

**MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
AUGUST 22, 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

- 1. Variance- 201 and 205 South Lang Avenue, Tax Parcel 0512H-02-010.000, Submitted by Randy L. Newland

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

- 1. August 8, 2024

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

- 1. Certificate of Resubdivision- 201 and 205 South Lang Avenue, Tax Parcel 0512H-02-010.000, Submitted by Randy L. Newland
- 2. Certificate of Resubdivision- 266 Alexander Road, Tax Parcel 0612C-02-022.000, Submitted by Lola G. Webb and James Freeman Webb Jr
- 3. Tree Removal- 318 East 4th Street, Tax Parcel 0612A-04-059.00, Submitted by Blayne McPherson

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 September 3, 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.

Commissioner Jennifer Glenn read the Opening Statement for the Planning and Development Commission.

**MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that a Public Hearing was heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, August 22, 2024, in said City, and the same being the time, date and place fixed for holding said public hearing.

There were present and in attendance on said Commission and at the Public Hearing the following named persons: Chairman Frank Olaivar, Commissioners Nicholas Brown, David DiLorenzo, Ryan McMahon, Trey Gaddy, Jennifer Glenn, and Marcia Kruse, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the public hearing were Vice Chairman Shawn Barlow, Commissioner William Suthoff, City Advisor Bill Hessell and Building Inspector Ryan Ladner.

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

The public hearing to consider a Variance for the property located at 201 and 205 South Lang Avenue, Tax Parcel 0512H-02-010.000, submitted by Randy L. Newland, as follows:

MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only
Date Received 7-29-24
Zoning R-7
Agenda Date 8-22-24
Check Number CASH

VARIANCE REQUEST

I. Tax Parcel Number(s) 05124-02010.00

II. Address of Property Involved: 201 & 205 S. Lang Avenue

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Need a 5 foot variance on the north lot to create two lots. The north parcel will be 70 wide, south parcel will be 90 feet wide.

****PLEASE COMPLETE THE FOLLOWING:**

A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement?
Wanting to separate two ~~buildings~~ liveable structures to conform the city ordinance. we are selling the homes separately.

B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request.
The structures were built to code with required city setbacks. Can not move lot line south 5 more feet due to home on south lot.

C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request?
Can not conform to city ordinance and not able to sell properties

D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable.
There are other nonconforming lots on the street.

MINUTES OF AUGUST 22, 2024
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IV. REQUIRED ATTACHMENTS:

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$200.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

V. OWNERSHIP AND CERTIFICATION:

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

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

Randy L. Newland
Name of Rightful Owner (PRINT)

205 S. Long Ave
Owner's Mailing Address

Long Beach, MS. 39560
City State Zip

540-975-0031
Phone

Randy L. Newland 7/29/24
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

**MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

SCANNED  1st Judicial District
Instrument 2616 08/22/24
Filed/Recorded 7/20/2024 03:09 P
Total Fees \$ 12.00
2 Page Record

Prepared By and Return To:
Schwartz, Ogler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

Indexing Instructions:
Lot 1 and pt of Lot 2, Blk 6, Harbor
View Addition to City of Long Beach,
1st JD, Harrison Co., MS

File# 161136

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

WARRANTY DEED

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

**JOHN CASEY, JR. and LINDA A. CASEY
20017 MERINDA LANE
LONG BEACH, MS 39560
(843) 877-1511**

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

**RANDY NEWLAND and wife, REBECCA NEWLAND,
as joint tenants with full rights of survivorship and not as tenants in common,
P.O. BOX 1152
NEW MARKET, VA 22844
(540) 335-3556**

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

Lot One (1) and the North Thirty (30) feet of Lot Two (2), Block Six (6), Harbor View Addition in the City of Long Beach, Harrison County, Mississippi, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 5 at Page 6 thereof, reference to which is hereby made in aid of and as a part of this description.

The Grantors hereby covenant that the property described herein constitutes no part of their homestead, nor is it contiguous thereto.

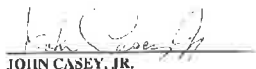
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements appurtenant to subject property, and any prior recorded reservations, conveyances and leases of oil,

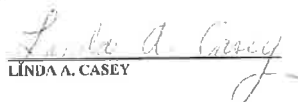
gas and minerals by previous owners of subject property.

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

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

WITNESS THE SIGNATURE of the Grantors on this the 15th day of July, 2016.


JOHN CASEY, JR.


LINDA A. CASEY

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, JOHN CASEY, JR. and LINDA A. CASEY, who acknowledged that they signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 15th day of July, 2016.

(S E A L)

My Commission Expires:



**MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

File# 152070

Indexing Instructions:
Pt of Lot 2, and all of Lots 3 & 4, Blk 6,
Harbor View S/D, 1st JD, Harrison Co.,
MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



WARRANTY DEED

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

**GEORGE E. CASEY, a married man,
903 MARJORIE STREET
LONG BEACH, MS 39560
(228) 363-2621**

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

**RANDY NEWLAND and wife, REBECCA NEWLAND,
as joint tenants with full rights of survivorship and not as tenants in common
P.O. BOX 1152
NEW MARKET, VA 22844
(540) 335-3556**

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

South 10 feet of Lot Two (20), and all of Lots Three (3) and Four (4), Block Six (6), Harbor View Subdivision, a subdivision as per 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 5 at Page 6 (Copy Book 2A at Page 172) thereof, reference to which is hereby made in aid of and as a part of this description.

The Grantor hereby covenants that the property described herein constitutes no part of his homestead, nor is it contiguous thereto.

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

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

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

WITNESS THE SIGNATURE of the Grantor on this the 8th day of December, 2015.

GEORGE E. CASEY

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

GIVEN under my hand and official seal on this the 8th day of December, 2015.

NOTARY PUBLIC

(SEAL)

My Commission Expires:

**MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**CERTIFICATE OF RESUBDIVISION
RESUBDIVISION OF TRACTS
LOT COLLAPSE 201-205 LANG AVENUE
LOTS 1-4, BLOCK 6, HARBOR VIEW ADDITION
LONG BEACH, HARRISON COUNTY, MISSISSIPPI
PARCEL #0512H-02-010.000**

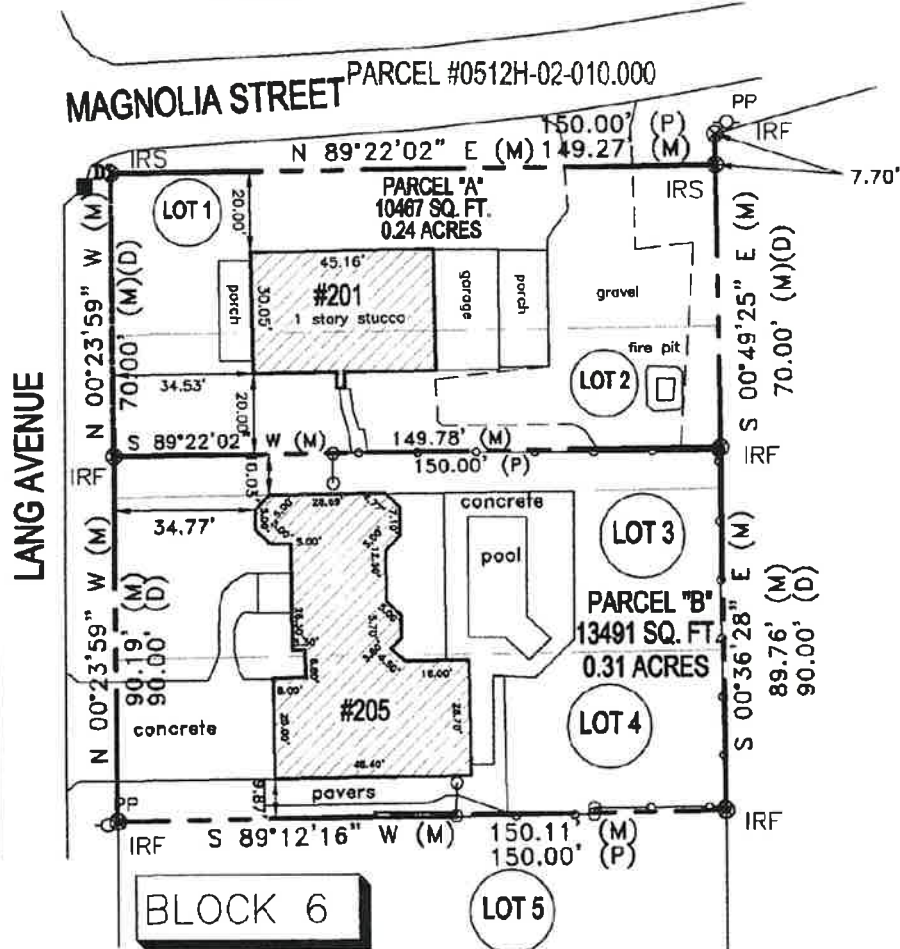
SCALE: 1"=40'
IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET

P=PLAT OF RECORD
M=MEASURED
D=DEED

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

Bearings based on GPS Observation of the east margin of Lang Avenue, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" (0.2%) per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Panel Number 28047C-0358-G, Revised: 6/16/09.



**LEGAL DESCRIPTION (CREATED BY RESUBDIVISION)
PARCEL "A"**

Lot One (1) and the North Thirty (30) feet of Lot Two (2), Block Six (6), Harbor View Addition in the City of Long Beach, Harrison County, Mississippi, as per the official Map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 5 at Page 6, thereof, reference to which is hereby made in aid of and as a part of this description.

PARCEL "B"

South 10 feet of Lot Two (2) and all of Lots Three (3) and Four (4), Block Six (6), Harbor View Subdivision, a subdivision as per 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 5 at Page 6 (Copy Book 2A at Page 172) thereof, reference to which is hereby made in aid of and as a part of this description.

This is to CERTIFY that this plat or map and the survey on which it is based were made in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi".

Gary A. Durbin
Gary A. Durbin, P.L.S. 2401
Class "B" Survey
July 26, 2024



10671C

**GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR**

13048 RIVERWALK CIRCLE, DIBERVILLE, MS. 39540
PH. (228) 365-3632 Teelokgd@aol.com

SHEET 4 OF 4

**MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that sixteen (16) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office, and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



**LEGAL NOTICE
PUBLIC HEARING**

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

Randy L. Newland, 205 South Lang Avenue, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. **The applicant is requesting "a 5-foot lot width variance on the north lot to create two lots. The north parcel will be 70 feet wide, and the south parcel will be 90 feet wide".** The city's ordinance states the lot width is 75 feet. The location of the request is 205 South Lang Avenue, Tax Parcel 0512H-02-010.000. The legal descriptions are as follows:

ALL OF LOTS ONE (1), TWO (2), THREE(3) AND FOUR (4) BLK 6 HARBOR VIEW ADDITION

A Public Hearing to consider the above Variance request will be held in the City of Long Beach, Mississippi, 39560, August 22, 2024, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 863-1556 • FAX (228) 865-0822
www.cityoflongbeachms.com

 Desper Leon T 137 South Lang Avenue Long Beach, MS 39560	 Olivar Gary F and Sheryl Egan 278 Roggs Circle Long Beach, MS 39560	 Bolden David P 918 Magnolia Street Long Beach, MS 39560
Morrison William and Jeannette PO Box 2783 Bay St Louis, MS 39521	Coastal Rental LLC 630 West Beach Blvd Long Beach, MS 39560	Shemaker Eleanor Ann Boggs PO Box 167 Felton, PA 17322
Beary Anaiase M 115 South Island View Avenue Long Beach, MS 39560	Tuepker John and Claire J 133 Driftwood Drive Long Beach, MS 39560	Morrison Mary Virginia 718 Roggs Circle Long Beach, MS 39560
White Andrew B and Amy M 207 South Lang Avenue Long Beach, MS 39560	Suire Antonia G 215 South Lang Avenue Long Beach, MS 39560	McDowell Jack and Jennifer 37423 Cornerview Drive Gelsmer, LA 70734
Rurchinal David L and Kathy Lynn 201 Barkhill Drive Lafayette, LA 70508	Shute Diana 212 South Lang Avenue Long Beach, MS 39560	J&L Duffy Properties LLC 8002 Fountain Avenue West Hollywood, CA 90046
Howell Richard L and Anna C 2111 Indridge Drive Gulfport, MS 39507		

MINUTES OF AUGUST 22, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such Public Hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on July 30, 2024, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to sixteen (16) property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of Tax Parcel 051211-02-010.000, notifying them that a Public Hearing will be held, August 22, 2024, to consider an application for a Variance filed by Randy L. Newland.

Given under my hand this the 30th day of July 2024.

Tina Dahl
TINA M DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 30th day of July 2024.

Kini Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



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

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

Vol. XI No. 31 dated 2 day of August, 2024
 Vol. _____ No. _____ dated _____ day of _____, 20____
 Vol. _____ No. _____ dated _____ day of _____, 20____
 Vol. _____ No. _____ dated _____ day of _____, 20____
 _____ No. _____ dated _____ day of _____, 20____
 _____ No. _____ dated _____ day of _____, 20____
 _____ No. _____ dated _____ day of _____, 20____

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

Hunter Dawkins
Publisher

Sworn to and subscribed before me this 18 day of August, A.D. 2024

Denise A. Brewer
Notary Public

**MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

Commissioner DiLorenzo made motion, seconded by Commissioner Brown and unanimously carried to close the public hearing.

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

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 22nd day of August 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 Olaivar, Commissioners Nicholas Brown, David DiLorenzo, Ryan McMahon, Trey Gaddy, Jennifer Glenn and Marcia Kruse, City Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting were Vice Chairman Shawn Barlow, Commissioner William Suthoff, City Advisor Bill Hessell and Building Inspector Ryan Ladner.

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

Commissioner Gaddy made motion, seconded by Commissioner DiLorenzo and unanimously carried to approve the Regular Meeting minutes of August 8, 2024, as submitted.

It came for discussion under New Business a Certificate of Resubdivision for the property located at 201 and 205 South Lang Avenue, Tax Parcel 0512H-02-010.000, submitted by Randy L. Newland, as follows:

MINUTES OF AUGUST 22, 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 7/29/24
Zoning R4
Agenda Date 8/20/24
Check Number 5109

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0512H-02-010.00
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 201 & 205 S Lang Ave
Long Beach MS 39560
- IV. ADDRESS OF PROPERTY INVOLVED: 201 & 205 S. Lang Ave Long Beach MS
39560
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of one Lot
Into two Lots

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 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

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

Randy L. Newland
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

205 S. Lang Ave
Owner's Mailing Address

Agent's Mailing Address

Long Beach MS 39560
City State Zip

City State Zip

540-975-0031
Phone

Phone

Randy L. Newland 7/29/24
Signature of Rightful Owner Date

Signature of Applicant Date

**MINUTES OF AUGUST 22, 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) Rebecca A. Newland

ADDRESS (STREET, CITY, STATE, ZIP CODE) 205 S. Lang Ave Long Beach MS

PHONE # (H) 540-975-0031 (C) 39560

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE Rebecca A. Newland

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 AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION
LOT COLLAPSE 201-205 LANG AVENUE
LOTS 1-4, BLOCK 6, HARBOR VIEW ADDITION
LONG BEACH, HARRISON COUNTY, MISSISSIPPI
PARCEL #0512H-02-010.000

CERTIFICATE OF OWNERSHIP

I hereby certify 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.

Randy L. Newland
Randy Newland

7/29/24
DATE

Subscribed and sworn to before me, in my presence this 29th day of July, 2024, a Notary Public in and for the County of Harrison, State of Mississippi.

J. Tolbert
NOTARY PUBLIC

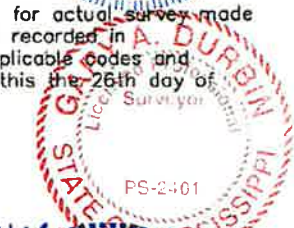
9/30/2025
My Commission Expires



CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision for actual survey made by me or actual survey made under my supervision and a deed description recorded in DR-2021-3938-D-J1 and DR-2016-5042-D-J1, in accordance with all applicable codes and ordinances, witness my original signature, registration number and seal this the 26th day of July, 2024.

Gary A. Durbin
Gary A. Durbin, P.L.S. 2401



Subscribed and sworn to before me, in my presence this 36 day of JULY, 2024, a Notary Public in and for the County of Harrison, State of Mississippi.

Danette C. Ness
NOTARY PUBLIC

12/10/2027
My Commission Expires



CERTIFICATE OF APPROVAL

I hereby certify that the minor subdivision shown on this plat does not involve creation of new public street, or any change in existing public street, 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 an 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

10671C



**MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**CERTIFICATE OF RESUBDIVISION
LOT COLLAPSE 201-205 LANG AVENUE
LOTS 1-4, BLOCK 6, HARBOR VIEW ADDITION
LONG BEACH, HARRISON COUNTY, MISSISSIPPI
PARCEL #0512H-02-010.000**

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 resubdivided from Harrison County ad valorem tax parcel #0512H-02-010.000 into one (2) new parcels. The subject property is generally described as being located at 201 and 205 Lang Avenue.

LEGAL DESCRIPTION OF LANDS PRIOR TO LOT RESUBDIVISION

(DR 2021-3938-D-J1)

All of Lots One (1), Two (2), Three (3) and Four (4), Block Six (6), Harbor View Addition, a subdivision as per 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 5 at Page 6 (Copy Book 2A at Page 172) thereof, reference to which is hereby made in aid of and as a part of this description. Said parcel contains 23957 square feet or 0.55 acres.

LEGAL DESCRIPTION OF LANDS AFTER RESUBDIVISION

PARCEL "A" 201 Lang Avenue

Lot One (1) and the North Thirty (30) feet of Lot Two (2), Block Six (6), Harbor View Addition in the City of Long Beach, Harrison County, Mississippi, as per the official Map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 5 at Page 6, thereof, reference to which is hereby made in aid of and as a part of this description.

PARCEL "B" 205 Lang Avenue

South 10 feet of Lot Two (2) and all of Lots Three (3) and Four (4), Block Six (6), Harbor View Subdivision, a subdivision as per 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 5 at Page 6 (Copy Book 2A at Page 172) thereof, reference to which is hereby made in aid of and as a part of this description.

10671C

**GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR**

13048 RIVERWALK CIRCLE, DIBERVILLE, MS. 39540
PH. (228) 365-3632 Teelokgd@aol.com

SHEET 2 OF 4

MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION
PARENT TRACTS
LOT COLLAPSE 201-205 LANG AVENUE
LOTS 1-4, BLOCK 6, HARBOR VIEW ADDITION
LONG BEACH, HARRISON COUNTY, MISSISSIPPI
PARCEL #0512H-02-010.000

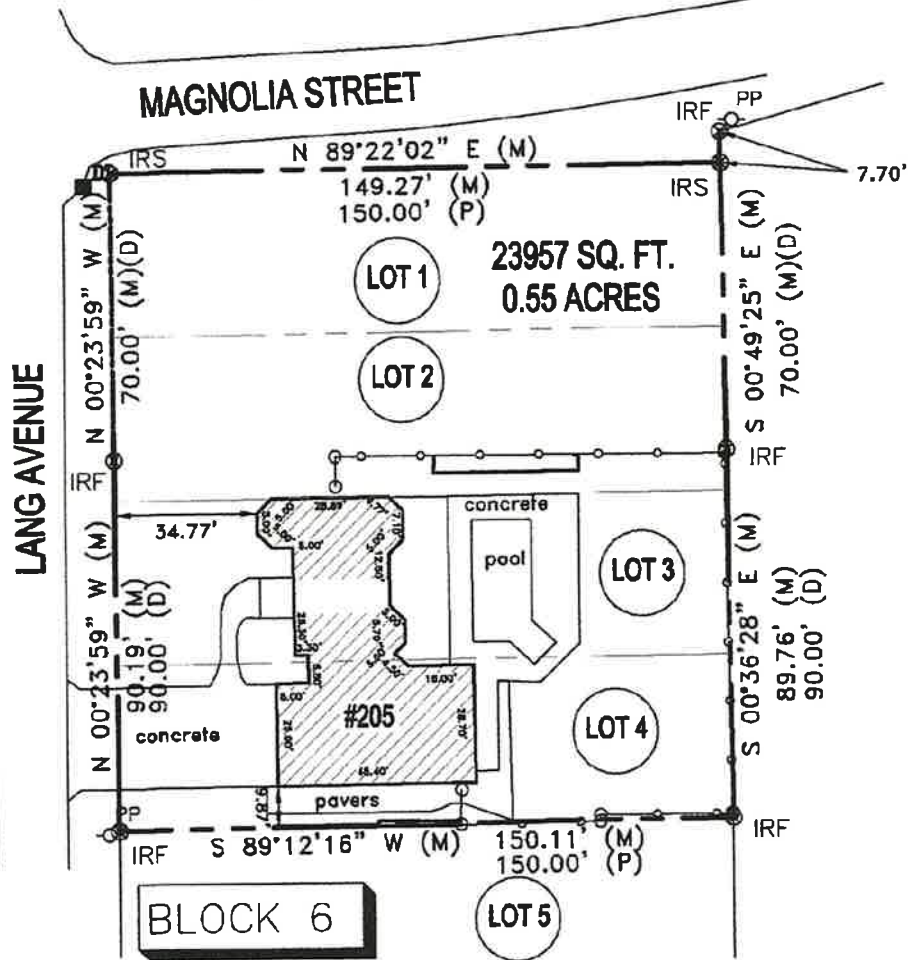
SCALE: 1"=40'
IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET

P=PLAT OF RECORD
M=MEASURED
D=DEED

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

Bearings based on GPS Observation of the east margin of Lang Avenue, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" (0.2%) per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Panel Number 28047C-0358-G, Revised: 6/16/09.

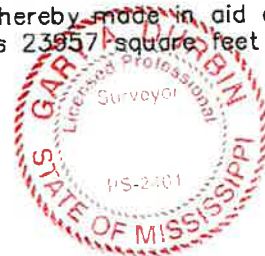


LEGAL DESCRIPTION OF LANDS PRIOR TO RESUBDIVISION
(DR 2021-3938-D-J1)

All of Lots One (1), Two (2), Three (3) and Four (4), Block Six (6), Harbor View Addition, a subdivision as per 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 5 at Page 6 (Copy Book 2A at Page 172) thereof, reference to which is hereby made in aid of and as a part of this description. Said parcel contains 23957 square feet or 0.55 acres.

This is to CERTIFY that this plat or map and the survey on which it is based were made in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi".

Gary A. Durbin, P.L.S. 2401
Class "B" Survey
July 26, 2024



10671C

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
13048 RIVERWALK CIRCLE, DIBERVILLE, MS. 39540
PH. (228) 365-3632 Teelokgd@aol.com

SHEET 3 OF 4

MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION
RESUBDIVISION OF TRACTS
LOT COLLAPSE 201-205 LANG AVENUE
LOTS 1-4, BLOCK 6, HARBOR VIEW ADDITION
LONG BEACH, HARRISON COUNTY, MISSISSIPPI

PARCEL #0512H-02-010.000

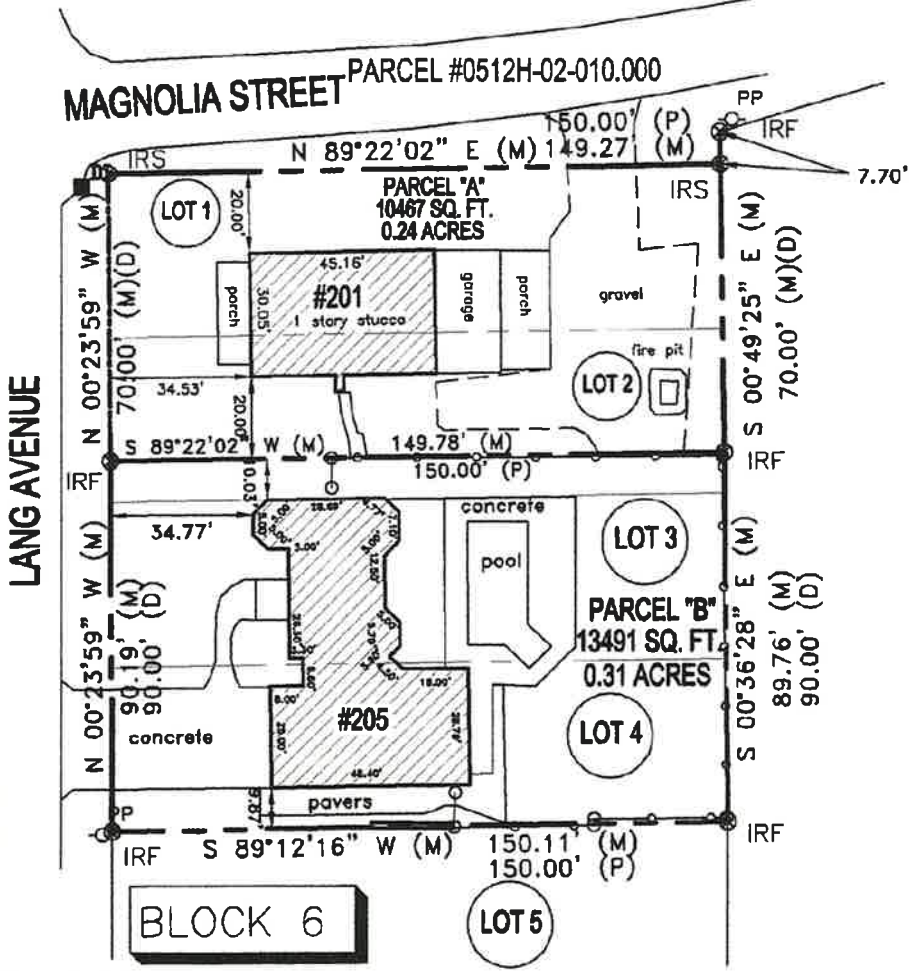
SCALE: 1"=40'
IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET

P=PLAT OF RECORD
M=MEASURED
D=DEED

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

Bearings based on GPS Observation of the east margin of Lang Avenue, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" (0.2%) per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Panel Number 28047C-0358-G, Revised: 6/16/09.



LEGAL DESCRIPTION (CREATED BY RESUBDIVISION)
PARCEL "A"

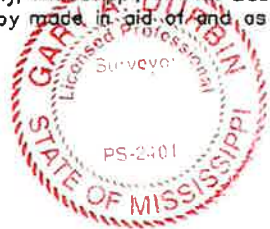
Lot One (1) and the North Thirty (30) feet of Lot Two (2), Block Six (6), Harbor View Addition in the City of Long Beach, Harrison County, Mississippi, as per the official Map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 5 at Page 6, thereof, reference to which is hereby made in aid of and as a part of this description.

PARCEL "B"

South 10 feet of Lot Two (2) and all of Lots Three (3) and Four (4), Block Six (6), Harbor View Subdivision, a subdivision as per 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 5 at Page 6 (Copy Book 2A at Page 172) thereof, reference to which is hereby made in aid of and as a part of this description.

This is to CERTIFY that this plat or map and the survey on which it is based were made in accordance with The Standards of Practice for Land Surveying in the State of Mississippi.

Gary A. Durbin, P.L.S. 2401
Class "B" Survey
July 26, 2024



10671C

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
13048 RIVERWALK CIRCLE, DIBERVILLE, MS. 39540
PH. (228) 365-3632 Teelokgd@aol.com

SHEET 4 OF 4

**MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

This is the updated tap fee for 205 S. Lang Ave if the homeowner does not want the free tap we would provide on Magnolia St. side of address.



Robert Griffin
Right Of Way Inspector

T: 228-493-5323 | M: 228-863-0440
E: Robert.Griffin@h2oinnovation.com
404 Kohler St Long Beach, MS 39560
www.h2oinnovation.com

Special Tap Fee: 205 S. Lang Ave				
Date: 07-30-2024				
WATER TAP ON S. LANG AVE				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
1	EA	8"X1" Tap Saddles	\$76.00	\$76.00
1	EA	1" Corp Stop	\$54.15	\$54.15
1	EA	1" Curb Stop	\$98.00	\$98.00
40	FT	1" Roll Tube	\$0.55	\$22.00
1	EA	Meter Box	\$72.00	\$72.00
3	TON	LIMESTONE	\$41.00	\$123.00
3	DAY	Traffic Control	\$500.00	\$1,500.00
1	EA	Temp Asphat Patch	\$1,000.00	\$1,000.00
1	EA	MIL & Perm Asphalt Patch	\$3,000.00	\$3,000.00
TOTAL MATERIAL COST				\$5,945.15
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
12	HRS	161-TRACK HOE	\$45.00	\$540.00
12	HRS	DUMP TRUCK/ Trailer	\$50.00	\$600.00
12	HRS	CREW TRUCK	\$15.00	\$180.00
4	HRS	Asphalt Truck and Trailer	\$50.00	\$200.00
TOTAL EQUIPMENT COST				\$1,520.00
LABOR:				
		LABOR		TOTAL
				\$1,889.68
TOTAL LABOR COST				\$1,889.68
FUEL:				
				TOTAL
TOTAL MATERIAL COST				\$5,945.15
TOTAL EQUIPMENT COST				\$1,520.00
TOTAL LABOR COST				\$1,889.68
TOTAL				\$9,354.83
15% FUEL COST				\$1,403.22
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				\$7,465.15
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				\$3,292.90
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
TOTAL WATER TAP FEE COST				\$10,758.05

**MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

August 05, 2024

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

RE: Certificate of Subdivision – Tax Parcel No. 612H-02-010.000

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 lots 1, 2, 3, 4, Block 6, Harbor View Addition, First Judicial District of Harrison County, Mississippi, in Plat Book 5 at page 6. The submitted subdivision proposes to divide one existing parcel into two new parcels. Proposed parcel "A" will be nearly 0.24 Acres in size, with approx. 70 feet of street frontage on Lang Avenue. Proposed parcel "B" will be nearly 0.31 Acres in size, with approx. 90 feet of street frontage on Lang Avenue.

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

- Proposed parcel "A":
 - The proposed parcel has 70 feet of lot width, which does not meet the minimum ordinance requirements of 75 feet.

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 AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

It came for discussion under New Business, a Certificate of Resubdivision for the property located at 266 Alexander Road, Tax Parcel 0612C-02-022.000, submitted by Lola G. Webb and James Freeman Webb, Jr., as follows:

MINUTES OF AUGUST 22, 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 7/17/24
Zoning R-1
Agenda Date 8/22/24
Check Number 8739

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0612C-02-022.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Alexander Rd + Aladdin Dr.
- IV. ADDRESS OF PROPERTY INVOLVED: 266 Alexander Rd
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 1 property
Into two properties
- 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 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

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

Lola G. Webb and James Freeman Webb Jr
Name of Rightful Owner (PRINT)

1207 Hwy 469 N
Owner's Mailing Address

Pearl MS 39208
City State Zip

6019419157 6012092474
Phone

Lola G. Webb & James Freeman Webb Jr
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

**MINUTES OF AUGUST 22, 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) James Freeman Webb Jr

ADDRESS (STREET, CITY, STATE, ZIP CODE) 1207 Hwy 469 N Pearl MS 39208

PHONE # (H) _____ (C) 601 941 9157

TAX PARCEL NUMBER(S) OWNED 0612C-02-022.000

SIGNATURE *James Freeman Webb Jr*

NAME OF OWNER (PRINT) Lola G. Webb

ADDRESS (STREET, CITY, STATE, ZIP CODE) 1207 Hwy 469 N Pearl MS 39208

PHONE # (H) _____ (C) 601 209 2474

TAX PARCEL NUMBER(S) OWNED 0612C-02-022.000

SIGNATURE *Lola G. Webb*

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 _____

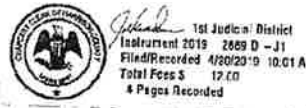
SIGNATURE _____

(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: _____

[Handwritten notes and stamps]

MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Prepared by:
Redfern Law Firm
Attorney at Law
P O Box 180158
Richland, MS 39218
601-936-6003

Return to:
Redfern Law Firm
Attorney at Law
P O Box 180158
Richland, MS 39218
601-936-6003

IN THE STATE OF MISSISSIPPI
COUNTY OF RANKIN

QUITCLAIM DEED

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

Lola G. Webb GRANTOR
(Death Certificate for Anne Gerald is attached as Exhibit "A")
1207 Hwy. 469 N.
Pearl, MS 39208
601-942-0138

do hereby sell, convey, bargain and forever quitclaim unto

Lola G. Webb, and husband GRANTEES
James Freeman Webb, Jr.
1207 Hwy. 469 N.
Pearl, MS 39208
601-942-0138

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

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

INDEXING INSTRUCTIONS: N 1/2 OF THE S 1/2 OF THE W 1/2 OF LOT 20 IN THE E 1/2 OF SECTION

Page 1 of 3

2

14, TOWNSHIP 8 SOUTH RANGE 12 WEST, HARRISON COUNTY, MISSISSIPPI.

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

This conveyance is further subject to all easements, roadways, servitudes, restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances and leases of record or obvious on reasonable inspection of the subject property.

Ad valorem taxes for the year 2019, which are liens not yet due and owing.

WITNESS MY SIGNATURE this the 17th day of January, 2019.

Lola G. Webb
LOLA G. WEBB, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF RANKIN

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named LOLA G. WEBB, GRANTOR, who stated and acknowledged to me that she did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 17th day of January, 2019.

Rita D. Johnson
NOTARY PUBLIC



Page 2 of 3

MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

3

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

STATE OF MISSISSIPPI
Mississippi State Department of Health
VITAL RECORDS

Exhibit A

12653865

Voto Voto

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

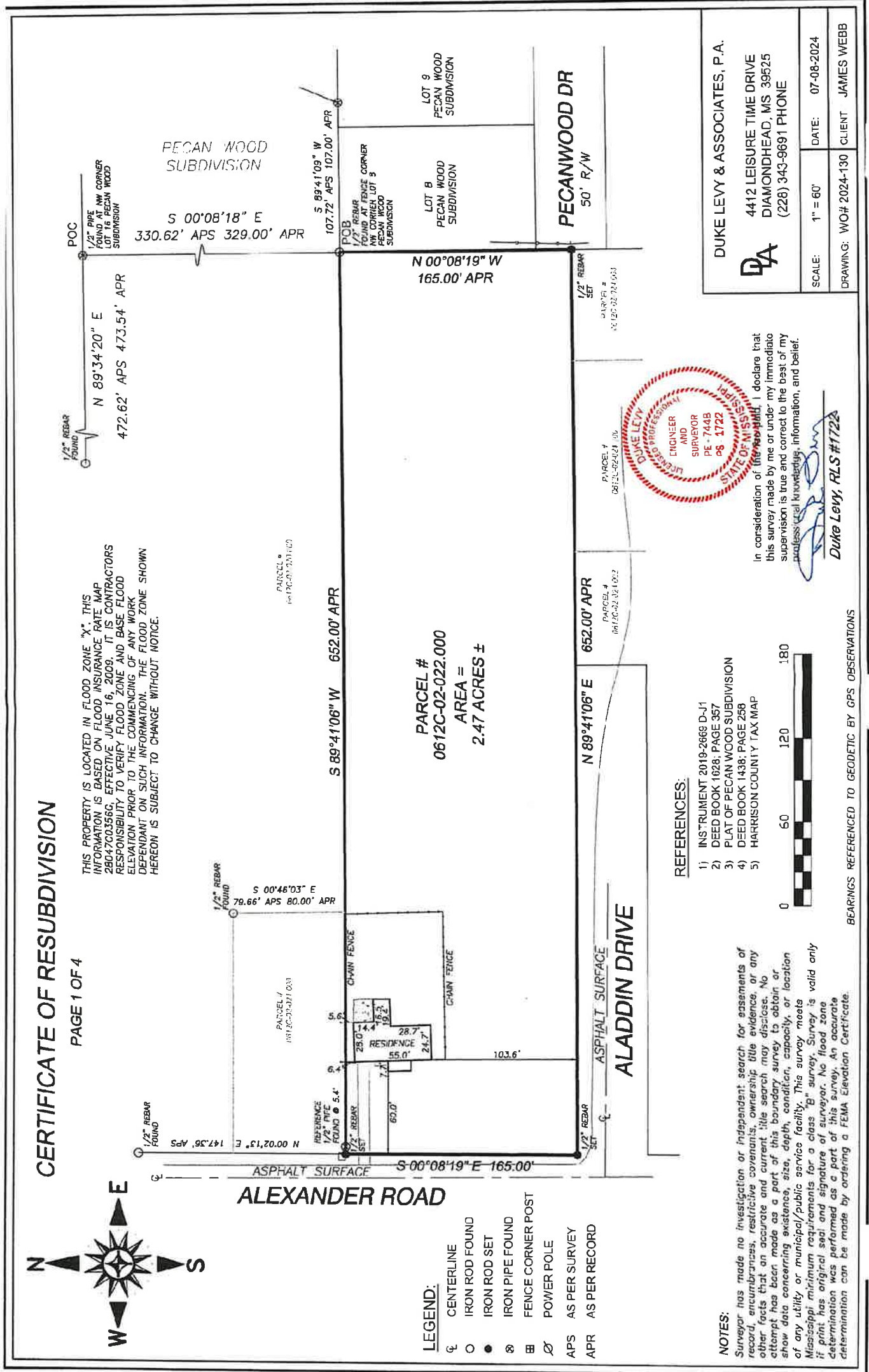
TYPE OR PRINT WITH INK ONLY		FILING DATE: MAR 24 2024		CERTIFICATE OF DEATH		SERIAL FILE: 123-08-005859	
DECEASED		1. NAME Anne Marie Gerald	2. SEX Female	3. AGE 74	4. TIME OF DEATH 12:05 pm	5. DATE OF DEATH 2/28/2023	6. PLACE OF DEATH Pearl, MS
7. RACE White		8. SEX OF LAST PARENT Male		9. YEAR OF BIRTH 11/04/1949		10. COUNTY OF DEATH Hinds	
11. CITY OR TOWN OF DEATH JACKSON		12. HOSPITAL OR OTHER INSTITUTION NAME AND NUMBER IF ANY St. Dominic's Hospital		13. ICD-10 CODE I25.1		14. STATE OF BIRTH MS	
15. DECEASED'S EDUCATION High School Graduate		16. MARRIED, HOW MANY TIMES Once		17. DATE OF MARRIAGE N/A		18. YEAR DIVORCED, EVER IN N/A	
19. DEGREE OR DEGREE EQUIVALENT Bachelor's Degree		20. US MARITAL QUESTION (100) IF PREVIOUSLY MARRIED Widowed		21. US CIVILIAN QUESTION (100) IF PREVIOUSLY IN US ARMY, NAVY, AIR FORCE, MARINE CORPS, OR COAST GUARD N/A		22. US MILITARY QUESTION (100) IF PREVIOUSLY IN US ARMY, NAVY, AIR FORCE, MARINE CORPS, OR COAST GUARD N/A	
23. RESIDENTIAL ADDRESS (Street and number or P.O. Box and Rural Route, City or town, State, ZIP code) 201 Highway 469 N Pearl, MS 39208		24. CITY OR TOWN Pearl		25. STATE MS		26. ZIP CODE 39208	
27. PATIENTS		28. INFORMANT		29. DEPOSITION		30. PROHIBITION	
HENRY BARRALE ROSE WIT IZZANO		LOLA ROSE WEBB 1207 HIGHWAY 459 N PEARL, MS 39208		JURIAL EVERGREEN CEM. GULFPORT, MS		BRADFORD O'KEEFE 24-0 1726 15TH ST., GULFPORT, MS 39501	
31. CERTIFIER		32. CAUSE OF DEATH		33. HAD DECEASED BEEN REPORTED WITHIN 50 DAYS FROM DATE OF DEATH?		34. WARNING	
Judy N. Newkirk		HEART FAILURE		Yes		I AM NOT A NOTARY PUBLIC	

7/27/2017
Judy N. Newkirk
Mississippi State Registrar

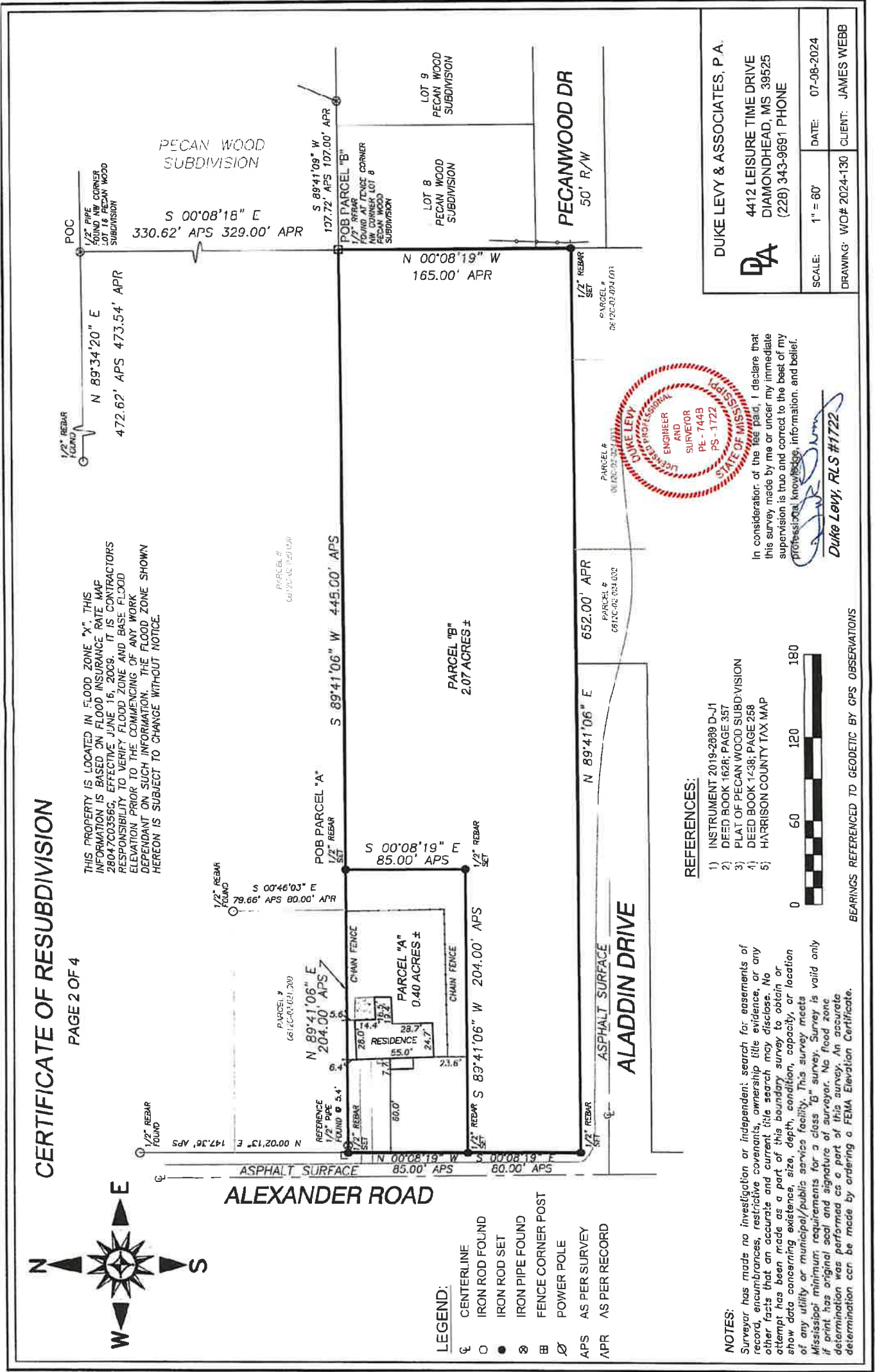
WARNING: A REPRODUCTION OF THIS DOCUMENT PROVIDES IT IS NOT ACCEPTED UNLESS IT BEARS THE SEAL OF THE MISSISSIPPI STATE BOARD OF HEALTH IS PROHIBITED. IT IS ILLEGAL TO ALTER OR COALTER THIS DOCUMENT.

VERIFY PRESENCE OF WATERMARK HOLD TO LIGHT TO VIEW

**MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF AUGUST 22, 2024
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION

PAGE 3 OF 4

In accordance with Article II, Section 3 of the Code of Ordinances (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 as valorem tax parcel # 06120-02-022,000 into 2 new parcels. The subject property is generally described as being located #266 ALEXANDER RD.

LEGAL DESCRIPTION: (PRIOR TO RECONFIGURATION)

A parcel of land situated and being located in the N 1/2 of the S 1/2 of the W 1/2 of Lot 20 in the E 1/2 of Section 14, Township 8, Range 12 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2" iron pipe found at the NW corner of Lot 16, Pecan Wood Subdivision, Long Beach, MS; thence S 00°08'18" E along the West line of said Pecan Wood Subdivision 330.62 feet to a 1/2" rebar found at a fence corner at the NW corner of Lot 8 of said Pecan Wood Subdivision and the Point of Beginning; thence S 89°41'06" W 652.00 feet to a 1/2" rebar set on the East margin of Alexander Road; thence S 00°08'19" E along the East margin of Alexander Road 165.00 feet to a 1/2" rebar set at the intersection of the East margin of Alexander Road and the North margin of Aladdin Drive; thence N 89°41'06" E 652.00 feet; to a 1/2" rebar set; thence N 00°08'19" W 165.00 feet to the Point of Beginning. Said parcel contains 2.47 acres, more or less.

LEGAL DESCRIPTION: Parcel "A" (AS PER SURVEY)


A parcel of land situated and being located in the N 1/2 of the S 1/2 of the W 1/2 of Lot 20 in the E 1/2 of Section 14, Township 8, Range 12 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2" iron pipe found at the NW corner of Lot 16, Pecan Wood Subdivision, Long Beach, MS; thence S 00°08'18" E along the West line of said Pecan Wood Subdivision 330.62 feet to a 1/2" rebar found at a fence corner at the NW corner of Lot 8 of said Pecan Wood Subdivision; thence S 89°41'06" W 448.00 feet to a 1/2" rebar set at the Point of Beginning; thence S 00°08'19" E 85.00 feet to a 1/2" rebar set; thence S 89°41'06" W 204.00 feet to a 1/2" rebar set on the East margin of Alexander Road; thence N 00°08'19" W along the East margin of Alexander Road 85.00 feet to a 1/2" rebar set; thence N 89°41'06" E 204.00 feet to the Point of Beginning. Said parcel contains 0.40 acres, more or less.

LEGAL DESCRIPTION: Parcel "A" (AS PER SURVEY)

A parcel of land situated and being located in the N 1/2 of the S 1/2 of the W 1/2 of Lot 20 in the E 1/2 of Section 14, Township 8, Range 12 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2" iron pipe found at the NW corner of Lot 16, Pecan Wood Subdivision, Long Beach, MS; thence S 00°08'18" E along the West line of said Pecan Wood Subdivision 330.62 feet to a 1/2" rebar found at a fence corner at the NW corner of Lot 8 of said Pecan Wood Subdivision and the Point of Beginning; thence S 89°41'06" W 448.00 feet to a 1/2" rebar set; thence S 00°08'19" E 85.00 feet to a 1/2" rebar set; thence S 89°41'06" W 204.00 feet to a 1/2" rebar set on the East margin of Alexander Road; thence S 00°08'19" E along the East margin of Alexander Road 90.00 feet to a 1/2" rebar set at the intersection of the East margin of Alexander Road and the North margin of Aladdin Drive; thence N 89°41'06" E 652.00 feet to a 1/2" rebar set; thence N 00°08'19" W 165.00 feet to the Point of Beginning. Said parcel contains 2.07 acres, more or less.

DUKE LEVY & ASSOCIATES, P.A.  4412 LEISURE TIME DRIVE DIAMONDHEAD, MS 39525 (228) 343-9691 PHONE	
SCALE: 1" = 60'	DATE 07-08-2024
DRAWING: WO# 2024-130 CLIENT: JAMES WEBB	

MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION

PAGE 4 OF 4

CERTIFICATE OF OWNERSHIP

I hereby certify 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.

[Signature] _____
Signature of Owner or Owner's Agent

_____ Date

Subscribed and sworn to before me, in the presence this 17 day of July, 2024, a Notary Public in and for the County of Harrison, State of Mississippi.

[Signature]
Notary Public



SEAL

My commission expires: 05/01/2028

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and a deed description recorded in Deed Instrument 2020-0006449-D-11 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 21st day of JULY, 2024.



[Signature]
Registered Land Surveyor

1722

Registration Number

Subscribed and sworn to before me, in my presence this the 21st day of _____, 2024, a Notary Public in and for the County of Harrison, State of Mississippi.

[Signature]
Notary Public

My Commission expires: 3/28/2025



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 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.

_____ Date
Administrator

PLANNING COMMISSION

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

_____ Date
Planning Commission Chairman

PLANNING COMMISSION

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.

_____ Date
ADOPT: _____ ATTEST: _____
MAYOR City Clerk

DUKE LEVY & ASSOCIATES, P.A.

44-12 LEISURE TIME DRIVE
DIAMONDHEAD, MS 39525
(228) 343-9691 PHONE



SCALE: 1" = 60' DATE: 07-08-2024

DRAWING: WO# 2024-130 CLIENT: JAMES WEBB

**MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Special Tap Fee: 266 Alexander Rd				
Date: 07-22-2024				
SEWER AND WATER TAPS				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
1	EA	8X6 TEE WYE	\$59.25	\$59.25
1	EA	6X6 TEE WYE	\$47.50	\$47.50
2	EA	6" CAP	\$11.80	\$23.60
28	FT	6"SDR 26	\$10.12	\$283.36
1	EA	2"X1" Tap Saddles	\$63.00	\$63.00
1	EA	1" Corp Stop	\$54.15	\$54.15
1	EA	1" Curb Stop	\$98.00	\$98.00
30	FT	1" Roll Tube	\$0.55	\$16.50
1	EA	Meter Box	\$72.00	\$72.00
1	TON	LIMESTONE	\$41.00	\$41.00
1	EA	Asphalt Patch	\$800.00	\$800.00
TOTAL MATERIAL COST				\$1,558.36
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
8	HRS	161-TRACK HOE	\$45.00	\$360.00
8	HRS	DUMP TRUCK/ Trailer	\$50.00	\$400.00
16	HRS	CREW TRUCK	\$15.00	\$240.00
8	HRS	Asphalt Truck and Trailer	\$50.00	\$400.00
TOTAL EQUIPMENT COST				\$1,400.00
LABOR:				
			LABOR	TOTAL
				\$1,614.60
TOTAL LABOR COST				\$1,614.60
FUEL:				
			TOTAL MATERIAL COST	TOTAL
			\$1,558.36	\$1,558.36
			TOTAL EQUIPMENT COST	TOTAL
			\$1,400.00	\$1,400.00
			TOTAL LABOR COST	TOTAL
			\$1,614.60	\$1,614.60
			TOTAL	TOTAL
			\$4,572.96	\$4,572.96
			15% FUEL COST	TOTAL
			\$685.94	\$685.94
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				\$2,958.36
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				\$2,300.54
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
TOTAL WATER TAP FEE COST				\$5,258.90

**MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

July 25, 2024

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

RE: Certificate of Subdivision – Tax Parcel No. 0612C-02-022.000

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 as a part of Lot 20 in the E ½ of Section 14, Township 8, Range 12 West, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to divide one existing parcel into two parcels. Proposed parcel "A" will be nearly 0.40 acres in size, with approx. 85 feet of street frontage on Alexander Road. Proposed parcel "B" will be nearly 2.07 acres in size, with approx. 80 feet of street frontage on Alexander Road.

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

- Proposed parcel "A":
 - The proposed parcel has 5.6 feet of side set back on the north side of the property, which does not meet the minimum ordinance requirements of 8 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 AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

It came for discussion under New Business a Tree Removal for the property located at 318 East 4th Street, Tax Parcel 0612A-04-059.000, submitted by Blayne McPherson, as follows:

MINUTES OF AUGUST 22, 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 8/12/24
Zoning R-1
Agenda Date 8/22/24
Check Number 1070

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

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

Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crowned.

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: 8/12/24

PROPERTY INFORMATION

TAX PARCEL # 0022-04-059.00

Address of Property Involved: 318 E. 4th St.

Property owner name: Blayne McPherson

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: 317 Pinecrest Blvd., LB

Phone No. (228) 863-4500

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Southern Tree + Turf

Phone No. 228-760-5299 Fax:

Name: Patrick Blake

Address: Central Ave., Long Beach

PERMIT INFORMATION

Permit for: Removal Trimming Pruning

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

(use separate sheet if needed)

It is rotting.

Number of Trees:

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: Blayne McPherson Date: 8/12/24

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

TREE SITE PLAN: Please provide a map or diagram of the parcel of land, specifically designating the area or areas of proposed tree removal and the proposed use of such area. Please include the following: 1) location of all protected and large shade trees on the property, their size and species 2) Designate which are 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.

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

OWNERSHIP: Please provide a recorded warranty deed.

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

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

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

MINUTES OF AUGUST 22, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

JOHN McADAMS
CLERK CHANCERY COURT
HARRISON COUNTY, MISS.
FIRST JUDICIAL DISTRICT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

BOOK 952 OF 435

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Della Sue McPherson and Blayne Suzanne McPherson do hereby sell, convey and warrant unto William F. McPherson, Della Sue McPherson and Blayne Suzanne McPherson as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the First Judicial District of Harrison County, Mississippi:

Lot 17, Block 11, of Original Long Beach, Harrison County, Mississippi, as shown by the map or plat thereof, commonly known as Porter's map of Long Beach, Mississippi, on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

The Ad valorem taxes for the year 1984 have been prorated as of the date of this deed and are assumed by the Grantees herein.

Excepted from the warranty hereof are all restrictive covenants, easements, rights of way, mineral reservations and mineral conveyances of record which affect the property described above.

WITNESS OUR SIGNATURES on this the 2nd day of June 1984.

Della Sue McPherson
Della Sue McPherson
Blayne Suzanne McPherson
Blayne Suzanne McPherson

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me the undersigned authority in and for the jurisdiction aforesaid, the within named Della Sue McPherson and Blayne Suzanne McPherson who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year mentioned therein.

WITNESS MY HAND AND OFFICIAL SEAL on this the 2nd day of June 1984

John J. Byrne
NOTARY PUBLIC
SEAL

My Commission Expires on 01/21/1984

3414

STATEMENT OF FEES
First Page \$2.00
Add. Page at \$1.00
Abstracting Fee at \$15.00
Marginal Entry at .50
Other
Total Fees 300

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT
I hereby certify that this instrument was received and filed for record in Book 952 of 435 on the 2nd day of June, A.D. 1984
and recorded in the Records of Deeds in Book 483 Page 435
J.H. CHEEL, Chancery Clerk
D. Durso, Deputy



BOOK 1457 PAGE 552
TITLE NOT EXAMINED

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, DELLA SUE MCPHERSON, do hereby sell, convey and warrant unto BLAYNE SUZANNE MCPHERSON, the following described land and property lying and being situated in the First Judicial District of Harrison County, Mississippi, being better described as follows:

Lot 17, Block 11, of Original Long Beach, Harrison County, Mississippi, as shown by the map or plat thereof, commonly known as Porter's map of Long Beach, Mississippi, on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi

LESS AND EXCEPT from the conveyance herein, a life estate which I, DELLA SUE MCPHERSON reserve unto myself for so long as I may live

This conveyance is subject to any and all easements, dedications, restrictive covenants, rights of way, mineral reservations and mineral conveyances of record.

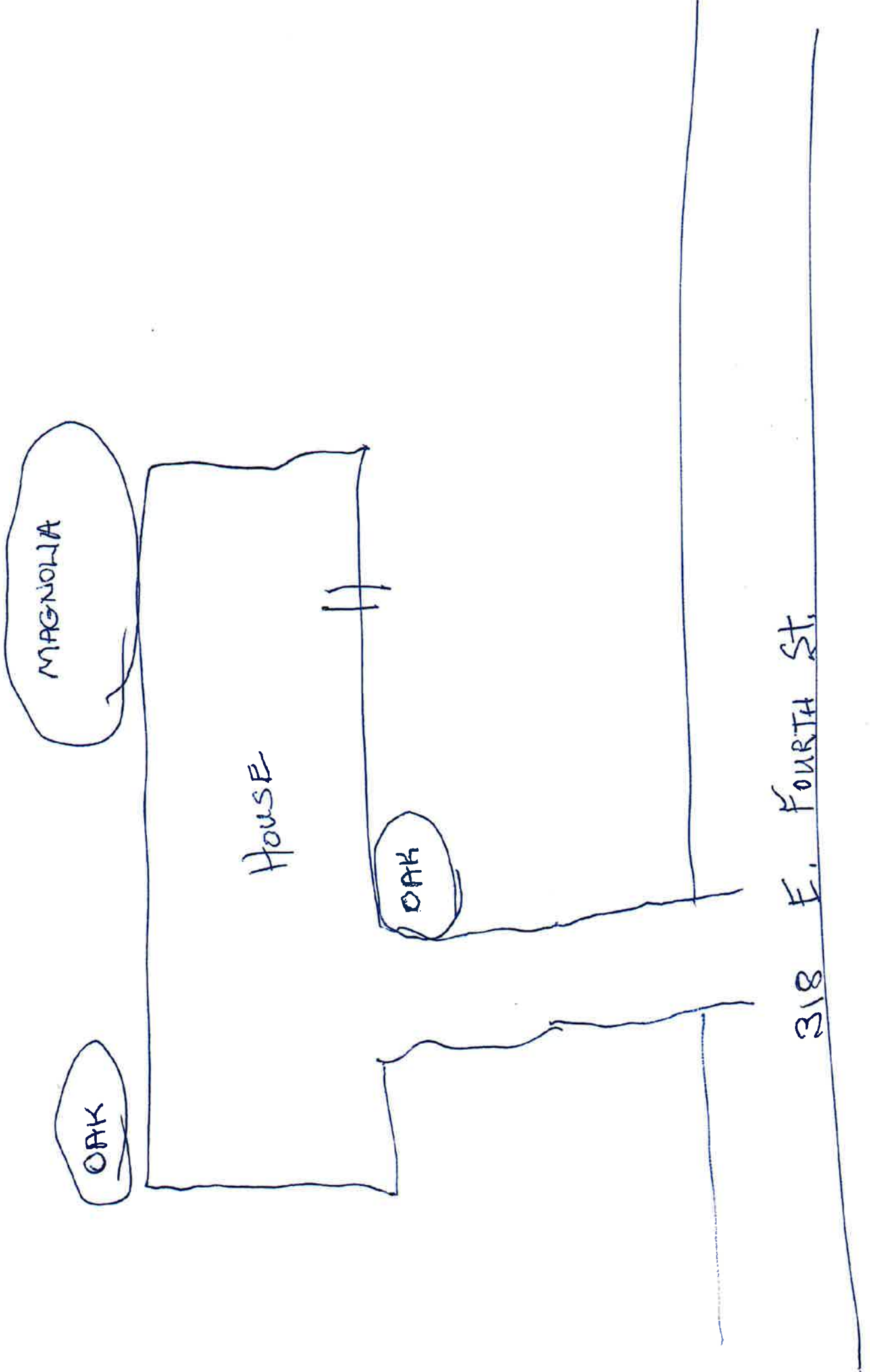
WITNESS MY SIGNATURE on this the 30 day of June 1999.

Della Sue McPherson
DELLA SUE MCPHERSON

STATE OF Mississippi
COUNTY OF Harrison

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, on this the 30 day of June 1999, the within named DELLA SUE MCPHERSON, who acknowledged before me, that she

**MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF AUGUST 22, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
MEMORANDUM**

Date: August 21, 2024
To: City of Long Beach Planning Commission
From: Long Beach Tree Board
Re: Tree(s) Removal – 318 East 4th Street

The Tree Board approves this application.

Karen Epperson-Price
Victor L. Chapman

After considerable discussion and upon recommendation made by the City Tree Board, Commissioner Brown 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, Commissioner Kruse made motion, seconded by Commissioner Glenn and unanimously carried to adjourn the meeting until the next regular scheduled meeting in due course.

APPROVED:

Chairman Frank Olavar

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk