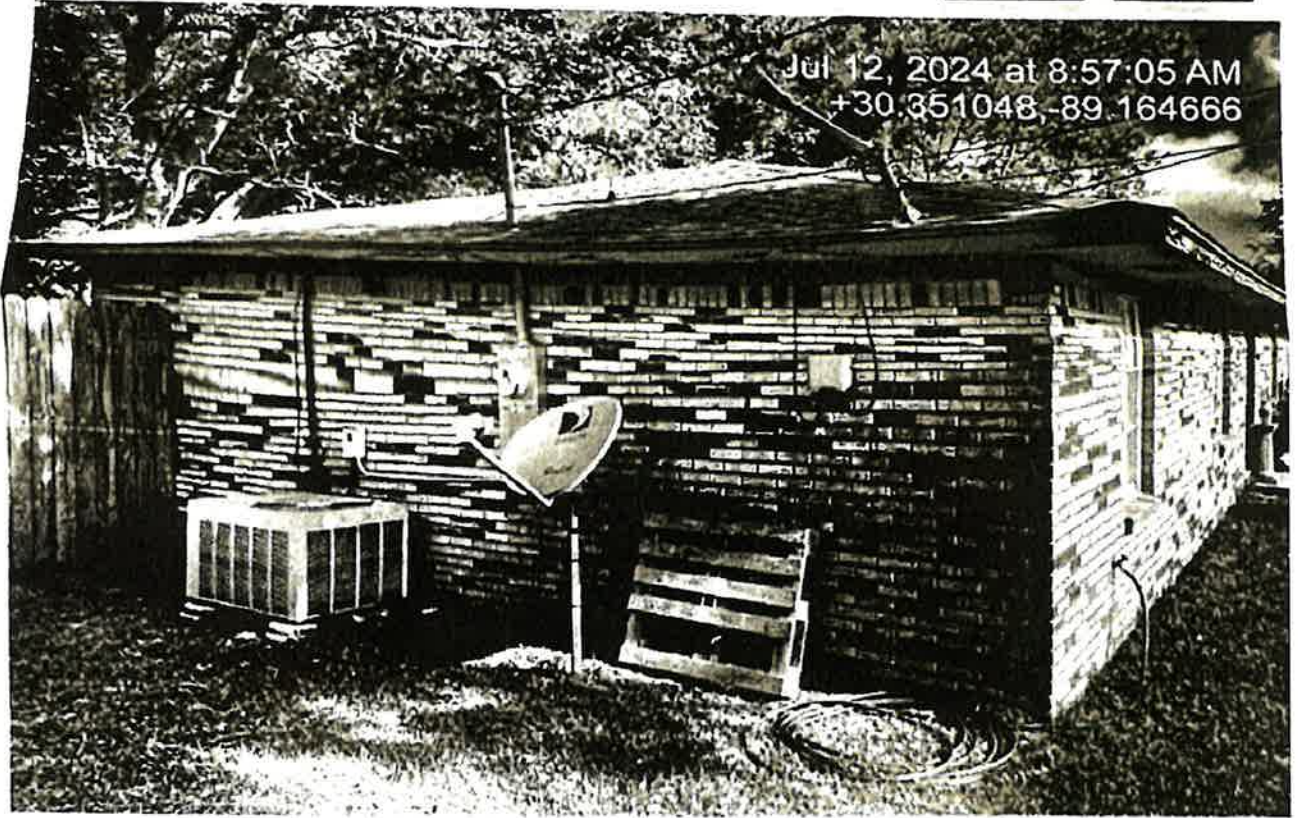
6488 West 1st Road, Flowood, Mississippi 39232  
Phone: (601) 981-2915 Fax:



This Visit is to gather information needed to determine property insurance rates. It is not for property loss prevention or life safety purposes and no life safety or property loss prevention recommendations will be made.

PREVIOUS PAGE

Next Page



MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

BOOK 1441 PAGE 426

Prepared by and return to:  
Stewart Title of the Gulf Coast  
Michael E. Bruffey, Esq.  
Post office Box 6295  
Gulfport, MS 39506  
(228) 896-5000



STATE OF MISSISSIPPI  
COUNTY OF HARRISON

WARRANTY DEED

For and in consideration of the sum of \$10.00 cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, DONALD H. BOSARGE, II, and ROBIN L. BOSARGE, Grantors, do hereby sell warrant and convey unto SALVADOR GONZALEZ, Grantee, all of our right, title and interest in and to the following described property situated in the First Judicial District of Harrison County, Mississippi, to-wit:

Lot 24, Block C, REINKE SUBDIVISION, 4th Addition, a subdivision according to the official map or plat thereof on file and of record in the office of the County Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 31 at Page 22.

Parcel No. 0612D-01-064 007  
For Identification Purposes Only

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

This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil, or gas reservations and any covenants or restrictions of record.

D.B.  
R.B.

BOOK 1441 PAGE 427

The Grantors herein certify that the property hereinabove conveyed forms no part of the homestead of said Grantee.

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 the actual proration. All subsequent years taxes are specifically assumed by the Grantee herein.

WITNESS OUR SIGNATURES, this 12th day of February, 1999.

*Donald H. Bosarge II*  
DONALD H. BOSARGE, II  
*Robin L. Bosarge*  
ROBIN L. BOSARGE

BOOK 1441 PAGE 428

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally seen and appeared before me, the undersigned authority, in and for the Harrison County and State on this the 12th day of February, 1999, DONALD H. BOSARGE, II, and ROBIN L. BOSARGE, who acknowledged that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

Witness my signature and official seal of office on this the 12th day of February, 1999.

*Notary Public*  
NOTARY PUBLIC

My commission expires: \_\_\_\_\_



GRANTORS: 739 Parkwood Drive  
Long Beach, Mississippi 39560  
228-864-8922

GRANTEES: 215 Shady Lane  
Long Beach, Mississippi 39560  
(228) 867-5582

This space for recording information only.

D.B.  
R.B.

Instrument No. JD55

STATEMENT OF FEES

Recording Fee	\$3.00
Transfer Tax	\$1.00
Notary Fee	\$1.00
Mississippi State Seal	\$1.00
Other	\$0.00
TOTAL FEES COLLECTED	\$6.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT

I hereby certify that this instrument was duly and lawfully executed by Donald H. Bosarge II and Robin L. Bosarge on this 12th day of February, 1999, and recorded in Book 1441, Page 428 of Records of Deeds.

*John Marmar*  
JOHN MARMAR, Notary Public  
MISSISSIPPI

**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION  
MEMORANDUM**

Date: November 25, 2024  
To: City of Long Beach Planning Commission  
From: Long Beach Tree Board  
Re: Tree(s) Removal – 215 Shady Lane Ave.

Due to insurance requirements, the Tree Board approves this application.

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Karen Epperson-Price  
Victor L. Chapman

After considerable discussion and upon recommendation by the City of Long Beach Tree Board, Vice Chairman Shawn Barlow made motion, seconded by Commissioner Kruse 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 19169 Commission Road, Tax Parcel 0611L-03-003.000, submitted by Claude L. Byrd, as follows:



**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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

OFFICE USE ONLY	
Date Received	11/19/24
Zoning	R-1
Agenda Date	12/12/24
Check Number	Cash

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

CB 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.

CB 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.

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

TODAY'S DATE: November 19, 2024

**PROPERTY INFORMATION**

TAX PARCEL # 06112-03-003.000  
Address of Property Involved: 19169 Commission Road  
Property owner name: Claude L Byrd  
Are you the legal owner of the above property? Yes  No  If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.  
Property owner address: 19169 Commission Road  
Phone No. 228-669-5973

**CONTRACTOR OR APPLICANT INFORMATION**

Company Name: Bobcat Tree Service  
Phone No. 806-8063 Fax: \_\_\_\_\_  
Name Joey  
Address 8168 County Farm Rd.

**PERMIT INFORMATION**

Permit for: Removal  Trimming \_\_\_\_\_ Pruning \_\_\_\_\_

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.:  
(use separate sheet if needed)

tree roots are raising back patio about 6 inches. back door is getting hard to open.

Number of Trees:  
1 Live Oak \_\_\_\_\_ Southern Magnolia

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

**ADDITIONAL INFORMATION REQUIRED FROM APPLICANT**

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

CB 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 diseased/or damaged, 3) designate which are endangering any roadway, pavement, or utility line, 4) any proposed grade changes that might adversely affect or endanger any trees on the site and specify how to maintain them 5) designate the trees to be removed and the trees to be maintained, and 5) location of existing and/or proposed structures.

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

CB OWNERSHIP: Please provide a recorded warranty deed.

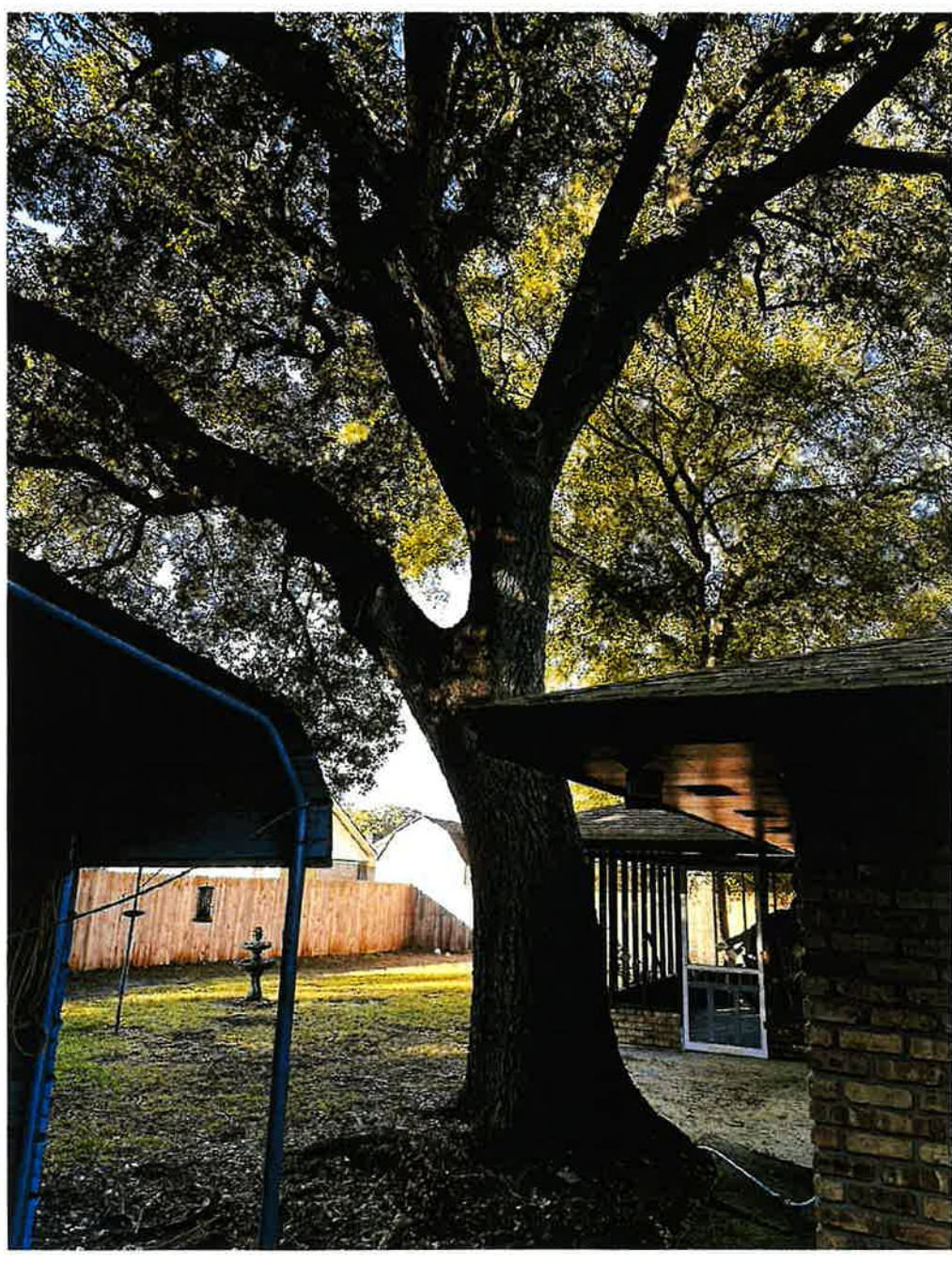
CB PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or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

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

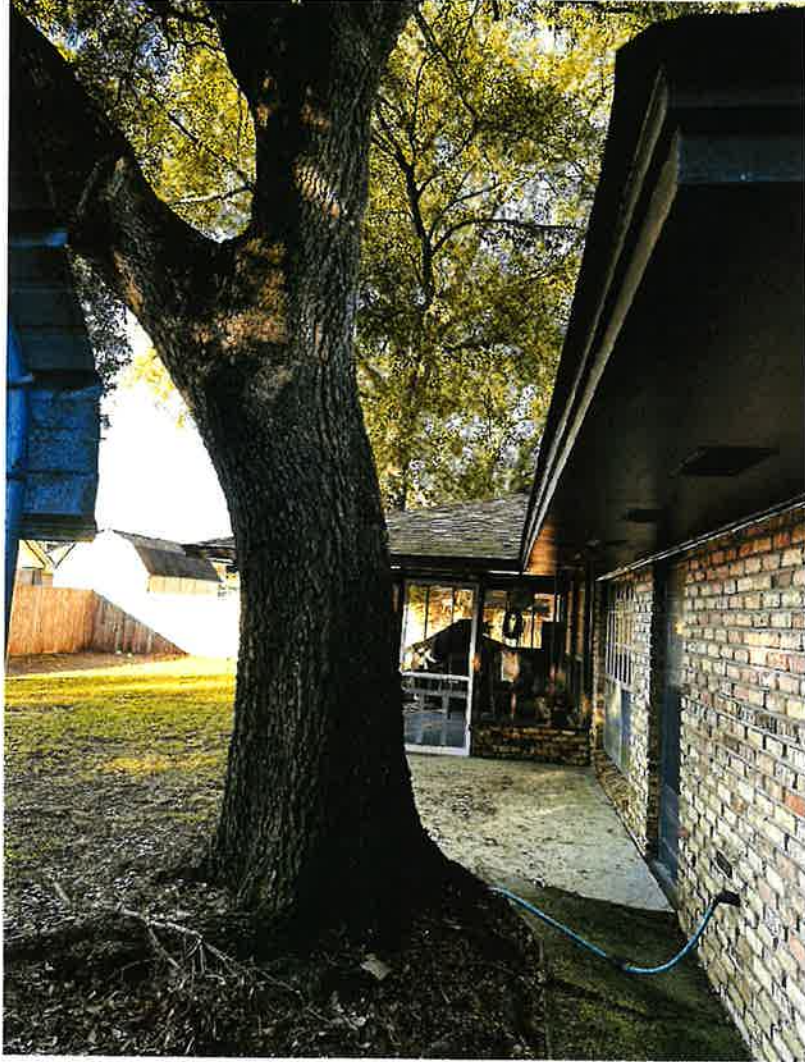
CB MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Harrison County GIS Department



**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



OFFICE OF RECORDING  
COUNTY OF HARRISON  
STREET JUDICIAL DISTRICT

JONES BUILDERS, INC., GRANTEE  
1111 Pineville Road  
Long Beach, Mississippi 39560

vs 974 - 33

TO  
CLAUDE L. BIRD and WIFE,  
WALK WALK 1700, Greater  
Hiale 1, Box 514  
Clarksdale Road  
Long Beach, Mississippi 39560

**WARRANTY CLERK**

FOR AND IN CONSTRUCTION of the sum of TEN AND NO/100  
DOLLARS (10.00), cash in hand paid, and other good and valuable  
considerations, the receipt and sufficiency of all of which is  
hereto acknowledged, JONES BUILDERS, INC., a Mississippi  
corporation, then known as JONES AND WIFE, then known as  
JONES AND WIFE, husband and wife, as grantor, together  
with full rights of whatsoever, we, and not as executor in  
trust, the following described land and property situated and  
lying in the City of Long Beach, in the State of Mississippi, to-wit:

TO HAVE TO, WIFE, ESTATE, BEYOND  
THE TWO, BEING IN THE First Judicial  
District of the State of Mississippi, State  
of Mississippi, Parcel No. 1111 - 33 OF  
PLAT 1111 OF 2 BEING RECORDED IN THE  
OFFICE OF THE CLERK OF THE COUNTY COURT, PLAT  
BOOK 11 AT PAGE 33.

This instrument is subject to all mortgages, liens, claims, and all other  
rights of third parties, and the grantor warrants that the  
grantor has no other claims or interests in the property, and that  
all interests in the property are hereby conveyed to the grantee  
absolutely and forever.

City of Long Beach and property, from the  
County of Harrison, State of Mississippi, for the purpose of 1988,  
has been granted and approved, and the GRANTEE makes the  
payment of such taxes for the current year and subsequent years.

IN WITNESS WHEREOF, Jones Builders, Inc., has caused  
these presents to be executed this, the 12th day of  
December, A.D. 1988.

JONES BUILDERS, INC.  
By: *[Signature]*, President

ATTEST:

*[Signature]*  
A. H. Smith, Secretary

STATE OF MISSISSIPPI - 974 - 34  
COUNTY OF HARRISON

FORBIDDEN from and approved before me, the undersigned  
authority in and for the State and County aforesaid, the within  
above J. B. BIRD and WIFE, personally known to me to be  
the resident and Secretary respectively of Jones Builders,  
INC., who, after being duly sworn or oath, acknowledged that  
they signed and delivered the above and foregoing instrument  
on the day and date therein mentioned having read there duly  
advised to do so.

WITNESS MY HAND AND SEALING OFFICE ON BE HALF, THE 12th  
day of December, A.D. 1988.

*[Signature]*  
By Commission Clerk  
April 1988

Un-Official

MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

.. 974 . 25

RESOLUTION

That upon review duly made, reviewed and unanimously passed, the Contract for Sale and Purchase of Real Estate, including the building base located therein built and constructed by James Walker, Inc., and Contract dated by and between James Walker, Inc., as seller, and City of Long Beach and Mike Salvo, as purchaser, and said property described as Lot 1, Parcel Number Subdivision, City of Long Beach, dated November 19, 1993, is hereby approved and verified and J. P. Jones, as President of James Walker, Inc., is hereby authorized and directed to execute a Warranty deed with any and all documents required to cause the sale to accede with said Contract - and to pay any and all outstanding liens against said property out of the purchase money proceeds or otherwise, as required, and to do any and all acts necessary to consummate said sale in accordance with the terms thereof and to execute for the benefit of the corporation the net sales price after payment of any existing liens, closing costs, costs of recording a fee for taxes and materials in connection with the property and to sign and under the Contract for Sale."

I, the undersigned, President of James Walker, Inc., do hereby certify that the above and foregoing resolution is a true and correct copy of the Resolution duly passed by a properly constituted meeting of the Board of Directors of James Walker, Inc., and do hereby certify that James Walker, Inc. is a valid corporation in and to which I am authorized under the laws of the State of Washington.

574  
JAMES WALKER, INC.  
SECRETARY  
RESOLUTION  
574  
NOV 25 2024  
5.00

MEMORANDUM

Date: November 25, 2024  
To: City of Long Beach Planning Commission  
From: Long Beach Tree Board  
Re: Tree(s) Removal – 19169 Commission Road

Due to damage to property, the Tree Board approves this application.

Karen Epperson-Price  
Victor L. Chapman

After considerable discussion and upon recommendation by the City of Long Beach Tree Board, Commissioner McMahon made motion, seconded by Commissioner Kruse and unanimously carried recommending the application as submitted.

\*\*\*\*\*

It came for discussion under New Business a Short-Term Rental for the property located at 282 North Burke Avenue, Tax Parcel 0611O-04-039.000, submitted by Christopher William Lowe (property owner) and Mark Mitchell (property manager), as follows:

MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**CITY OF LONG BEACH, MISSISSIPPI**  
**APPLICATION FOR SHORT-TERM RENTAL**

<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560
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PROPERTY INFORMATION: 06110-04-0391000  
 ADDRESS: 282 N Burke Ave. Long Beach, MS 39560  
 (Location of Short-Term Rental)

OWNER'S INFORMATION:  
 Property Owner's Name: Christopher William Lowe  
 Property Owner's Address: 800 W 10th Ave. Lumberton, MS 39455  
 Property Owner's Mailing Address, if different from above: \_\_\_\_\_

Property Owner's Phone No: 601-666-3119 City State Zip  
 Email Address: clowe.6375@gmail.com

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

PROPERTY MANAGER INFORMATION:  
 Property Manager's Name: Mark Mitchell  
 Property Manager's Address: (Must be a local contact)  
5107 Beatline Rd. Long Beach MS 39560  
 City State Zip  
 Property Manager's Phone No: 228-334-4660 Email Address: \_\_\_\_\_

PLEASE PROVIDE THE FOLLOWING:

- Mississippi Sales Tax ID # VR30 / Air B+B
- Recorded Warranty Deed
- Parking Rules & Plan
- Trash Management Plan
- Copy of Proposed Rental Agreement
- Proof of Liability Insurance, which includes short term rental coverage

ADDITIONAL INFORMATION:

- Completed written statement of compliance.
- FEES: \$250, nonrefundable application fee \$500, yearly renewable fee Checks should be made payable to the City of Long Beach
- LICENSE: A Privilege Tax License must be applied and paid for after approval.
- INCOMPLETE APPLICATIONS will not be processed.

**AFFIDAVIT**

I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT. I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT-TERM RENTALS (Ordinance 660), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT

Christopher William Lowe 11/12/24  
 PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
<u>6</u>	<u>2</u>	<u>3</u>	<u>6</u>

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

Building Official Signature: Ryan Lash Date: 12/5/24  
 Fire Inspector Signature: \_\_\_\_\_ Date: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

Date Received: <u>11/12/24</u>	
Agenda Date: <u>12/12/24</u>	
Amount Due/Paid: <u>250.00</u>	
Payment Method: <u>0105</u>	

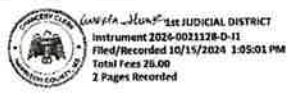
MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Christopher W. Lowe owner of the property located at  
282 N. Burke Ave. Tax Parcel 06110-04-079.000  
Long Beach, MS 39560  
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.

Christopher Lowe  
signature

11-6-24  
date



PREPARED BY AND RETURN TO:  
David W. Jones, Attorney, PLLC  
1605 Twenty-third Avenue  
Gulfport, MS 39501  
(228) 864-8965 x2  
File #249066

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid,  
and other good and valuable consideration, the receipt and sufficiency of all of which is hereby  
acknowledged, the undersigned, Joyce Massingill, 282 North Burke Avenue, Long Beach, MS  
39560, (601) 303-0123, does hereby sell, convey and warrant unto, Christopher W. Lowe, 282  
North Burke Avenue, Long Beach, MS 39560, (601) 606-3119, the following described land  
and property being located in the First Judicial District of Harrison County, Mississippi, being  
more particularly described as follows, to-wit:

Lot Four (4), Block Two (2), GREEN MEADOWS 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 24 at Page 40 thereof, reference to which is hereby  
made in aid of and as a part of this description.

THE ABOVE DESCRIBED PROPERTY IS NOT NOW NOR HAS IT  
EVER BEEN A PART OF THE HOMESTEAD OF THE GRANTOR  
HEREIN.

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

AD VALOREM TAXES for the current year have been pro-rated and are hereby  
assumed by the Grantee herein.

WITNESS MY SIGNATURE, on October 11, 2024.

Joyce Massingill  
Joyce Massingill

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned  
authority in and for the jurisdiction aforesaid, Joyce Massingill, who acknowledged that the  
above and foregoing instrument was signed and delivered as the free and voluntary act and deed  
of the Grantor on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on October 11, 2024.

David W. Jones  
NOTARY PUBLIC

My Commission Expires:  
January 8, 2025



**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION  
Parking Rules and Plan**

**282 N. Burke Avenue**

**Long Beach, Mississippi 39560**

**Designated Parking Areas:**

- 1. Tenants may park in the driveway to include the carport and the grass area beside the driveway and carport.
- 2. No visitor parking is allowed. Parking is for rental occupants only.

**Restrictions:**

- 1. No parking on the street on blocking the driveway.
- 2. No commercial vehicles, trailers, or boats without prior approval.

**Enforcement:**

- 1. Unauthorized vehicles will be towed at the owner's expense.

Any damage to the parking area caused by the tenant's vehicle will be the tenant's responsibility.

7. Parking for up to 6 vehicles is available on premises with no charge.

**7. Signatures**

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Trash Management Plan**

**282 N. Burke Avenue**

**Long Beach, Mississippi 39560**

**Collection Schedule:**

- 1. Trash is collected every Monday by Waste Management.
- 2. Recycling is collected every Monday.

**Containers:**

- 1. Use the provided trash and recycling bins. Ensure lids are closed to prevent pests.
- 2. Place bins at the curb on Sunday night, and retrieve them once they are emptied on collection day.

**Sorting:**

- 1. Separate recyclables (paper, plastics, glass) from general waste.
- 2. Yard waste and hazardous materials (like batteries) require special handling.

**Overflow:**

- 1. If bins are full, use additional bags and place them beside the bins, ensuring they are securely tied.



**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION  
Statement of Compliance**

I, Christopher Lowe, as the owner of the property located at 282 N. Burke Avenue Long Beach Mississippi 39560, hereby declare that I am in full compliance with all relevant local, state, and federal laws, regulations, and ordinances pertaining to short-term rental properties.

Specifically:

Zoning and Permitting:

The property is zoned for short-term rental use and has obtained all necessary permits and licenses required by Long Beach, Harrison County, State of Mississippi.

Health and Safety Standards:

The property meets all health and safety regulations, including fire safety codes, sanitation standards, and building codes.

Tax Obligations:

All applicable taxes, including occupancy taxes, are collected and remitted in accordance with State of Mississippi regulations.

Insurance Coverage:

The property is covered by appropriate liability and property insurance for short-term rental operations.

Community Rules:

All community and homeowner association rules governing short-term rentals are adhered to.

Signed:

Owner Name: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant Name: \_\_\_\_\_ Date: \_\_\_\_\_

**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION  
Short-Term Rental Agreement**

282 N. Burke Ave  
Long Beach, Mississippi 39560

1. Parties

This Short-Term Rental Agreement ("Agreement") is made between:

- Owner/Landlord: Christopher Lowe ("Landlord")
- Tenant/Renter: To Be Determined ("Tenant")

2. Property

The property located at 282 N. Burke Avenue Long Beach, Mississippi 39560 ("Property").

3. Rental Term

The rental period begins on the date specified during booking and ends on the date specified during booking, not to exceed 30 days.

4. Rent

Rent amount will be determined on the date of booking.

5. Security Deposit

No security deposit will be required before booking this property.

6. House Rules

1. No smoking inside the Property.
2. No pets allowed without prior approval.
3. Maintain property in a clean and orderly condition.
4. All trash is to be placed in brown trash can.
5. If staying at the property on a Sunday night, place brown trash can beside the road for trash pickup on Monday morning.
6. Maximum number of guests allowed will be confirmed at booking, not to exceed 6 persons.

**NEW BUSINESS INSURANCE BINDER**



<b>NAMED INSURED &amp; MAILING ADDRESS</b> THE BEARDED BUDDY COMPANY LLC 800 W. 10TH AVE LUMBERTON, MS 39455  <b>AGENT: MICHAEL HODGE</b> michael.hodge@sfbdc.com REQUESTED POLICY PERIOD: 10/30/2024 to 10/30/2025 12:01 a.m. Standard Time at the Described Location(s)	<b>AGENCY NAME &amp; ADDRESS</b> 809757 - MICHAEL HODGE MS FARM BUREAU 723 4345 POPPS FERRY RD DIBERVILLE, MS 39540  PHONE: (228) 392-5492	<b>BINDER #: 4014863 VERSION #: 1</b> <b>FILE #: 3632818</b> <b>DATE BOUND: 10/30/2024</b> <b>HOMEDOWNERS</b> <b>MINIMUM EARNED PREMIUM: 25%</b> <b>POLICY TERM: 12 MONTHS</b>  <b>NO FLAT CANCELLATIONS</b>
--	--	---

<b>A-RATED NON-ADMITTED PROGRAM CO #: 0</b>	
<b>LINE OF BUSINESS</b>	<b>PREMIUM</b>
DWELLING FIRE	\$3,539.00
POLICY FEE	\$150.00
MWUA FEE	\$110.67
STAMPING FEE	\$9.22
STATE TAX	\$147.56
<b>TOTAL PREMIUM</b>	<b>\$3,956.45</b>
This insurance policy is issued pursuant to Mississippi law covering surplus lines insurance. The company issuing the policy is not licensed by the State of Mississippi but is authorized to do business in Mississippi as a nonadmitted company. The policy is not protected by the Mississippi Insurance Guaranty Association in the event of the insurer's insolvency.	

THE TERMS AND CONDITIONS OF THIS BINDER MAY NOT COMPLY WITH THE SPECIFICATIONS SUBMITTED FOR CONSIDERATION. PLEASE READ THIS BINDER CAREFULLY AND COMPARE IT AGAINST YOUR QUOTE AND SUBMISSION DOCUMENTS.

<b>POLICY ISSUANCE INSTRUCTIONS</b>	<b>UNDERWRITER NOTES</b>
<p><i>Coverage is bound and subject to no flat cancellations. A complete policy will be issued once all required information is received.</i></p> <p>The following items are due on 11/09/2024. The requested effective date may be changed if this information is not received by the date</p> <ul style="list-style-type: none"> <li>• Full Payment is due within 10 business days of the requested effective date.</li> <li>• Dwelling Fire Application</li> <li>• Supplemental Named Insured Questionnaire</li> <li>• Satisfactory updates on plumbing, electrical, and heating within the past 40 years, and roofing within past 20 years</li> <li>• Please note an inspection will be performed after issuance and must be satisfactory to maintain coverage</li> </ul>	<p>This Binder has been issued subject to the following items. Any changes in these items may change the terms and conditions of this Binder.</p> <ul style="list-style-type: none"> <li>• Risk subject to no tree limb overhang; trees and limbs must be trimmed away from home.</li> </ul> <p>Thank you for your business!</p> <ul style="list-style-type: none"> <li>• Risk subject to no tree limb overhang; trees and limbs must be trimmed away from home.</li> </ul> <p>Thank you for your business!</p> <ul style="list-style-type: none"> <li>• Risk subject to no tree limb overhang; trees and limbs must be trimmed away from home.</li> </ul> <p>Thank you for your business!</p>

# MINUTES OF DECEMBER 12, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

NEW BUSINESS INSURANCE BINDER  
 APPLICANT: THE BEARDED BUDDY COMPANY LLC  
 BINDER # 4014863 VERSION # 1  
 FILE #: 3632818  
 DATE BOUND: 10/30/2024



LOCATION #1 - 282 N BURKE LONG BEACH MS 39560 - HARRISON COUNTY	LIMIT	PREMIUM
<b>COVERAGE</b>		
<b>DWELLING FIRE</b>		
COVERAGE A - DWELLING (ACV)	\$175,000	\$2,922.00
COVERAGE C - PERSONAL PROPERTY (ACV)	\$2,500	\$42.00
COVERAGE D - FAIR RENTAL VALUE ✓	\$17,500	\$292.00
PREMISES LIABILITY	\$500,000	\$143.00
MEDICAL PAYMENTS TO OTHERS	\$5,000	\$29.00
VANDALISM OR MALICIOUS MISCHIEF	\$195,000	\$111.00
EXTENDED COVERAGE		INCL
<b>DEDUCTIBLES</b>		
AOP DEDUCTIBLE: \$2,500		
WIND/HAIL DEDUCTIBLE: 5%		
		<b>TOTAL BASE PREMIUM: \$3,539.00</b>
<b>RATING FACTORS &amp; UNDERWRITING INFORMATION:</b>		
POLICY FORM: DP1 ✓	NUMBER OF STORIES: 1	
OCCUPANCY: TENANT	SQUARE FOOTAGE: 1,442	
DISTANCE TO COAST: 0.7634 MILES	FOR SALE: NO	
TERRITORY: A	ON HISTORICAL REGISTRY:	
PROTECTION CLASS: 3	IN GATED COMMUNITY: NO	
CONSTRUCTION TYPE: FRAME	RENTAL TERM: LESS WEEK	
YEAR OF CONSTRUCTION: 1968	ROOF CONSTRUCTION: SHINGLE RATED FOR HIGH WIND SPEEDS	
YEAR OF WIRING UPDATES: 2022	ROOF GEOMETRY: GABLE ROOF	
YEAR OF PLUMBING UPDATES: 2022	ROOF SHEATHING: OTHER/UNKNOWN	
YEAR OF HEATING UPDATES: 2022	ROOF ANCHOR: CLIPS	
YEAR OF ROOFING UPDATES: 2022	OPENING PROTECTION: OTHER/UNKNOWN	
ROOF AGE: 2 YEARS		
# OF NON-WIND LOSSES: NONE	PRIOR INSURANCE: PRIOR INSURANCE W/ NO LAPSE	
# OF WIND LOSSES: NONE	PRIMARY FLOOD EXISTS: UNKNOWN	
PROTECTIVE DEVICE(S): SMOKE DETECTORS		

NEW BUSINESS INSURANCE BINDER  
 APPLICANT: THE BEARDED BUDDY COMPANY LLC  
 BINDER # 4014863 VERSION # 1  
 FILE #: 3632818  
 DATE BOUND: 10/30/2024



SCHEDULE OF FORMS AND ENDORSEMENTS	
FORM NUMBER	FORM NAME
DP 00 01 12 02	DWELLING PROPERTY 1 - BASIC FORM
JJ-UTS-85g 02-98	ANIMAL EXCLUSION
LMA5021 (14/09/2005)	APPLICABLE LAW (USA)
LMA5019 (09/05)	ASBESTOS ENDORSEMENT
LSW1589 03/06	AVIAN INFLUENZA AND SARS EXCLUSION
REF 2962 (06/02/03)	BIOLOGICAL OR CHEMICAL MATERIALS EXCLUSION
REF 1331 20/4/61	CANCELLATION CLAUSE
LMA5393 03-20	COMMUNICABLE DISEASE ENDORSEMENT
DF2016 (04/16)	DWELLING FIRE DECLARATIONS
REF 2915 25/01/01	ELECTRONIC DATA ENDORSEMENT B
EDE (06/10)	EXISTING DAMAGE EXCLUSION ENDORSEMENT (PERSONAL LINES)
JJ-DFS-9s (02-05)	EXTERIOR INSULATION AND FINISH SYSTEM EXCLUSION
REF5062 04/06/2006	FRAUDULENT CLAIM CLAUSE
REF5062 4/6/2006	FRAUDULENT CLAIM CLAUSE
NMA 2341 (24/11/88)	LAND, WATER AND AIR EXCLUSION
LMA9137 06-17	MISSISSIPPI INFORMATIONAL NOTICE FOR SURPLUS LINES PERSONAL LINES POLICIES
MPL144 (02/09)	MOLD EXCLUSION
DL 24 16 12 02	NO COVERAGE FOR HOME DAY CARE BUSINESS
REF 1257 17/3/60	NUCLEAR INCIDENT EXCLUSION CLAUSE
OSENCL (5/17)	OTHER STRUCTURES EXCLUSION
DL 24 01 12 02	PERSONAL LIABILITY
DL 24 11 07-14	PREMISES LIABILITY (NON-OWNER OCCUPIED DWELLING)
	PRIVACY NOTICE
REF5401 11-19	PROPERTY CYBER AND DATA EXCLUSION
REF 1191 (7/5/59)	RADIOACTIVE CONTAMINATION EXCLUSION CLAUSE
LMA3100 15/09/10	SANCTION LIMITATION AND EXCLUSION CLAUSE
REF 2342	SEEPAGE AND/OR POLLUTION AND/OR CONTAMINATION EXCLUSION U.S.A. & CANADA
	SERVICE OF SUIT
LSW1001 (08/94)	SEVERAL LIABILITY NOTICE - INSURANCE
JJ-UTS-406s (7-10)	SPECIFIC BUILDING MATERIALS EXCLUSION - PROPERTY
ILP022 01-07	STATEMENT REGARDING FLOOD INSURANCE ADVISORY NOTICE TO POLICYHOLDERS
HD1010 (03/10)	TAINTED DRYWALL MATERIAL EXCLUSION
TL005 (05/07)	TOTAL OR CONSTRUCTIVE LOSS CAUSE
JJ-UTS-315s (8-04)	TRAMPOLINE LIABILITY EXCLUSION
ILP 001 01 04	US TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL ("OFAC") ADVISORY NOTICE TO POLICYHOLDERS
NMA2918 (08/10/2001)	WAR & TERRORISM ENDORSEMENT
DP 03 12 12 02	WINDSTORM OR HAIL PERCENTAGE DEDUCTIBLE

**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

NEW BUSINESS INSURANCE BINDER  
APPLICANT: THE BEARDED BUDDY COMPANY LLC  
BINDER # 4014863 VERSION # 1  
FILE #: 3632818  
DATE BOUND: 10/30/2024



SCHEDULE OF LIENHOLDERS AND ADDITIONAL INSUREDS	
LOCATION #1/BUILDING #1	
PRIMARY MORTGAGEE	
TOWNE MORTGAGE COMPANY ISADA, ATIMA	
ITS SUCCESSORS AND/OR ASSIGNS	
PO BOX 7063	
TROY, MI 48007	
LOAN/ACCOUNT #: 599630	

After considerable discussion, Commissioner McMahon made motion, seconded by Commissioner Kruse 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 116 West Third Street, Tax Parcel 0612B-03-079.000, submitted by William Kingsmill (property manager) and Michelle Chiasson (property manager), as follows:

**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI		
APPLICATION FOR SHORT-TERM RENTAL		
<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560

**PROPERTY INFORMATION:**

ADDRESS: 116 W. THIRD ST Tax Parcel # 0612 B-03-019.000  
(Location of Short-Term Rental)

**OWNER'S INFORMATION:**

Property Owner's Name: William Kingsmill

Property Owner's Address: 1200 Business 190, Suite 13

Property Owner's Mailing Address, if different from above: Covington, LA 70433

Property Owner's Phone No: 504-258-3838 Email Address: kingsmilloffice1@gmail.com

Is there a homeowner's association for the neighborhood? \_\_\_\_\_ If so, please provide written statement of support of short term rental?

**PROPERTY MANAGER INFORMATION:**

Property Manager's Name: Michelle Chiasson

Property Manager's Address: (Must be a local contact)  
959 Hwy 90, Waveland, MS 39576

Property Manager's Phone No.: 228-493-0236 Email Address: coastal.concierge@yahoo.com

**PLEASE PROVIDE THE FOLLOWING:**

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

**ADDITIONAL INFORMATION:**

- Completed written statement of compliance.
- FEES: \$250, nonrefundable application fee. \$500, yearly renewable fee. Checks should be made payable to the City of Long Beach.
- LICENSE: A Privilege Tax License must be applied and paid for after approval.
- INCOMPLETE APPLICATIONS will not be processed.

**AFFIDAVIT**

I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT-TERM RENTALS (Ordinance 660), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.

William Kingsmill [Signature] 7/10/24  
PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy: <u>4</u>	Maximum Vehicles allowed: <u>2</u>	Number of bedrooms: <u>2</u>	Number of people home can accommodate: <u>4</u>

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

Building Official Signature: [Signature] Date: 12-9-24

Fire Inspector Signature: \_\_\_\_\_ Date: \_\_\_\_\_

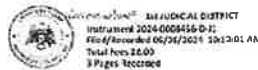
COMMENTS: \_\_\_\_\_

Date Received: <u>11/26/24</u>
Agenda Date: <u>12/12/24</u>
<u>#2800</u>

# MINUTES OF DECEMBER 12, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



Prepared by:  
Gene J. Hoffmann IV  
Attorney at Law  
311 East Second St.  
Pass Christian, MS 39571  
(228) 452-0408  
Mississippi Bar Number 102992

Notary by:  
Gene J. Hoffmann IV  
Attorney at Law  
311 East Second St.  
Pass Christian, MS 39571  
(228) 452-0408

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

### WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, CINDY A. CAMPBELL, surviving tenant of a joint tenancy with GEORGE L. NAZARETIAN, deceased, of 19137 Mario's Lane, Long Beach, MS 39560, (25%) 3/8 682C, does hereby sell, convey and warrant unto KINGSMILL - TICHEFUNCTE HARBOUR, L.L.C., a Louisiana limited liability company, of 1200 Business Hwy 190, Suite 13, Covington, LA 70433, (504) 258-3838, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

Beginning at an iron pipe set on the north margin of Third Street in said Town of Long Beach, which point is 300 feet west from the west margin of Jeff Davis Avenue and from said point running thence North 28 degrees West a distance of 190 feet to a point; running thence Southwesterly parallel to said north margin of Third Street a distance of 80 feet to a point; running thence South 28 degrees East a distance of 190 feet to an iron pipe set on the north margin of said Third Street; running thence East along the north margin of said Third Street a distance of 80 feet to the Point of Beginning.

Said lot being situated in and a part of Lot 55 of Henderson-Shipman-Hughes Survey in Section 13, Township 8 South, Range 12 West, in Harrison County, First Judicial District, Mississippi.

INDEX AS FOLLOWS: Long Beach metes and bounds parcel measuring 80' by 190' bounded S by 3rd Street, E. by Ward, W by Harrod, N by Shumons, also located in Long Beach Section Block 13

File No: 24-28498

Page 1

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

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

A copy of the death certificate for George L. Nazaretian is attached hereto and made a part hereof as if fully copied herein.

The above described property forms no part of the homestead of the Grantor herein.

Witness the signature of the Grantor this 8th day of May, 2024.

CINDY A. CAMPBELL

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named CINDY A. CAMPBELL, who acknowledged that she executed the above and foregoing instrument on the day and in the year therein written.

Given under my hand and official seal of office this 8th day of May, 2024.

STEPHANIE G. WOOD  
NOTARY PUBLIC  
My Commission Expires: 10/08/2026



File No: 24-28498

Page 2

**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**PARKING RULES: 116 W Third Street, Long Beach, MS**

No parking on the street. Use the driveway to park up to 2 vehicles only.  
No parking on the street or on the lawn.



**PARKING PLAN: 116 W. Third Street, Long Beach, MS 39560**

Two vehicles can fit in the driveway.

**TRASH RULES/PLAN: 116 W. Third Street, Long Beach**

- Guest – during your stay please, empty trash cans when full. Then place tied bags into the big trash cart located outside the side door.
- Guest- upon check-out day please, empty all trash cans (regardless if full). Then place tied bags into the big trash cart located outside the side door.
- A separate can is provided for recyclables (glass, paper, plastic) if you would like to use it. Once, full empty recyclables in the big recycle cart, located outside the side door. Do not bag recyclables.
- If checking out on a Sunday, please place the big trash/recyclable carts curbside according to the following guidelines:
  1. The cart should be placed curbside with the handle facing the house.
  2. It should be placed at least two feet from vehicles, shrubbery, fire hydrants, mailboxes, etc.
  3. Do not block sidewalks or driveways or place carts in the street.
- Property manager/custodians will ensure that trash/recyclable carts are placed curbside and returned to the property after pick-up

**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

SHORT TERM RENTAL AGREEMENT

THE PARTIES

This agreement made this \_\_\_\_\_ day of \_\_\_\_\_, 2024 between \_\_\_\_\_

\_\_\_\_\_ (name of tenant) of \_\_\_\_\_

(address of Tenant) Hereinafter referred to as "Tenant", and William Kingsmill, Hereinafter referred to as "Landlord".

THE PROPERTY

Property location: 116 W. Third Street, Long Beach, MS 39560

PERIOD AND GUESTS

Total people in renting party consist of \_\_\_\_\_4\_\_\_\_\_ adults

Rental period begins \_\_\_\_\_ and ends \_\_\_\_\_

RENTAL AMOUNT

Total rental amount for the period \_\_\_\_\_ per night.

Payment terms will be 100% collected prior to checking in to the property.

TERMINATION

The landlord has the right to inspect the premises and complete necessary repairs with prior notice as stated with the applicable State Laws. Should the Tenant violate any of the terms of this agreement, the rental period shall be terminated immediately in accordance with applicable law. The Tenants waive all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenants shall vacate the premises at the expiration time and date of this agreement.

MAINTENANCE AND REPAIRS

The Tenants shall maintain the premises in a good, clean, and ready to rent condition, and use the premises only in a careful and lawful manner. Tenants shall pay for maintenance and repairs should the premises be left in lesser condition. The tenants agree that the Landlord shall charge AIRBNB for said services if tenants cause damage to premises or furnishings.

HOUSE RULES

Tenant agrees to abide by the House Rules as sent in their AIRBNB or VRO booking information.

SUBLETTING

The Tenant shall not have the right to sublet the property.

LANDLORD'S LIABILITY

The Tenants and Tenants' Guests shall hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Tenants expressly recognize that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Tenants, and that Tenants should purchase their own insurance for Tenants and Guests if such coverage is desired.

ATTORNEY'S FEES

Tenants agree to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by the Landlord enforcing this agreement.

USE OF PROPERTY

Tenants expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Tenants do not intend to make the property a residence or household nor will it be used for commercial purposes.

SHORTENED STAYS AND CONDITIONS

There shall be no refunds of rents due to shortened stays for any reason.

ILLEGAL USE

Tenant shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc. shall cause termination of this agreement with no refund of rents or deposits. No Tenant shall grow any Marijuana, Cannabis, or similar plant in any part of the premises.

POSSESSIONS

Valuable items left behind by the tenant will be held for the tenant and every reasonable effort will be made to contact the tenant for return.

GOVERNING LAW

This agreement is governed under the laws of the State of Mississippi within the City of Long Beach, MS.

Landlord and Tenant agree to the above conditions on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, and hereby swear that the information provided is accurate and true.

Tenant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name: \_\_\_\_\_

Landlord's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Co-host Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_



# MINUTES OF DECEMBER 12, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**ACORD** **CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY)  
10/0/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Egan Insurance Agency, LLC 2629 N. Causeway Blvd. P. O. Box 2590 Metairie LA 70002	<b>CONTACT</b> Dooki Brooks NAME PHONE (504) 836-9600 FAX (504) 836-9600 E-MAIL brooked@eganins.com LICENSE #
<b>INSURED</b> Kingsmill-Totipotente Harbour, LLC 1200 Business Hwy 190 Suite 13 Covington LA 70433	<b>INSURER(S)</b> Scottsdale Insurance Company <b>INSURER(S)</b> <b>INSURER(S)</b> <b>INSURER(S)</b>

**COVERAGES** **CERTIFICATE NUMBER: 24-25 02 MS 10041** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	INSURANCE NO. AND DEDUCTIBLE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLIMATE/HAZARD <input checked="" type="checkbox"/> OCCUP (GENERAL AGGREGATE LIMIT APPLIES PER POLICY)		CP9094161	10/7/2024	10/7/2025	BODILY INJURY/DAMAGE TO REAL PROPERTY (per occurrence) 1,000,000 BODILY INJURY/DAMAGE TO REAL PROPERTY (per year) 100,000 MED EXP (per year) 5,000 PERSONAL & ADVERTISING 1,000,000 GENERAL AGGREGATE 2,000,000 PRODUCTS-COMPLETED OPERATIONS 2,000,000
					AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRE/AUTO <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS UMBRELLA/LIB <input type="checkbox"/> EXCESS/LIB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE (LTD) (RETENTION \$)
<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY FORM OF EITHER DECEITIVE OR FRAUDULENT ACTIVITY (Mandatory in MS) (For details see DESCRIPTION OF COVERAGE below)					EMPLOYEE INJURY (per person) 1 EMPLOYEE INJURY (per accident) 1 PROPERTY DAMAGE (per occurrence) 1 EMPLOYEE DISEASE-SANITIZATION 1 EMPLOYEE DISEASE-POLICY LIMIT 1

DESCRIPTION OF OPERATIONS, LOCATIONS, VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Short Term Rental Dwelling

<b>CERTIFICATE HOLDER</b> City of Long Beach 201 Jett Davis Ave Long Beach, MS 39560	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE
---	---

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ACORD 25 (2014/01) The ACORD name and logo are registered marks of ACORD  
INS025 (2014/01)

**ACORD** **CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY)  
10/7/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Egan Insurance Agency, LLC 2629 N. Causeway Blvd. P. O. Box 2590 Metairie LA 70002	<b>CONTACT</b> Dooki Brooks NAME PHONE (504) 836-9600 FAX (504) 836-9600 E-MAIL brooked@eganins.com LICENSE #
<b>INSURED</b> Kingsmill-Totipotente Harbour, LLC 1200 Business Hwy 190 Suite 13 Covington LA 70433	<b>INSURER(S)</b> Scottsdale Insurance Company <b>INSURER(S)</b> <b>INSURER(S)</b> <b>INSURER(S)</b>

**COVERAGES** **CERTIFICATE NUMBER: 24-25 02 MS 10041** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	INSURANCE NO. AND DEDUCTIBLE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLIMATE/HAZARD <input checked="" type="checkbox"/> OCCUR (GENERAL AGGREGATE LIMIT APPLIES PER POLICY)		CP9094161	10/7/2024	10/7/2025	BODILY INJURY/DAMAGE TO REAL PROPERTY (per occurrence) 1,000,000 BODILY INJURY/DAMAGE TO REAL PROPERTY (per year) 100,000 MED EXP (per year) 5,000 PERSONAL & ADVERTISING 1,000,000 GENERAL AGGREGATE 2,000,000 PRODUCTS-COMPLETED OPERATIONS 2,000,000
					AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRE/AUTO <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS UMBRELLA/LIB <input type="checkbox"/> EXCESS/LIB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE (LTD) (RETENTION \$)
<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY FORM OF EITHER DECEITIVE OR FRAUDULENT ACTIVITY (Mandatory in MS) (For details see DESCRIPTION OF COVERAGE below)					EMPLOYEE INJURY (per person) 1 EMPLOYEE INJURY (per accident) 1 PROPERTY DAMAGE (per occurrence) 1 EMPLOYEE DISEASE-SANITIZATION 1 EMPLOYEE DISEASE-POLICY LIMIT 1

DESCRIPTION OF OPERATIONS, LOCATIONS, VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Short Term Rental Dwelling - Address: 116 West 3rd Street, Long Beach, MS 39560

<b>CERTIFICATE HOLDER</b> Coastal Conierge, LLC 114 Tazbozough St Beverly, MS 39576	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE
--	---

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INS025 (2014/01)

**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CERTIFICATE OF INSURANCE COMMON POLICY DECLARATIONS State of Mississippi		
Previous Number NLW	Certificate Number 24SSIU408964	
This Declaration is attached to and forms part of certificate provisions. Insurance effected with <u>Chaucer</u>		AUTHORITY REF. NO. Per Insurer Participation Schedule
<b>INSURED NAME &amp; MAILING ADDRESS:</b> Kingsmill Telefunct Harbour LLC 1200 Business 190 suite 13 Covington, LA 70433	<b>BROKER:</b> SSIU, LLC PO Box 639 Daphne, AL 36526	<b>PRODUCING AGENT:</b> Eagan Insurance Agency LLC Maurice F Eagan Jr MS LIC #: 9102472
<b>POLICY PERIOD FROM:</b> 10/02/2024 <b>TO:</b> 10/02/2025 <b>POLICY TERM:</b> 12:01 A.M. Standard Time at the Residence Premises		
<b>LOCATION ADDRESS(es):</b> 116 West 3rd Street Long Beach, MS 39560	<b>POLICY TYPE:</b> DP-3 <b>OCCUPANCY:</b> Rental (Short-Term Rental)	
<b>COVERAGES</b>	<b>LOSS SETTLEMENT TYPE</b>	<b>LIMIT OF LIABILITY</b>
SECTION I - AS PER FORM A) DWELLING B) OTHER STRUCTURES C) PERSONAL PROPERTY D) LOSS OF USE / RENTS	RCV RCV RCV RCV	\$150,000 \$2,500 \$10,000 \$30,000
SECTION II - AS PER FORM E) PERSONAL LIABILITY F) MEDICAL EXPENSE		No Coverage No Coverage
		Total Premium \$3,608.41 POLICY FEE - STANDARD \$150.00 INSPECTION FEE \$150.00 MWUA TAX \$117.25 Surplus Lines Tax \$156.34 MS Stamping \$9.77 <b>TOTAL: \$4,191.77</b>
<b>DEDUCTIBLES</b> (Section I Only):	ALL OTHER PERILS: \$5,000 WIND & HAIL: 5% OF COVERAGE A - \$7,500  FLOOD: EXCL.	
<b>FORMS AND ENDORSEMENTS:</b> This policy is made and accepted subject to the above statement together with the provisions, stipulations and agreements contained in the following form(s) and endorsement(s): See Schedule of Forms and Endorsements		
NOTE: This insurance policy is issued pursuant to Mississippi Law covering surplus lines insurance. The company issuing the policy is not licensed by the State of Mississippi but is authorized to do business in Mississippi as a non-admitted company. The policy is not protected by the Mississippi Insurance Guaranty Association in the event of the insurer's insolvency LICENSE #: 10310158 NAME: Joseph Taylor Norton		
<b>MORTGAGEE(s):</b>		
This policy shall not be valid unless countersigned by our authorized agent: <b>COUNTERSIGNED</b> By: <i>J. Taylor Norton</i> Date: 10/02/2024		

After considerable discussion, Commissioner DiLorenzo made motion, seconded by Vice Chairman Barlow 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 20529 Johnson Road, Tax Parcel 0512B-01-046.000, submitted by Bronwen Hess, as follows:

MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only  
Date Received 11/18/24  
Zoning R-1  
Agenda Date 12/12/24  
Check Number 128

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0512B-01-046.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: North of Canal No. 1, East of Beatline Road, South of Pino, and West of Old Savannah Dr.
- IV. ADDRESS OF PROPERTY INVOLVED: 20529 Johnson Rd. Long Beach
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 0512B-01-046.000 Lot "C" 11.583 Acres  
Into 0512B-01-046.000 Lot "C" 14.583 Acres

VI. REQUIRED ATTACHMENTS:

- A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
- B. Cash or check payable to the City of Long Beach in the amount of \$375.00
- C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

VII. OWNERSHIP AND CERTIFICATION:

**READ BEFORE EXECUTING,** the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 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 agree to pay all fees and charges as stated.

Bronwen Hess  
Name of Rightful Owner (PRINT)

\_\_\_\_\_  
Name of Agent (PRINT)

20529 Johnson Road  
Owner's Mailing Address

\_\_\_\_\_  
Agent's Mailing Address

Long Beach, MS 39560  
City State Zip

\_\_\_\_\_  
City State Zip

(228) 547-3009  
Phone

\_\_\_\_\_  
Phone

Bronwen Hess 11/16/2024  
Signature of Rightful Owner Date

\_\_\_\_\_  
Signature of Applicant Date

MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

560-1-76

BOOK 1425 PAGE 115



MEMORANDUM

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash...  
AND ALSO that portion of Jackson land vacated by Subdivision...  
A portion of land being a portion of the S. Leggett's...  
Commencing at the Northwest corner of Lot 1, being the 1/2...  
LESS AND EXCEPT a portion of Lot 2, S. Leggett's Subdivision...  
A portion of Lot 2, S. Leggett's Subdivision, situated in the...  
Beginning at an iron rod at the Northwest corner of said Lot...

Lot 1, 1/2, 1/4 and 1/8, E. Leggett's Subdivision, situated in...  
AND ALSO that portion of Jackson land vacated by Subdivision...  
A portion of land being a portion of the S. Leggett's...  
Commencing at the Northwest corner of Lot 1, being the 1/2...  
LESS AND EXCEPT a portion of Lot 2, S. Leggett's Subdivision...  
A portion of Lot 2, S. Leggett's Subdivision, situated in the...  
Beginning at an iron rod at the Northwest corner of said Lot...

5340577 R 69.96 feet to an iron rod. thence N 21°14'35" W...  
5340577 R 69.96 feet to an iron rod. thence N 21°14'35" W...  
156.78 feet to the point of beginning. Containing 1.256...  
square feet.

BOOK 1425 PAGE 116

5340577 R 69.96 feet to an iron rod. thence N 21°14'35" W...  
156.78 feet to the point of beginning. Containing 1.256...  
square feet.

THIS CONVEYANCE is subject to a road, utility and drainage...  
easement in favor of the City of Long Beach, dated August 10, 1936...  
and easement being located in the Northwest corner of Lot 15 and...  
recorded in Land Use Records in the aforesaid Chancery Clerk's office.

THIS CONVEYANCE is subject to any and all recorded easements...  
rights of way, mineral reservations and auxiliary covenants...  
applicable to subject property.

AD VALOREM TAXES for the current year are lawfully levied and...  
assessed as of this date by the Grantor herein.

WITNESS THE SIGNATURES of the Grantors on this the 11th day of...  
September, 1988.

David Brian McKeith  
Eric Thomas McKeith  
Eric Thomas McKeith

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
PERSONALLY seen and appeared before me, the undersigned notary...  
in and for the jurisdiction aforesaid, the within named GAY LAMAR...  
McKEITH, DAVID BRIAN McKEITH and ERIC THOMAS McKEITH, who acknowledged...  
to me before me that they signed, executed and delivered the above and...  
incorporating instrument of writing in the title hereon above written as...  
their voluntary act and deed.

SHOWN TO AND SUBSCRIBED before me, a Notary Public in and for, the...  
State of Mississippi, on this the 11th day of September, 1988.

Notary Public Seal and Signature

BOOK 1425 PAGE 117

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
PERSONALLY seen and appeared before me, the undersigned notary...  
in and for the jurisdiction aforesaid, the within named ERIC THOMAS...  
McKEITH, who acknowledged to me before me that he signed, executed and...  
delivered the above and incorporating instrument of writing in the title...  
hereon above written as his voluntary act and deed.

SHOWN TO AND SUBSCRIBED before me, a Notary Public in and for, the...  
State of Mississippi, on this the 11th day of September, 1988.

Notary Public Seal and Signature

PERSONALLY seen and appeared before me, the undersigned notary...  
in and for the jurisdiction aforesaid, the within named ERIC THOMAS...  
McKEITH, who acknowledged to me before me that he signed, executed and...  
delivered the above and incorporating instrument of writing in the title...  
hereon above written as his voluntary act and deed.

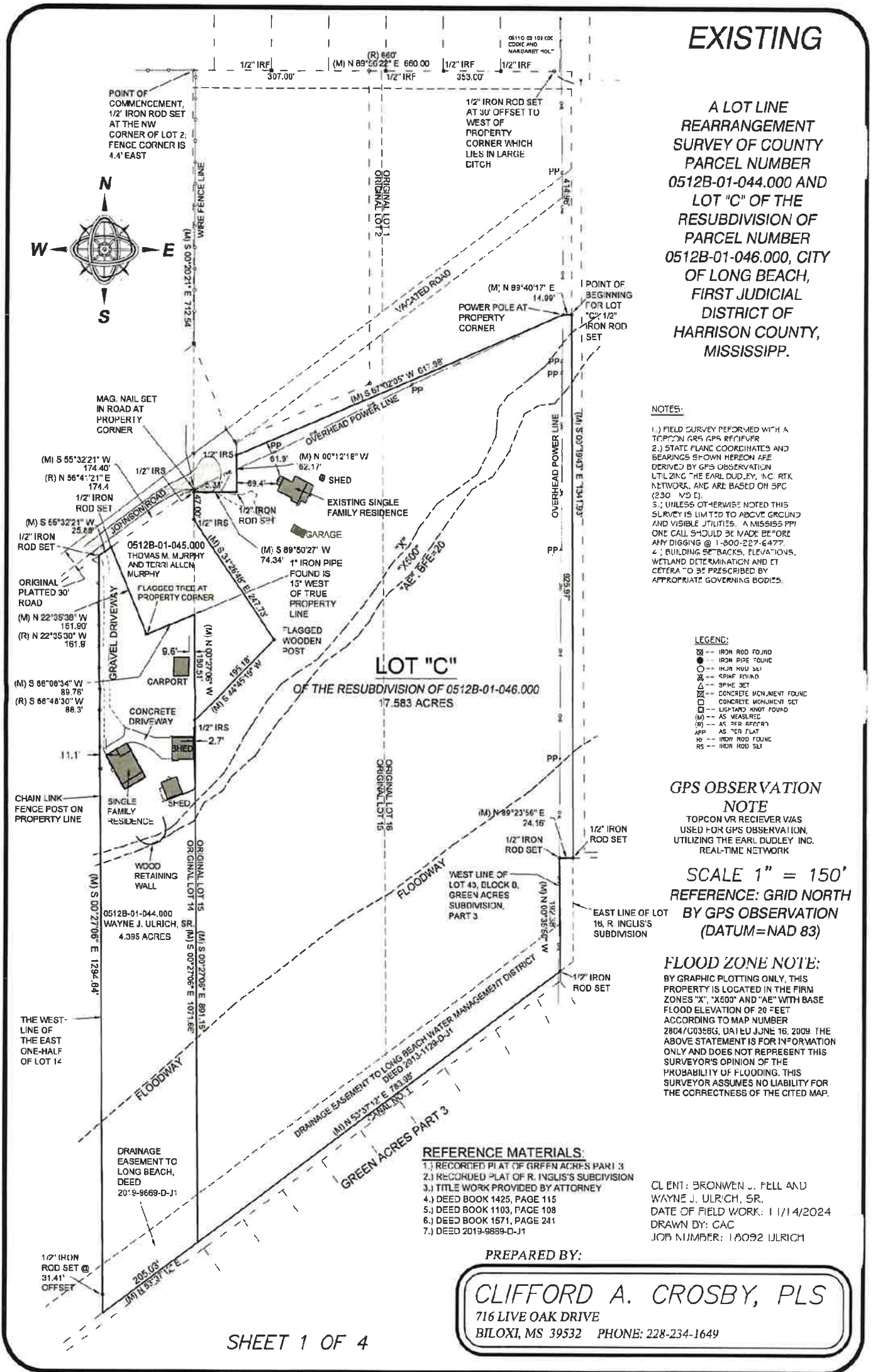
SHOWN TO AND SUBSCRIBED before me, a Notary Public in and for, the...  
State of Mississippi, on this the 11th day of September, 1988.

Notary Public Seal and Signature

Grantors' Address: GAY LAMAR McKEITH, 1208 BENTLEY STREET, JACKSON, MS 39212, (601) 352-3318  
LAVIE BILAN McKEITH, 407 Walnut Circle, P.O. Box 37276, Memphis, TN 38176, (901) 252-3318  
ERIC THOMAS McKEITH, 4111 PULASKI PARK DRIVE, JACKSON, MS 39211, (601) 352-3318  
DAVID BRIAN McKEITH, 3783 BOWLING, Apt. 1128, Joliet, Texas, 75187, (214) 268-9171  
ERIC THOMAS McKEITH, 2044 JORDAN BLVD., JACKSON, MS 39201, Telephone: 771-81-5910

Instrument No. 7271  
STATEMENT OF FEES  
Notary Public Seal and Signature

**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**EXISTING**

A LOT LINE  
REARRANGEMENT  
SURVEY OF COUNTY  
PARCEL NUMBER  
0512B-01-044.000 AND  
LOT "C" OF THE  
RESUBDIVISION OF  
PARCEL NUMBER  
0512B-01-046.000, CITY  
OF LONG BEACH,  
FIRST JUDICIAL  
DISTRICT OF  
HARRISON COUNTY,  
MISSISSIPPI.

**NOTES:**

- 1.) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER
- 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 (230 M S I).
- 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.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

**LEGEND:**

- ⊗ --- IRON ROD FOUND
- ⊙ --- IRON PIPE FOUND
- --- IRON NAIL
- ⊕ --- SPIKE FOUND
- △ --- SPIKE SET
- --- CONCRETE MONUMENT FOUND
- --- CONCRETE MONUMENT SET
- --- LIGHT-TYPE MARK FOUND
- (M) --- AS MEASURED
- (R) --- AS PER RECORD
- APP --- AS PER PLAN
- IR --- IRON ROD FOUND
- RS --- IRON ROD SET

**GPS OBSERVATION NOTE**

TOPCON VR RECEIVER VIAS USED FOR GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

**SCALE 1" = 150'  
REFERENCE: GRID NORTH  
BY GPS OBSERVATION  
(DATUM=NAD 83)**

**FLOOD ZONE NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "X", "X500" AND "AE" WITH BASE FLOOD ELEVATION OF 20 FEET ACCORDING TO MAP NUMBER 2804/G0358G, DATED JUNE 16, 2009 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.

**REFERENCE MATERIALS:**

- 1.) RECORDED PLAT OF GREEN ACRES PART 3
- 2.) RECORDED PLAT OF R. INGLIS'S SUBDIVISION
- 3.) TITLE WORK PROVIDED BY ATTORNEY
- 4.) DEED BOOK 1425, PAGE 115
- 5.) DEED BOOK 1103, PAGE 108
- 6.) DEED BOOK 1571, PAGE 241
- 7.) DEED 2019-9889-D-J1

CLIENT: BRONWEN J. FELL AND WAYNE J. ULRICH, SR.  
DATE OF FIELD WORK: 11/14/2024  
DRAWN BY: CAC  
JOB NUMBER: 16092 ULRICH

**PREPARED BY:**

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

MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PROPOSED

A LOT LINE  
REARRANGEMENT  
SURVEY OF COUNTY  
PARCEL NUMBER  
0512B-01-044.000 AND  
LOT "C" OF THE  
RESUBDIVISION OF  
PARCEL NUMBER  
0512B-01-046.000, CITY  
OF LONG BEACH,  
FIRST JUDICIAL  
DISTRICT OF  
HARRISON COUNTY,  
MISSISSIPPI.

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A TOPCON GR5 GPS RECEIVER.
- 2.) STAFF PLAIN COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SCS (2301 M.S.).
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL 811 SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-3477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND OTHERS TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

LEGEND:

- ⊗ -- IRON ROD FOUND
- -- IRON PIPE FOUND
- -- IRON ROD SET
- △ -- SPIKE FOUND
- ▲ -- SPIKE SET
- ⊠ -- CONCRETE MONUMENT FOUND
- -- CONCRETE MONUMENT SET
- ⊞ -- LIGHTWOOD KNOT FOUND
- ⊞ -- AS MEASURED
- (M) -- AS PER PLAT
- (R) -- AS PER PLAT
- RF -- IRON ROD FOUND
- RS -- IRON ROD SET

GPS OBSERVATION  
NOTE

TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

SCALE 1" = 150'  
REFERENCE: GRID NORTH  
BY GPS OBSERVATION  
(DATUM=NAD 83)

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "X", "X603" AND "AE" WITH BASE FLOOD ELEVATION OF 20 FEET ACCORDING TO MAP NUMBER 28047C0350G, DATED JUNE 15, 2009. 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.

REFERENCE MATERIALS:

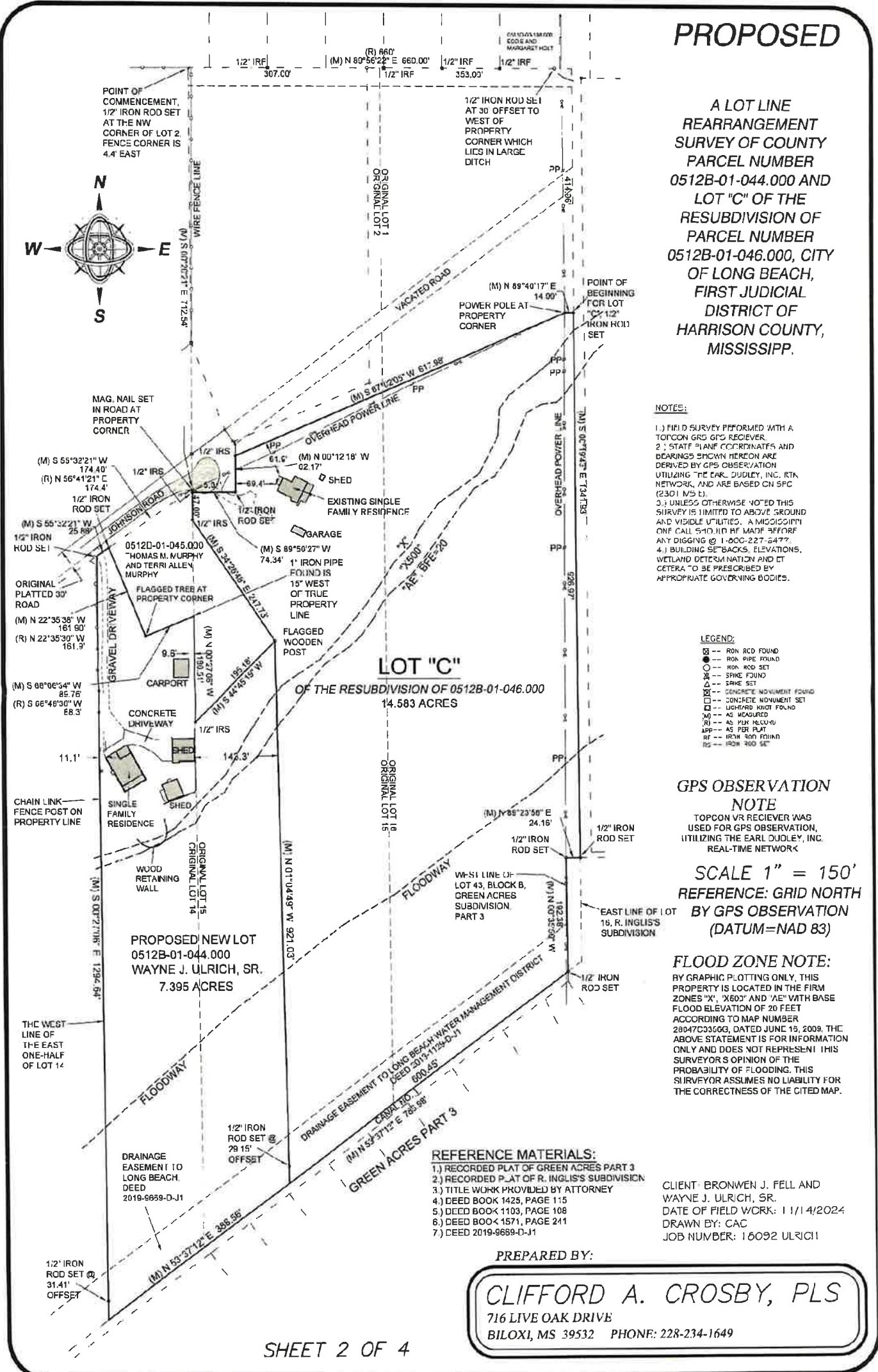
- 1.) RECORDED PLAT OF GREEN ACRES PART 3
- 2.) RECORDED PLAT OF R. INGLIS'S SUBDIVISION
- 3.) TITLE WORK PROVIDED BY ATTORNEY
- 4.) DEED BOOK 1425, PAGE 115
- 5.) DEED BOOK 1103, PAGE 108
- 6.) DEED BOOK 1571, PAGE 241
- 7.) DEED 2019-9669-D-11

CLIENT: BRONWEN J. FELL AND WAYNE J. ULRICH, SR.  
DATE OF FIELD WORK: 11/14/2024  
DRAWN BY: CAC  
JOB NUMBER: 16092 ULRICH

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE  
BILOXI, MS 39532 PHONE: 228-234-1649



MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A LOT LINE REARRANGEMENT SURVEY OF COUNTY PARCEL NUMBER  
0512B-01-044.000 AND LOT "C" OF THE RESUBDIVISION OF PARCEL NUMBER  
0512B-01-046.000, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF  
HARRISON COUNTY, MISSISSIPPI.

RECORD DESCRIPTION FOR PARCEL NO. 0512B-01-044.000:

THAT PROPERTY DESCRIBED IN DEED BOOK 1571 ON PAGE 241 OF THE LAND RECORDS OF THE FIRST JUDIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

DESCRIPTION FOR LOT "C" OF THE RESUBDIVISION OF PARCEL NUMBER 0512B-01-046.000 PRIOR TO THIS LOT LINE REARRANGEMENT:

A PORTION OF LOTS 16 AND 18, R. INGLIS'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301): COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF LOT 1 AND LOT 16, S00°19'43"E 414.96' TO AN IRON ROD SET AT THE POINT OF BEGINNING; THENCE S89°40'17"W 14.99' TO AN EXISTING POWER POLE; THENCE S67°02'05"W 617.98' TO AN IRON ROD SET ON THE EAST MARGIN OF JOHNSON ROAD; THENCE ALONG SAID EAST MARGIN, S00°12'18"E 62.17' TO AN IRON ROD SET; THENCE ALONG THE SOUTH MARGIN OF JOHNSON ROAD, S89°50'27"W 74.34' TO AN IRON ROD SET ON THE WEST LINE OF SAID LOT 15; THENCE ALONG SAID WEST LINE, S00°27'06"E 47.00' TO AN IRON ROD SET; THENCE S34°26'48"E 247.73' TO FLAGGED WOODEN FENCE POST; THENCE S44°45'19"W 195.18' TO AN IRON ROD SET ON SAID WEST LINE OF LOT 15; THENCE ALONG SAID LINE, S00°27'06"E 891.15' TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE ALONG THE SOUTH LINE OF SAID LOTS 15 AND 16, N53°37'12"E 783.98' TO AN IRON ROD SET ON THE WEST LINE OF GREEN ACRES SUBDIVISION, PART 3; THENCE ALONG SAID WEST LINE, N00°35'50"W 192.38' TO AN IRON ROD SET AT THE CORNER OF SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION, N89°23'56"E 24.16' TO AN IRON ROD SET ON THE EAST LINE OF SAID LOT 16; THENCE ALONG SAID EAST LINE, N00°19'43"W 926.97' TO THE POINT OF BEGINNING, CONTAINING 17.583 ACRES. SAID PROPERTY BEING SUBJECT TO A DRAINAGE EASEMENT ALONG THE EXISTING CANAL ON THE SOUTH PORTION OF SAID LOTS AS DESCRIBED IN DEED 2013-1129-D-J1 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

LEGAL DESCRIPTIONS OF REVISED PARCELS BY THIS LOT LINE REARRANGEMENT:  
LEGAL DESCRIPTION OF REVISED PARCEL 0512B-01-044.000, AS PER SURVEY DIMENSIONS

A PORTION OF LOTS 14 AND 15, R. INGLIS'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301): COMMENCING AT AN IRON ROD SET AT THE NORTHWEST CORNER OF LOT 2, R. INGLIS'S SUBDIVISION; THENCE S00°20'21"E 712.54' TO A MAG. NAIL SET IN ASPHALT LYING ON THE SOUTH MARGIN OF JOHNSON ROAD; THENCE ALONG SAID SOUTH MARGIN OF JOHNSON ROAD, S55°32'21"W 174.40' TO AN IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN, S55°32'21"W 25.88' TO AN IRON ROD SET ON THE WEST LINE OF THE EAST ONE-HALF OF SAID LOT 14; THENCE ALONG SAID WEST LINE, S00°27'06"E 1294.84' TO THE SOUTH LINE OF SAID LOT 14; THENCE ALONG THE SOUTH LINE OF SAID LOTS 14 AND 15, N53°37'12"E 388.50'; THENCE N01°04'49"W 921.03' TO A FLAGGED WOODEN POST, THENCE S44°45'19"W 195.18' TO AN IRON ROD SET ON THE LINE BETWEEN SAID LOTS 14 AND 15; THENCE ALONG SAID LINE, N00°27'06"W 160.51' TO AN IRON ROD SET; THENCE S00°00'34"W 89.70'; THENCE N22°35'38"W 161.90' TO THE POINT OF BEGINNING, CONTAINING 7.395 ACRES. SAID PROPERTY BEING SUBJECT TO A DRAINAGE EASEMENT ALONG THE EXISTING CANAL ON THE SOUTH PORTION OF SAID LOTS AS DESCRIBED IN DEEDS 2010-0560-D-J1 AND 2013-1129-D-J1 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

NEW LEGAL DESCRIPTION: LOT "C", AS PER THIS LOT LINE REARRANGEMENT

A PORTION OF LOTS 15 AND 16, R. INGLIS'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301): COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF LOT 1 AND LOT 16, S00°19'43"E 414.96' TO AN IRON ROD SET AT THE POINT OF BEGINNING; THENCE S89°40'17"W 14.99' TO AN EXISTING POWER POLE; THENCE S67°02'05"W 617.98' TO AN IRON ROD SET ON THE EAST MARGIN OF JOHNSON ROAD; THENCE ALONG SAID EAST MARGIN, S00°12'18"E 62.17' TO AN IRON ROD SET; THENCE ALONG THE SOUTH MARGIN OF JOHNSON ROAD, S89°50'27"W 74.34' TO AN IRON ROD SET ON THE WEST LINE OF SAID LOT 15; THENCE ALONG SAID WEST LINE, S00°27'06"E 47.00' TO AN IRON ROD SET; THENCE S34°26'48"E 247.73' TO FLAGGED WOODEN FENCE POST; THENCE S00°27'06"E 921.03' TO AN IRON ROD SET ON THE SOUTH LINE OF SAID LOT 15; THENCE ALONG THE SOUTH LINE OF SAID LOTS 15 AND 16, N53°37'12"E 600.45' TO AN IRON ROD SET ON THE WEST LINE OF GREEN ACRES SUBDIVISION, PART 3; THENCE ALONG SAID WEST LINE, N00°35'50"W 192.38' TO AN IRON ROD SET AT THE CORNER OF SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION, N89°23'56"E 24.16' TO AN IRON ROD SET ON THE EAST LINE OF SAID LOT 16; THENCE ALONG SAID EAST LINE, N00°19'43"W 926.97' TO THE POINT OF BEGINNING, CONTAINING 14.583 ACRES. SAID PROPERTY BEING SUBJECT TO A DRAINAGE EASEMENT ALONG THE EXISTING CANAL ON THE SOUTH PORTION OF SAID LOTS AS DESCRIBED IN DEED 2013-1129-D-J1 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

CERTIFICATE OF OWNERSHIP

I hereby certify that I am one of the owners of the property described herein, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

Wayne Ulrich Sr. 11-18-2024  
WAYNE J. ULRICH, SR. DATE

Subscribed and sworn to before me, in my presence this 18th day of Nov. 2024, a Notary Public in and for the County of Harrison, State of Mississippi.



Ashley Bryant  
NOTARY PUBLIC

My Commission Expires: 11/17/26

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

BOUNDARY NOTE:

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

CLIENT: BRONWEN J. FELL AND WAYNE J. ULRICH, SR.  
DATE OF FIELD WORK: 11/14/2024  
DRAWN BY: CAC  
JOB NUMBER: 18092 ULRICH

**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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.

Bronwen J. Fell  
BRONWEN J. FELL

DATE November 16, 2024

Subscribed and sworn to before me, in my presence this 14 day of November 2024, a Notary Public in and for the County of Harrison, State of Mississippi.

State of Mississippi  
Mark Mitchell, Notary Public  
Harrison County  
My Commission Expires 10-02-2028  
Commission Number 493257

SEAL

NOTARY PUBLIC

My Commission Expires:

A LOT LINE  
REARRANGEMENT  
SURVEY OF COUNTY  
PARCEL NUMBER  
0512B-01-044.000 AND  
LOT "C" OF THE  
RESUBDIVISION OF  
PARCEL NUMBER  
0512B-01-046.000, CITY  
OF LONG BEACH,  
FIRST JUDICIAL  
DISTRICT OF  
HARRISON COUNTY,  
MISSISSIPPI.

CERTIFICATE OF APPROVAL

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public streets, or any change in existing public streets, the extension of public water or sewer system or the installation of drainage improvements through one or more lots to serve one or more lots. That the subdivision shown is in all respects in compliance with the City ordinances of Long Beach and that therefore this plat has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within (60) days of the date below.

ADMINISTRATOR

DATE

PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the \_\_\_\_\_ day of \_\_\_\_\_ 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 \_\_\_\_\_ 20\_\_\_\_.

ADOPT:

ATTEST:

MAYOR

CITY CLERK

CERTIFICATE OF SURVEY AND ACCURACY

I, CLIFFORD A. CROSBY, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT ALL MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS LOCATED AND THAT ALL DIMENSIONAL AND OTHER DATA SHOWN ARE CORRECT. I ALSO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI".

WITNESS MY SIGNATURE AND SEAL THIS 15TH DAY OF NOVEMBER, 2024.

Clifford A. Crosby  
CLIFFORD A. CROSBY, MS PLS 2539



CLIENT: BRONWEN J. FELL AND WAYNE J. ULRICH, SR  
DATE OF FIELD WORK: 11/14/2024  
DRAWN BY: CAC  
JOB NUMBER: 18092 ULRICH

PREPARED BY:

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

SHEET 4 OF 4



**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**OVERSTREET  
& ASSOCIATES**  
CONSULTING ENGINEERS

[overstreeteng.com](http://overstreeteng.com)  
161 Lameuse St. Suite 203  
Biloxi, MS 39530  
228.967.7137

November 19, 2024

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

**RE: Certificate of Subdivision – Tax Parcel No. 0512B-01-044.000 & 0512B-01-046**

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 Inglis's Subdivision, Section 15, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi. This subdivision consists of a simple realignment of property lines, with no new parcels being created. Proposed Lot "C" will be nearly 14.583 acres in size, with approx. 136.51 feet of street frontage on Johnson Road. Proposed parcel "New Lot" will be nearly 7.395 acres in size, with approx. 25.88 street frontage.

The Certificate itself has all appropriate certifications and information. However, we do see a couple of issues which are listed below:

- Proposed parcel "New Lot":
  - The proposed parcel has 25.88 feet of lot width, which does not meet the minimum ordinance requirements of 35 feet. However, this non-conforming condition currently exists today.

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 concerns 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

**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation by a City of Long Beach Engineer, Commissioner DiLorenzo made motion, seconded by Commissioner McMahon 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 533 Klondyke Road, Tax Parcel 0611K-01-017.000, submitted by Jeremy K. Stallings and Aubrey Stalling, as follows:

MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only  
Date Received 11/18/24  
Zoning C-2  
Agenda Date 12/12/24  
Check Number 73-18/421

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0611K-01-017.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: North of Summer Lane, West of Klondyke, South of Commission Rd & East of N. Seal Ave
- IV. ADDRESS OF PROPERTY INVOLVED: 533 Klondyke Rd, Long Beach MS 39560
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of ONE Parcel into  
Into two parcels
- VI. REQUIRED ATTACHMENTS:
  - A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
  - B. Cash or check payable to the City of Long Beach in the amount of \$375.00
  - C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

VII. OWNERSHIP AND CERTIFICATION:

**READ BEFORE EXECUTING**, the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 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 do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and agree to pay all fees and charges as stated.

JEREMY H STALLING  
Name of Rightful Owner (PRINT)

2001 PELICAN CIRCLE, LONG BEACH MS.  
Owner's Mailing Address

MS 39560  
City State Zip

228-357-0287  
Phone

[Signature] 18 NOV 2024  
Signature of Rightful Owner Date

\_\_\_\_\_  
Name of Agent (PRINT)

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Signature of Applicant Date

**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

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

NAME OF OWNER (PRINT) AUBREY STALLING

ADDRESS (STREET, CITY, STATE, ZIP CODE) 2001 Pelican Cir.

PHONE # (H) \_\_\_\_\_ (C) 228-357-0288

TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_

SIGNATURE Aubrey Stalling

NAME OF OWNER (PRINT) \_\_\_\_\_

ADDRESS (STREET, CITY, STATE, ZIP CODE) \_\_\_\_\_

PHONE # (H) \_\_\_\_\_ (C) \_\_\_\_\_

TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_

SIGNATURE \_\_\_\_\_

NAME OF OWNER (PRINT) \_\_\_\_\_

ADDRESS (STREET, CITY, STATE, ZIP CODE) \_\_\_\_\_

PHONE # (H) \_\_\_\_\_ (C) \_\_\_\_\_

TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_

SIGNATURE \_\_\_\_\_

NAME OF OWNER (PRINT) \_\_\_\_\_

ADDRESS (STREET, CITY, STATE, ZIP CODE) \_\_\_\_\_

PHONE # (H) \_\_\_\_\_ (C) \_\_\_\_\_

TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_

SIGNATURE \_\_\_\_\_

**(Use additional forms as needed)**

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

MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

MISSISSIPPI JUDICIAL DISTRICT  
CLERK OF SUPREME COURT  
PATRICK C. CHAMBERS, JR.  
TOTAL PAGES FOR UP  
7 PAGES RECORDED

PREPARED BY:  
Law Offices of  
LAURA F. PAULK, PLLC  
16127 Orange Grove Road  
Gulfport, MS 39503  
228-831-1818  
LFP File No.: 2207829  
MS Bar No.: 10733

Return To:  
Law Offices of  
LAURA F. PAULK, PLLC  
16127 Orange Grove Road  
Gulfport, MS 39503  
228-831-1818  
LFP File No.: 2207829

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

WARRANTY DEED

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

Stephen Wayne Woodfield, also incorrectly known as, Stephen Wayne Woodfield, 1027 Bramble Lane, Birmingham, AL 35210, 205-447-5006; Richard Alan Woodfield, 9 Pirate Drive, Hattiesburg, MS 39402, 601-608-1921 and Debra Riser, 6910 Breyerton Way SE, Owens Cross Roads, AL 35763, 256-655-1971, Grantors do hereby sell, convey and warrant unto

Jeremy Stalling and wife, Aubrey Stalling, Grantees  
533 Klondyke Road  
Long Beach, MS 39560  
228-357-0287,

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

(See Exhibit A attached)

INDEXING INSTRUCTIONS: Pt Lots 8 & 9, Seal S/D, Sec. 11-8-12, Harrison Co., MS

2207829

1

Proof of Death is attached hereto and incorporated here for Euel E. Woodfield also known as Euel E. "Buddy" Woodfield.

Property is no part of the homestead of the Grantors.

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

This conveyance is made expressly subject to any and all restrictive covenants, rights-of-way, easements, and mineral reservations and any other rights now of record which effect the above described property.

WITNESS MY SIGNATURE, this the 15<sup>th</sup> day of September, 2022.

*Stephen Wayne Woodfield*  
Stephen Wayne Woodfield

STATE OF Alabama  
COUNTY OF Jefferson

Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, Stephen Wayne Woodfield, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein stated.

Given under my hand and seal, this the 15<sup>th</sup> day of September, 2022

*Tiffany Michelle Mackay*  
NOTARY PUBLIC

My Commission Expires:  
10-7-2024



2207829

2

WITNESS MY SIGNATURE, this the 15<sup>th</sup> day of September, 2022.

*Richard Alan Woodfield*  
Richard Alan Woodfield

STATE OF MS  
COUNTY OF Lamar

Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, Richard Alan Woodfield, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein stated.

Given under my hand and seal, this the 15<sup>th</sup> day of September, 2022.

*Kaci Lee*  
NOTARY PUBLIC

My Commission Expires:  
3/1/25



2207829

3

MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

WITNESS MY SIGNATURE, this the 15<sup>th</sup> day of September, 2022.

Debra Riser  
Debra Riser

STATE OF Alabama  
COUNTY OF Madison

Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, Debra Riser, who acknowledged that she signed and delivered the foregoing instrument on the day and year therein stated.

Given under my hand and seal, this the 15<sup>th</sup> day of September, 2022.

Vicco Bolden  
NOTARY PUBLIC

My Commission Expires:  
July 10, 2023

2207824

4

EXHIBIT A  
LEGAL DESCRIPTION

That lot or parcel of land having a beginning point and its Southeast corner at the intersection of the North margin of a public road designated Summer Lane and the West margin of Klondyke Road; from said Point of Beginning running North along the West margin of Klondyke Road 248.4 feet; thence West 250 feet; thence South 248.4 feet; thence East 250 feet to the Point of Beginning, and being situated in Section 11, Township 8 South, Range 12 West (if regularly surveyed) and being part of the larger tract of land acquired by the Grantor under deed from Philip Costanza by deed dated September 25, 1952, and recorded in the records of deeds of Harrison County, Mississippi, in Book 359 on Page 235.

AND ALSO

That tract of land having a beginning point and its Southeast corner at a point on the West margin of a public road designated as Klondyke Road; which point is 348.4 feet North of the North margin of Summer Lane; from said beginning point running North along the West margin of Klondyke Road 423.6 feet; thence West 349.25 feet thence North 55 degrees West 380.4 feet to the Northeast corner of Lot 9 of Seal's Subdivision; thence West 660 feet; thence South 330 feet; thence East 534 3/4 feet, more or less, to the Northeast corner of a lot of land heretofore conveyed by J.W. Walker to Julia L. Conn; thence South 30 feet; thence East 210 feet to the Northeast corner of land sold by Walker to Conn as aforesaid; thence South 49.2 feet; thence East 150 feet; thence South 580.4 feet to the North margin of said Summer Lane; thence East along the North margin of Summer Lane 156 feet; thence North 348.4 feet; thence East 250 feet to the Point of Beginning and being situated in Section 11, Township 8 South, Range 12 West (if regularly surveyed) and being part of the larger tract of land acquired by the grantor under deeds from Philip Costanza dated September 25, 1952 and October 25, 1980, as appear of record in the records of deeds of Harrison County, Mississippi; together with all rights thereunto pertaining and subject to existing easement or right of way for Mississippi Power Company Electric Power Line and easement for existing drainage canal.

AND ALSO

That lot or parcel of land having a beginning point and its Southeast corner on the West margin of a public road designated as Klondyke Road which point is 248.4 feet North measured along the West margin of said Klondyke Road from the intersection of the North margin of Summer Lane with the West margin of Klondyke Road; from said Point of Beginning running North, along the West margin of Klondyke Road 100 feet; thence West 250 feet; thence South 100 feet; thence East 250 feet to the Point of Beginning and being situated in Section 11, Township 8 South, Range 12 West (if regularly surveyed) and being part of the larger tract of land acquired by the Grantor under deed from Philip Costanza by deed dated September 25, 1952, and recorded in the records of deeds in Harrison County, Mississippi, in Book 359 on Page 235.

LESS AND EXCEPT

2207829

5

Beginning at a point on the North margin of Summer Lane 250 feet West of the West margin of Klondyke Road; thence continue West along the North margin of Summer Lane a distance of 8 feet; thence North a distance of 128 feet; thence East a distance of 108 feet; thence South a distance of 8 feet to the Northeast corner of property conveyed to grantees by warranty deed dated September 5, 1996, recorded in the Land Records of the First Judicial District of Harrison County, Mississippi in Deed Book 1347 at Page 357; thence West along the North margin of grantees' property a distance 100 feet to the Northwest corner thereof; thence South along the West line of grantees' property 120 feet to the point of beginning; said property being a strip of land 8 feet wide along the North and West sides of grantees' property as described in Deed Book 1347 at Page 357. Situated in Section 11, Township 8 South, Range 13 West, if regularly surveyed.

LESS AND EXCEPT

A certain lot and improvements thereon located on public road designated Summer Lane in Long Beach, Mississippi having a beginning point at its Southeast corner on the North margin of Summer Lane 150 feet West of the West margin of Klondyke Road; North 120 feet; West 100 feet; South 120 feet to Summer Lane; East 100 feet to beginning; situated in Section 11, Township 8 South, Range 12 West if regularly surveyed.

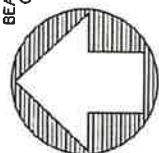
2207829

6

**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**SURVEY PLAT PRIOR TO RESUBDIVISION**

BEARINGS SHOWN HEREON ARE GEODETIC, BASED ON CONVERSIONS FROM GPS OBSERVATIONS REFERENCED TO NAD 1983

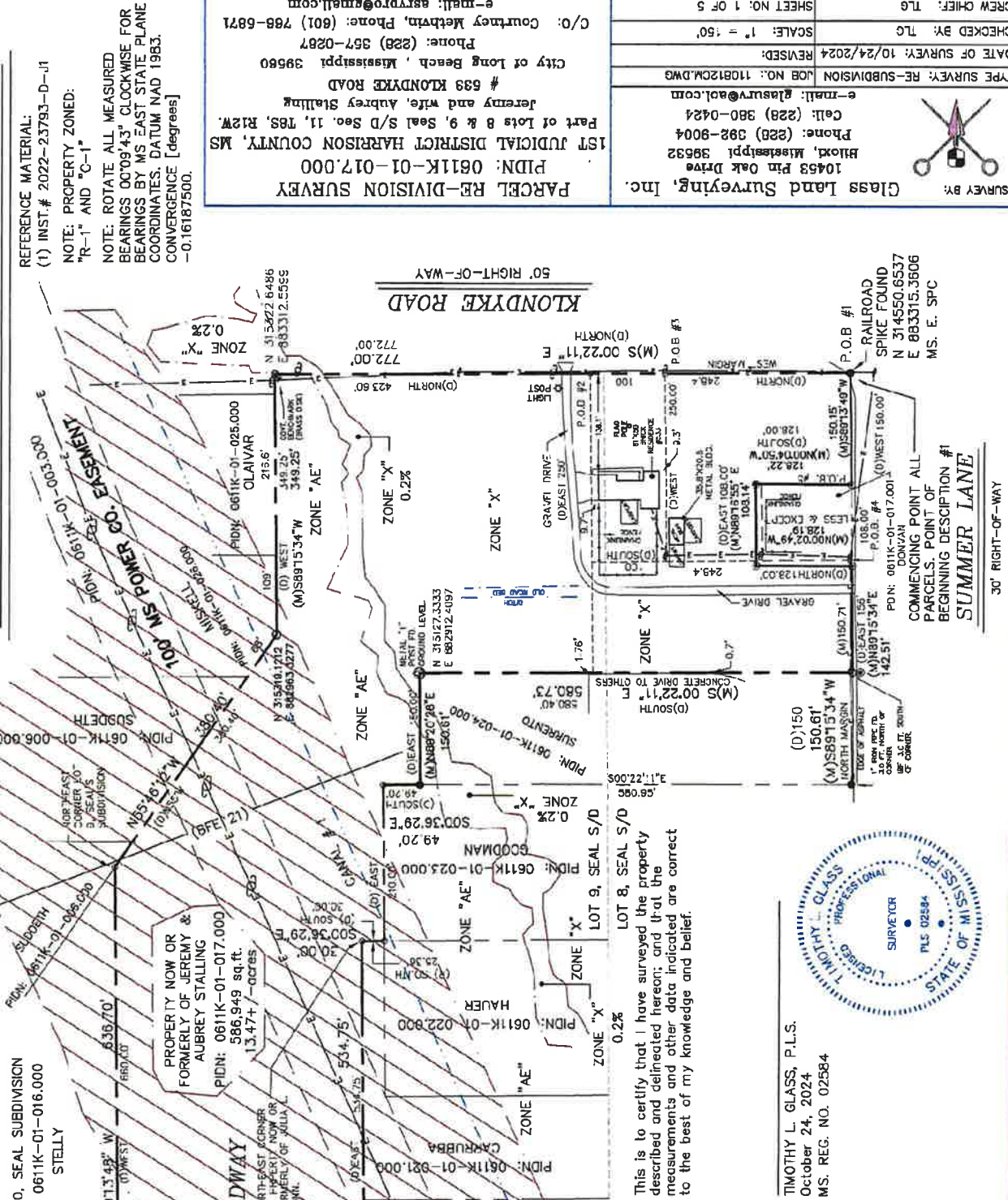


NORTH

SCALE: 1" = 150'

**SYMBOL LEGEND**

- = 1/2" iron rod set
- ⊙ = 1/2" iron rod found
- ⊗ = P.K. nail found
- ⊘ = mag nail found
- ⊙ = metal "T" bar fd.
- ⊗ = chiseled X mark set
- = iron pipe found
- ⊙ = concrete mon. fd.
- ⊘ = lighted knot found
- ⊙ = overhead electric
- ⊘ = utility pole
- ⊙ = deed
- ⊘ = plat
- (P) = record
- (R) = record
- (M) = measures
- AC. = acres
- N.T.S. = denotes not to scale
- = denotes calculated point



REFERENCE MATERIAL:  
(1) INST. # 2022-23793-D-J1  
NOTE: PROPERTY ZONED: "R-1" AND "C-1"  
NOTE: ROTATE ALL MEASURED BEARINGS 0°09'43" CLOCKWISE FOR BEARINGS BY MS EAST STATE PLANE COORDINATES. DATUM NAD 1983. CONVERGENCE [degrees] -0.16187500.

PARCEL RE-DIVISION SURVEY  
PIDN: 0611K-01-017.000  
1ST JUDICIAL DISTRICT HARRISON COUNTY, MS  
Jeremy and wife, Aubrey Stalling  
# 639 KLONDYKE ROAD  
City of Long Beach, Mississippi 39660  
Phone: (228) 367-0267  
C/O: Courtney Methvin, Phone: (601) 788-6871  
e-mail: estypro@gmail.com

SURVEY BY: Glass Land Surveying, Inc.  
10458 Pin Oak Drive  
Holtz, Mississippi 39632  
Phone: (228) 392-9004  
Cell: (228) 380-0424  
e-mail: glassl@sbcglobal.net  
TYPE SURVEY: RE-SUBDIVISION  
JOB NO.: 110812CM.DWG  
REVISID:  
DATE OF SURVEY: 10/24/2024  
CHECKED BY: TLG  
CREW CHIEF: TLG  
SHEET NO. 1 OF 5  
SCALE: 1" = 150'

This is to certify that I have surveyed the property described and delineated hereon; and that the measurements and other data indicated are correct to the best of my knowledge and belief.



TIMOTHY L. GLASS, P.L.S.  
October 24, 2024  
MS. REG. NO. 02584

RESUBDIVISION OF PARCEL: 0611K-01-017.000 INTO PARCELS "A" AND "B"

Note: This survey has been prepared by information provided by the client and without the benefit of a current title report. This survey may not show all easements and other restrictions of record. Surveyor will be made available to add such features to this survey if a current title report or abstract of title is provided to him by proper authority. This survey does not warrant present ownership.

Note: Municipal water and sewer readily available to both sites.

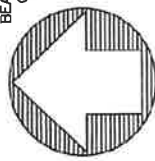
Note: This survey "CLASS B" was made in accordance with the current "Standards of Practice for Surveying" in the State of Mississippi.

Note: By Graphic Plotting only, this property is in Zone "AE" (BFE 22), Zone "X" (0.2% annual) and Zone "M" of the Flood Insurance Rate Map 28047C0357G, Community Panel No. 285257-C0357-G, effective date June 16, 2009. Map index December 21, 2017. Check with Building Official for community determined base flood elevation. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition the above statement does not represent this surveyor's opinion of the probability of flooding.

# MINUTES OF DECEMBER 12, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

## SURVEY PLAT PROPOSED RESUBDIVISION

BEARINGS SHOWN HEREON ARE GEODETIC. BASED ON CONVERSIONS FROM GPS OBSERVATIONS REFERENCED TO NAD 1983



**NORTH**

SCALE: 1" = 150'

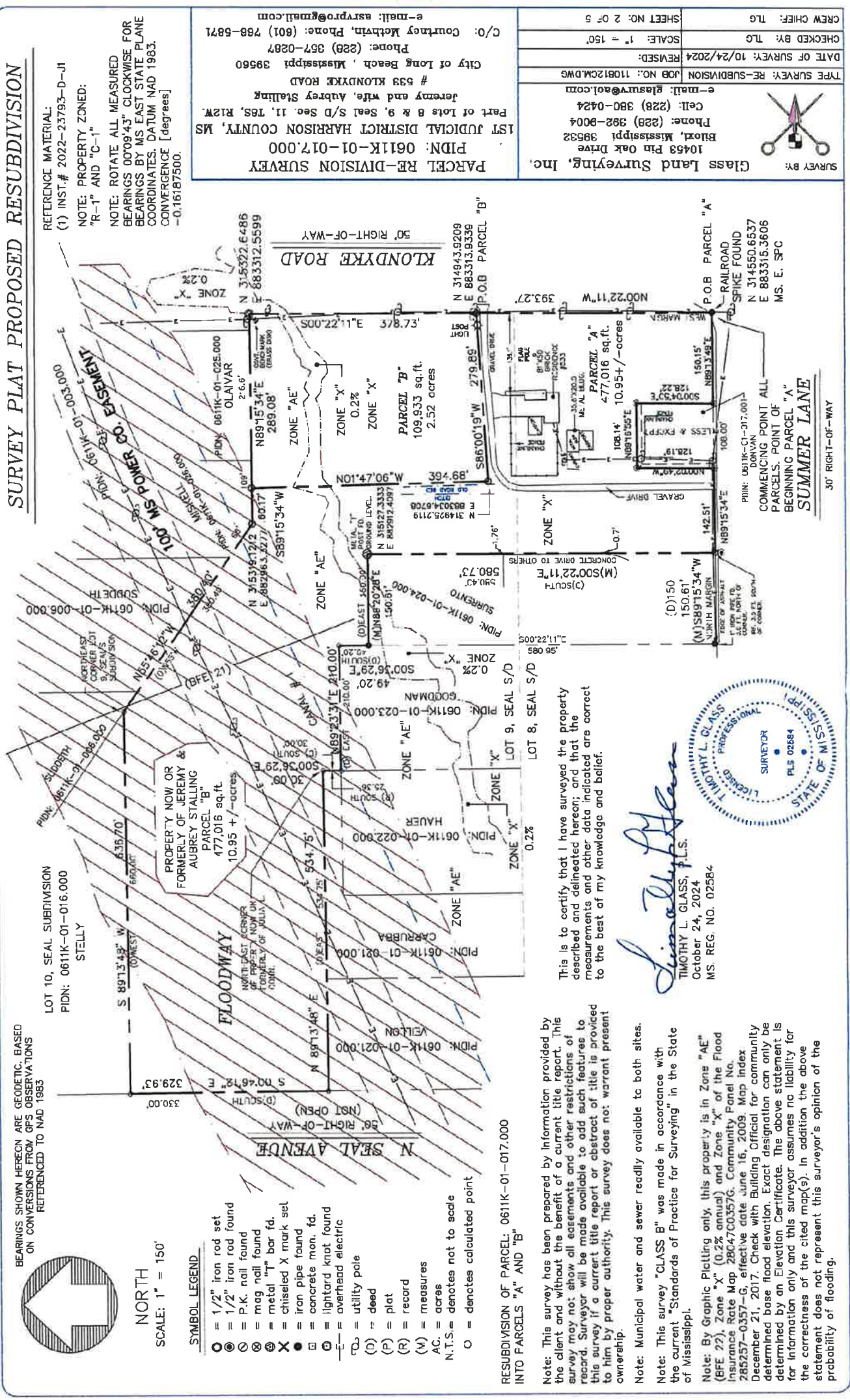
**SYMBOL LEGEND**

- = 1/2" iron rod set
- = 1/2" iron rod found
- = P.K. nail found
- ⊗ = mag nail found
- ⊙ = metal "T" bar fd.
- ⊗ = chiseled X mark set
- = iron pipe found
- = concrete mon. fd.
- ⊙ = lightard knot found
- ⊙ = overhead electric
- = utility pole
- (D) = deed
- (P) = plat
- (R) = record
- (M) = measures
- AC. = acres
- N.T.S. = denotes not to scale
- = denotes calculated point

LOT 10, SEAL SUBDIVISION  
PIDN: 0611K-01-016.000  
STILLY

REFERENCE MATERIAL:  
(1) INST.# 2022-23793-D-J1

NOTE: PROPERTY ZONED:  
"R-1" AND "C-1"  
NOTE: ROTATE ALL MEASURED BEARINGS 00°09'43" CLOCKWISE FOR BEARINGS BY MS EAST STATE PLANE COORDINATES. DATUM NAD 1983. CONVERGENCE [degrees] -0.16187500.



RESUBDIVISION OF PARCEL: 0611K-01-017.000 INTO PARCELS "A" AND "B"

Note: This survey has been prepared by information provided by the client and without the benefit of a current title report. This survey may not show all easements and other restrictions of record. Surveyor will be made available to add such features to this survey if a current title report or abstract of title is provided to him by proper authority. This survey does not warrant present ownership.

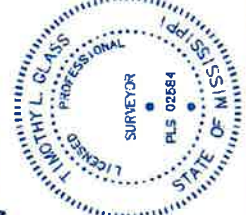
Note: Municipal water and sewer readily available to both sites.

Note: This survey "CLASS B" was made in accordance with the current "Standards of Practice for Surveying" in the State of Mississippi.

Note: By Graphic Platting only, this property is in Zone "AE" (BFE 27), Zone "X" (0.2% annual) and Zone "X" of the Flood Insurance Rate Map 2804700357G, Community Panel No. 285257-0357-6, effective date June 16, 2009. Map index December 21, 2017. Check with Building Official for community determined base flood elevation. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition the above statement does not represent this surveyor's opinion of the probability of flooding.

This is to certify that I have surveyed the property described and delineated hereon; and that the measurements and other data indicated are correct to the best of my knowledge and belief.

*Timothy L. Glass*  
TIMOTHY L. GLASS, P.L.S.  
October 24, 2024  
MS. REG. NO. 025684



<p><b>SURVEY BY:</b> Glass Land Surveying, Inc. 10453 Pin Oak Drive Biloxi, Mississippi 38932 Phone: (228) 382-8004 Cell: (228) 380-0424 e-mail: glassur@aol.com</p>	<p><b>DATE OF SURVEY:</b> 10/24/2024 <b>TYPE SURVEY:</b> RE-SUBDIVISION <b>JOB NO.:</b> 11081204.DWG <b>SCALE:</b> 1" = 150' <b>SHEET NO.:</b> 2 OF 5 <b>CREW CHIEF:</b> TLG</p>
<p><b>PARCEL RE-DIVISION SURVEY</b> PIDN: 0611K-01-017.000 1ST JUDICIAL DISTRICT HARRISON COUNTY, MS Part of Lots 8 &amp; 9, Seal S/D Sec. 11, T8S, R12W Jeremy and wife, Aubrey Stalling # 539 KLONDYKE ROAD City of Long Beach, Mississippi 39860 Phone: (228) 357-0287 C/O: Courtney Methvin, Phone: (601) 788-8871 e-mail: csmvpr@gmail.com</p>	



**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT 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 parcel # (0611K-01-017.000) into two (2) new parcels. The subject property is generally described as being located North of Summer Lane and West of Klondyke, South of Commission Road and East of North Seal Avenue (Not Open).

**LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION: (PER DEED)**

**LEGAL DESCRIPTION of: OVERALL PARCEL INSTRUMENT #2022-23793-D-J1**

The following described land and property being located in Harrison County, Mississippi, more particularly described as follows:

**EXHIBIT A; LEGAL DESCRIPTION:NUMBER 1**

The lot or parcel of land having a beginning point and its Southeast corner at the intersection of the North margin of a public road designated Summer Lane and the West margin of Klondyke Road; from said Point of Beginning running North along the West margin of Klondyke Road 248.4 feet; thence West 250 feet; thence South 248.4 feet; thence East 250 feet to the Point of Beginning, and being situated in Section 11, Township 8 South, Range 12 West (if regularly surveyed) and being part of the larger tract of land acquired by the Grantor under deed from Philip Constanza by deed dated September 25, 1952, and recorded in the records of deeds of Harrison County, Mississippi, in Book 359 on Page 235.

**AND ALSO; NUMBER 2**

That tract of land having a beginning point and its Southeast corner at a point on the West margin of a public road designated as Klondyke Road; which point is 348.4 feet North of the North margin of Summer Lane; from said beginning point running North along the West margin of Klondyke Road 423.6 feet; thence West 349.25 feet; thence North 55 degrees West 380.4 feet to the Northeast corner of Lot 9 of Seals Subdivision; thence West 660 feet; thence run South 330 feet; thence East 534 3/4 feet (534.75'), more or less, to the Northeast corner of a lot of land heretofore conveyed by J.W. Walker to Julia L. Cann; thence South 30 feet; thence East 210 feet to the Northeast corner of land sold by Walker to Cann as aforesaid; thence South 49.2 feet; thence East 150 feet; thence South 580.4 feet to the North margin of said Summer Lane; thence East along the North margin of Summer Lane; thence East along the North margin of Summer Lane 156 feet; thence North 348.4 feet; thence East 250 feet to the Point of Beginning and being situated in Section 11, Township 8 South, Range 12 West (if regularly surveyed) and being part of a larger tract of land acquired by the grantor under deeds from Philip Constanza dated September 25, 1952 and October 25, 1960, as appear of record in the record of deeds of Harrison County, Mississippi; together with all rights thereunto pertaining and subject to existing easement or right of way for Mississippi Power Company Electric Power Line and easement for existing.

**AND ALSO; NUMBER 3**

That lot or parcel land having a beginning point and its Southeast corner on the West margin of a public road designated as Klondyke Road which point is 248.4 feet North measured along the West margin of said Klondyke Road from the intersection of the North margin of Summer Lane with the West margin of Klondyke Road; from said Point of Beginning running North, along the West margin of Klondyke Road; from said Point of Beginning running North, along the West margin of Klondyke Road 100 feet; thence West 250 feet; thence South 100 feet; thence East 250 feet to the Point of Beginning and being situated in Section 11, Township 8 South, Range 12 West (if regularly surveyed) and being part of the larger tract of land acquired by the Grantor under deed from Philip Costanza by deed dated September 25, 1952, and recorded on the record of deeds in Harrison County, Mississippi, in Book 359, on Page 235.


**LESS AND EXCEPT; NUMBER 4**

Beginning at a point on the North margin of Summer Lane 250 feet West of the West margin of Klondyke Road; thence continue West along the North margin of Summer Lane a distance of 8 feet, thence North a distance of 128 feet; thence East a distance 108 feet; thence South a distance of 8 feet to the northeast corner of property conveyed to the grantees by warranty deed dated September 5, 1996, recorded in the Land Records of the First Judicial District of Harrison County, Mississippi in Deed Book 1347, at Page 357; thence West along the North margin of grantees' property a distance of 100 feet to the Northwest corner thereof; thence South along the West line of grantees' property 120 feet to the point of beginning; said property being a strip of land 8 feet wide along the North and West sides of grantees' property as described in deed Book 1347 at the Page 357. Situated in Section 11, Township 8 South, Range 13 West, (if regularly surveyed).

**LESS AND EXCEPT; NUMBER 5**

Ascertain lot and improvements thereon located on public road designated Summer Lane in Long Beach, Mississippi having a beginning point at its Southeast corner of the North margin of Summer Lane 150 feet West of the West margin of Klondyke Road; North 120 feet; thence West 100 feet; South 120 feet to Summer Lane; East 100 feet to beginning, situated in Section 11, Township 8 South, Range 12 West if regularly surveyed.

Said parcel of land contains 586,949 S.F. or 13.47 acres more or less.

	<b>SURVEY BY:</b> Glass Land Surveying, Inc. 10453 Pin Oak Drive Biloxi, Mississippi 39532 Phone: (228) 392-9004 Cell: (228) 380-0424 e-mail: <a href="mailto:glasurv@aol.com">glasurv@aol.com</a>	<b>PARCEL RE-DIVISION SURVEY</b> PIDN: 0611K-01-017.000 1ST JUDICIAL DISTRICT HARRISON COUNTY, MS Part of Lots 8 & 9, Seal S/D Sec. 11, T8S, R12W. Jeremy and wife, Aubrey Stallng # 533 KLONDYKE ROAD City of Long Beach, Mississippi 39560 Phone: (228) 357-0287 C/O: Courtney Methvin, Phone: (801) 766-5871 e-mail: <a href="mailto:asrvpro@gmail.com">asrvpro@gmail.com</a>
	<b>TYPE SURVEY:</b> RE-SUBDIVISION <b>JOB NO.:</b> 110812CM.DWG	
<b>DATE OF SURVEY:</b> 10/24/2024 <b>REVISED:</b>	<b>SCALE:</b> 1" = 150'	
<b>CHECKED BY:</b> TLG	<b>SHEET NO:</b> 3 OF 5	
<b>CREW CHIEF:</b> TLG		

# MINUTES OF DECEMBER 12, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**LEGAL DESCRIPTION OF THE TWO (2) PARCELS CREATED BY THIS RESUBDIVISION:**

**LEGAL DESCRIPTION of: PARCEL "A" as per survey**

PARCEL "A"; LEGAL DESCRIPTION:

Survey of a parcel of land situated and being located in a part of Lots 8 and 9 Seal Subdivision as per 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 11, Page 13, Copy Plat Book 4A, Page 372. Said parcel also located in the City of Long Beach, Section 11, Township 8 South, Range 12 West (if regularly survey). Said parcel being more particularly described as follows:

For the Point of Beginning, commence at the Southeast corner of the West margin of a public road designated as Klondyke Road and the North margin of Summer Lane, said point having Mississippi State Plane coordinates (East) of N.314550.6537, E.883315.3608; from said beginning point running N00°12'28"W 393.27 feet along the West margin of Klondyke Road; thence S86°00'19"W 279.89 feet; thence N01°47'06"W 394.68 feet; thence S89°15'34"W 60.17 feet; thence N55°46'12"W 380.4 feet to the Northeast corner of Lot 9 of Seals Subdivision; thence S89°13'48"W 636.70 feet more or less to the East margin of N. Seal Avenue; thence run S00°46'12"E 329.93 feet more or less along said East margin of N. Seal Avenue; thence N89°13'48"E 634.75 feet more or less to the Northeast corner of a lot of land heretofore conveyed by J.W. Walker to Julia L. Conn; thence S00°36'29"E 30.0 feet more or less; thence N89°23'31"E 210 feet more or less to the Northeast corner of land sold by Walker to Conn as aforesaid; thence S00°36'29"E 49.2 feet; thence N89°20'28"E 150.61 feet; thence S00°22'11"E 580.73 feet to the North margin of said Summer Lane; thence N89°15'34"E 142.51 feet along the North margin of Summer Lane; thence; thence N00°02'49"W 128.19 feet; thence N89°16'55"E 108.14 feet; thence S00°04'50"E 128.22 feet to the North Margin of Summer Lane; thence N89°13'49"E 150.15 feet along Summer Lane to the Point of Beginning and being situated in Section 11, Township 8 South, Range 12 West (if regularly surveyed) and being part of a larger tract of land acquired by the grantor under deeds from Philip Constanza dated September 25, 1952 and October 25, 1960, as appear of record in the record of deeds of Harrison County, Mississippi; together with all rights thereunto pertaining and subject to existing easement or right of way for Mississippi Power Company Electric Power Line and easement for existing.

Said parcel of land contains 477,016 S.F. or 10.95 acres more or less.

**LEGAL DESCRIPTION of; PARCEL "B" as per survey**

PARCEL "B"; LEGAL DESCRIPTION:

Survey of a parcel of land situated and being located in a part of Lot 9 Seal Subdivision as per 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 11, Page 13, Copy Plat Book 4A, Page 372. Said parcel also located in the City of Long Beach, Section 11, Township 8 South, Range 12 West (if regularly survey). Said parcel being more particularly described as follows:

Commence at the Southeast corner of the West margin of a public road designated as Klondyke Road and the North margin of Summer Lane, said point having Mississippi State Plane coordinates (East) of N.314550.6537, E.883315.3606; thence (Geodetic Bearing) N00°22'11"W 393.27 feet along the West margin of Klondyke Road to the Point of Beginning; thence S86°00'19"W 279.89 feet; thence N01°47'06"W 394.68 feet; thence N89°15'34"E 289.08 feet to the West margin of Klondyke Road; thence S00°22'11"E 378.73 feet along said West margin to the Point of Beginning.

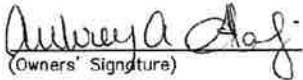
Said parcel of land contains 109,933 S.F. or 2.52 acres more or less.

**CERTIFICATE OF OWNERSHIP**

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

Ratified and Approved by:


 \_\_\_\_\_ This 4<sup>th</sup> day of NOVEMBER, 2024.  
(Owners' Signature) (Print Owner's Name)

 \_\_\_\_\_ This 4<sup>th</sup> day of NOVEMBER, 2024.  
(Owners' Signature) (Print Owner's Name)


**ACKNOWLEDGE**

Subscribed and sworn to before me, in my presence this 4<sup>th</sup> day of NOVEMBER, 2024 a Notary Public in and for the County of Harrison, State of Mississippi.



  
NOTARY PUBLIC

My Commission Expires: 05/01/2026

SURVEY BY: <b>Glass Land Surveying, Inc.</b>  10453 Pin Oak Drive Biloxi, Mississippi 39532 Phone: (228) 392-9004 Cell: (228) 380-0424 e-mail: <a href="mailto:glasurv@aol.com">glasurv@aol.com</a>		<b>PARCEL RE-DIVISION SURVEY</b> PIDN: 0611K-01-017.000 1ST JUDICIAL DISTRICT HARRISON COUNTY, MS Part of Lots 8 & 9, Seal S/D Sec. 11, T8S, R12W. Jeremy and wife, Aubrey Stalling # 533 KLONDYKE ROAD City of Long Beach, Mississippi 39560 Phone: (228) 357-0287 C/O: Courtney Methvin, Phone: (601) 786-5871 e-mail: <a href="mailto:asrvpro@gmail.com">asrvpro@gmail.com</a>
TYPE SURVEY: RE-SUBDIVISION	JOB NO.: 110812CM.DWG	
DATE OF SURVEY: 10/24/2024	REVISED:	
CHECKED BY: TLG	SCALE: 1" = 150'	
CREW CHIEF: TLG	SHEET NO: 4 OF 5	

MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF SURVEY AND ACCURACY

I have certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made by me or actual survey made under my supervision and a deed description recorded in instrument number 2022-23793-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 24th day of OCTOBER , 2024.



*Timothy L. Glass*  
Registered Professional Land Surveyor

#02584  
Registration Number

ACKNOWLEDGE

Subscribed and sworn to before me, in my presence this 25<sup>th</sup> day of October 2024 a Notary Public in and for the County of Harrison, State of Mississippi.



*Robin Christine Moran*  
NOTARY PUBLIC

My Commission Expires: Aug 16, 2025

CERTIFICATE OF APPROVAL

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public street, or any change in existing public streets, the extension of public water or sewer system or the installation of drainage improvements through one or more lots to serve one or more lots. That the subdivision shown is in all respects in compliance with the City ordinances of Long Beach and that therefore this plat has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within (60) days of the date below.

ADMINISTRATOR

DATE

PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Planning Commission Chairman

Date

ACCEPTANCE

Submitted to and approved by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ADOPT:

ATTEST:

MAYOR

CITY CLERK

SURVEY BY: <b>Glass Land Surveying, Inc.</b> 10453 Pin Oak Drive Biloxi, Mississippi 39532 Phone: (228) 392-9004 Cell: (228) 380-0424 e-mail: <a href="mailto:glasurv@aol.com">glasurv@aol.com</a>		<b>PARCEL RE-DIVISION SURVEY</b> PIDN: 0611K-01-017.000 1ST JUDICIAL DISTRICT HARRISON COUNTY, MS Part of Lots 8 & 9, Seal S/D Sec. 11, T8S, R12W. Jeremy and wife, Aubrey Stalling # 533 KLONDYKE ROAD City of Long Beach, Mississippi 39560 Phone: (228) 357-0287 C/O: Courtney Methvin, Phone: (801) 766-5871 e-mail: <a href="mailto:asrvpro@gmail.com">asrvpro@gmail.com</a>
TYPE SURVEY: RE-SUBDIVISION	JOB NO.: 110812CM.DWG	
DATE OF SURVEY: 10/24/2024	REVISED:	
CHECKED BY: TLG	SCALE: 1" = 150'	
CREW CHIEF: TLG	SHEET NO: 5 OF 5	

**MINUTES OF DECEMBER 12, 2024**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



overstreeteng.com  
 161 Lameuse St. Suite 203  
 Biloxi, MS 39530  
 228.967.7137

November 19, 2024

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

**RE: Certificate of Subdivision – Tax Parcel No. 0611K-01-017.000**

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 Section 11, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to divide one existing parcel into two new parcels. Proposed Parcel "A" will be nearly 10.95 Acres in size, with approx. 393.27 feet of street frontage on Klondyke Road. Proposed Parcel "B" will be nearly 2.52 Acres in size, with approx. 378.73 feet of street frontage on Klondyke Road.

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,

Tyler Yarbrough

TY:539

**MINUTES OF DECEMBER 12, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation by a City of Long Beach Engineer, Commissioner DiLorenzo made motion, seconded by Commissioner McMahon and unanimously carried recommending 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 DiLorenzo and unanimously carried to adjourn the meeting until the next regular scheduled meeting in due course.

APPROVED:

\_\_\_\_\_  
Chairman Frank Olaiivar

DATE: \_\_\_\_\_

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

Charlene Stogner, Minutes Clerk