

**MINUTES OF JANUARY 26, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
JANUARY 26, 2023
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION
CITY OF LONG BEACH, MISSISSIPPI
5:30 O'CLOCK P.M.
LONG BEACH CITY HALL
MEETING ROOM
201 JEFF DAVIS AVENUE**

I. CALL TO ORDER

II. ROLL CALL AND ESTABLISH QUORUM

III. PUBLIC HEARINGS

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

- 1. January 12, 2023

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

- 1. Short-Term Rental- 116 Pirate Avenue, Tax Parcel 0512J-01-046.000, Submitted by Kir and Jennifer Strong (owners) and Jay Woodnal (property manager).
- 2. Certificate of Resubdivision- 406 Klondyke Road, Tax Parcel 0611N-02-001.000, Submitted by Carl A. LaRosa.
- 3. Certificate of Resubdivision- 1301 East Old Pass Road, Tax Parcels 0711L-03-004.001, 0711L-03-004.007 and 0711L-03-004.008, Submitted by Mary Ann Schwehm-Carmichael.

VIII. DEVELOPMENT & RESEARCH

IX. ADJOURN

*****NOTES*****

**All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on February 9, 2023.

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

Commissioner Justin Shaw read the Opening Statement for the Planning and Development Commission.

**MINUTES OF JANUARY 26, 2023
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 26th day of January 2023, 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: Vice Chairman Shawn Barlow, Commissioners Justin Shaw, Michael Levens, and Marcia Kruse, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the regular meeting were Commission Chairman Frank Olaivar, Commissioners Sawyer Walters, Billy Suthoff, Chris Fields, City Advisor Bill Hessell and Building Official Mike Gundlach.

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

Commissioner Glenn made motion, seconded by Commissioner Shaw and unanimously carried to approve the Regular Meeting minutes of January 12, 2023, as submitted.

It came for discussion under New Business, a Short-Term Rental for the property located at 116 Pirate Avenue, Tax Parcel 0512J-01-046.000, submitted by Kirk and Jennifer Strong (property owner) and Jay Woodnal (property manager), as follows:

MINUTES OF JANUARY 26, 2023
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CITY OF LONG BEACH, MISSISSIPPI		
APPLICATION FOR SHORT-TERM RENTAL		
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560

PROPERTY INFORMATION:

ADDRESS: 116 Pirate Ave Long Beach, MS 39560 Tax Parcel # 0512J-01-046.000
(Location of Short-Term Rental)

OWNER'S INFORMATION:

Property Owner's Name: Kirk & Jennifer Strong

Property Owner's Address: 1620 Fairview Dr Port Allen, LA 70767

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

Property Owner's Phone No: 719-439-9002 City State Zip
Email Address: Strongwoodhome@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: Jay Woodnal

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

3712 Meadowlark Dr Gulfport, MS 39501 City State Zip

Property Manager's Phone No.: 719-242-6748 Email Address: woodnaljay@aol.com

PLEASE PROVIDE THE FOLLOWING:

- Mississippi Sales Tax ID # 87-3662710
- Recorded Warranty Deed ✓
- Parking Rules & Plan
- Trash Management Plan ✓
- Copy of Proposed Rental Agreement
- Proof of Liability Insurance, which included short term rental coverage ✓

ADDITIONAL INFORMATION:

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

AFFIDAVIT

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

Jennifer Strong PRINT NAME SIGNATURE DATE 12/29/22

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy: 8	Maximum Vehicles allowed: 4	Number of bedrooms: 3	Number of people home can accommodate: 8

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 Laska Date: 1/19/23

Fire Inspector Signature: Date:

COMMENTS:

Date Received: 1-4-23
Agenda Date: 1-12-23
Amount Due/Paid: 200.00
Check #: C.C.

**MINUTES OF JANUARY 26, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CERTIFIED COPY

Prepared by:
Melissa Nunley Reso
Attorney at Law, MS Bar No. 101506
2318 Pass Road, Unit 3
Biloxi, Mississippi 39531
228-207-0484

Return to:
Team Title, LLC
2318 Pass Road, Unit 3
Biloxi, Mississippi 39531
228-207-0484

File #: 21-2867-MS

Indexing Instructions: EXEMPT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
1ST 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 considerations, the receipt and sufficiency of which are hereby acknowledged, we,

Jennifer Lynn Persons and husband, John K. Gomez (Grantors)
10077 Juban Crossing Blvd.
Denham Springs, LA 70726
(205) 703-5306

do hereby sell, convey, bargain and warrant to

Kirk Alan Strong and wife, Jennifer May Strong (Grantees)
1620 Fairview Drive
Port Allen, LA 70767
(719) 439-9002

As joint tenants with full rights of survivorship and not as tenants in common, the following described real property situated and located in the First Judicial District of Harrison County, State of Mississippi, more particularly and certainly described as:

Page 1 of 2

Lot Sixty-Six (66), PITCHER POINT 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 25 at Page 27 thereof, reference to which is hereby made in aid of and as a part of this description.

Being all the property obtained by Grantor, Jennifer Lynn Person, under Warranty Deed dated September 23, 2020, and filed for record on September 30, 2020, in the office of the Chancery Clerk of the First Judicial District of Harrison County as Instrument #2020 12564 D-J1.

The conveyance herein is 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.

If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetland as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to erosion due to the action of the elements.

The parties agree that the Ad Valorem taxes for 2021 tax year are being prorated as of this date and are assumed by the Grantees herein.

WITNESS our signatures, this the 23 day of April, 2021.

GRANTORS:
Jennifer Lynn Persons
Jennifer Lynn Persons
John K. Gomez
John K. Gomez

STATE OF Louisiana
COUNTY OF St. Tammany

Personally appeared before me, the undersigned authority in and for the said County and State, on this 23 day of April, 2021, within my jurisdiction, the within named **Jennifer Lynn Persons and John K. Gomez**, acknowledged that they executed the above foregoing instrument on the day and year herein indicated.

Kristen Cassisa
Notary Public
My Commission expires: _____
TAX NOTICES: Grantees are responsible for all property taxes.


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The Kitchen

The Kitchen is fully stocked with everything you should need! Please feel free to use them all and let me know if you cannot find something.

We do lock the pantry as it contains our items, but the top left cabinets should leave enough room for you. Sorry for any inconvenience.

Garbage/Recycle

Upon Checkout, please consolidate all garbage from Kitchen and Bathrooms into larger bags and leave them in the trash and recycle cans.

If staying for an extended period of time, the garbage and recycle removal day is Monday. The bins are located under the house and need to be taken to the street.



Coverage Checklist

Kirk & Jennifer Strong TBD
 POLICY HOLDER POLICY OR APPLICATION NUMBER

116 Pirate Ave. Long Beach, MS 39560
 PROPERTY ADDRESS

DP3 4/23/2021
 POLICY TYPE EFFECTIVE DATE

Property Coverages	Amount	Accept	Decline
Replacement Cost – Dwelling		<input type="radio"/>	<input type="radio"/>
Replacement Cost – Contents		<input type="radio"/>	<input type="radio"/>
All Peril Deductible	\$ 1,000.00	<input type="radio"/>	<input type="radio"/>
Wind / Hail Deductible	\$ 5,500.00	<input type="radio"/>	<input type="radio"/>
Dwelling Coverage	\$ 275,000.00	<input type="radio"/>	<input type="radio"/>
Other Structure Coverage	\$ 5,500.00	<input type="radio"/>	<input type="radio"/>
Personal Property Coverage	\$ 40,000.00	<input type="radio"/>	<input type="radio"/>
Loss of Use		<input type="radio"/>	<input type="radio"/>
Medical Payments	\$ 5,000.00	<input type="radio"/>	<input type="radio"/>
Personal Liability	\$ 300,000.00	<input type="radio"/>	<input type="radio"/>
Water Backup	\$ 5,000.00	<input type="radio"/>	<input type="radio"/>
Ordinance or Law	\$ 27,500.00	<input type="radio"/>	<input type="radio"/>

I acknowledge that I have reviewed the above with the agent and have accepted and/or declined as indicated. I acknowledge this applies for the entire term of your policy, and each subsequent renewal, unless you elect otherwise and pay the appropriate premium.

 4/9/2021
 POLICY HOLDER'S SIGNATURE DATE

ADDITIONAL PHONE ADDITIONAL EMAIL

AGENT'S SIGNATURE

**MINUTES OF JANUARY 26, 2023
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After considerable consideration, Commissioner Shaw made motion, seconded by Commissioner Kruse 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 406 Klondyke Road, Tax Parcel 0611N-02-001.000, submitted by Carl A. LaRosa, as follows:

MINUTES OF JANUARY 26, 2023
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only
Date Received 1-14-22
Zoning R-1
Agenda Date 10-13-22
Check Number 2280

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): Oelln - 02 - 001.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Corner of Klondyke Rd. and Willow Lane
- IV. ADDRESS OF PROPERTY INVOLVED: 406 Klondyke Rd Long Beach
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of Parcel Oelln - 02 - 001.000
Into Parcel A + B (see attached)

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.

Carl A. LaRosa
Name of Rightful Owner (PRINT)

owner
Name of Agent (PRINT)

109 Youngswood Loop
Owner's Mailing Address

Agent's Mailing Address

Pass Christian, MS 39571
City State Zip

City State Zip

228-669-4018
Phone

Phone

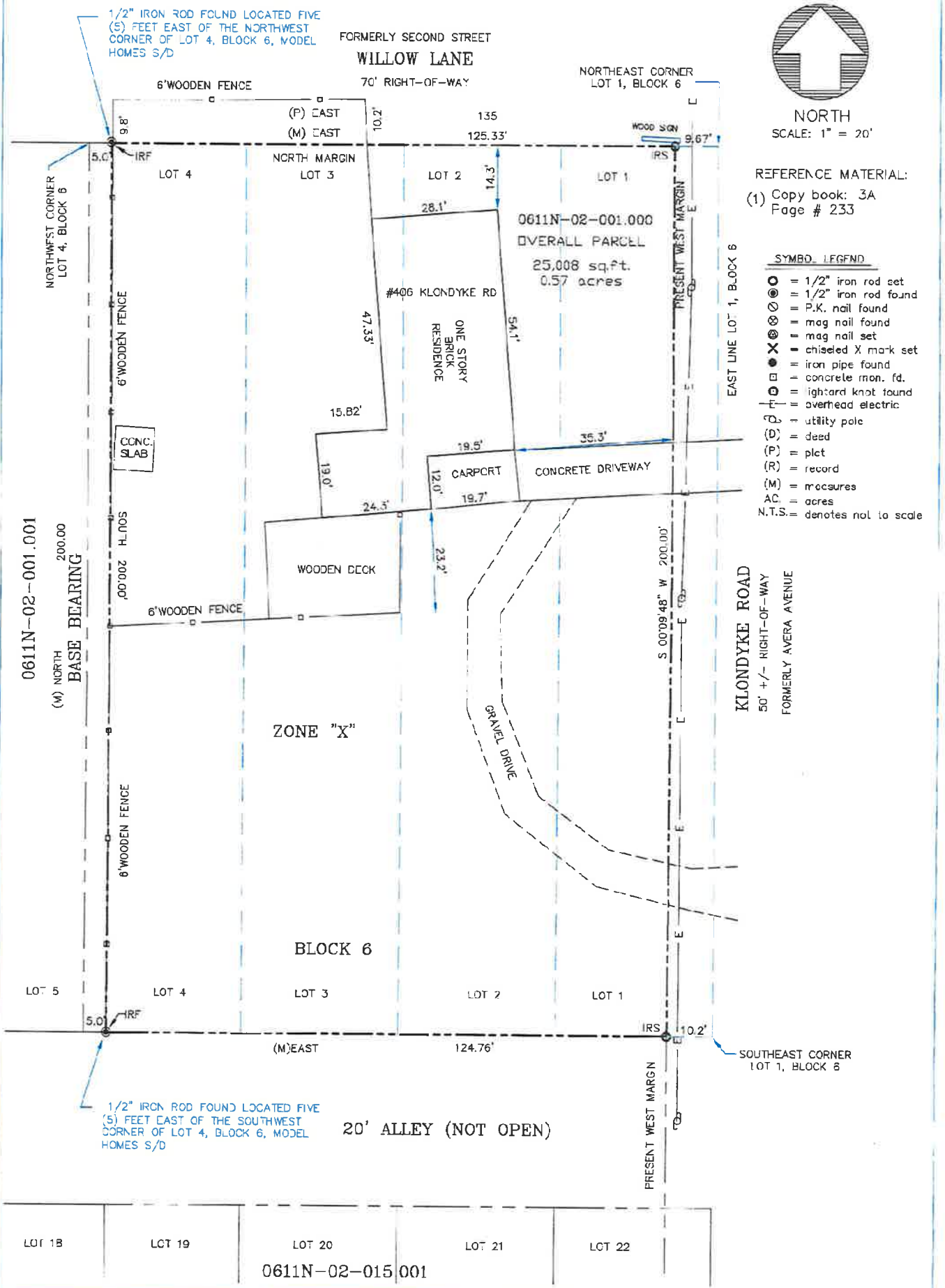
Signature of Rightful Owner Date

Signature of Applicant Date

MINUTES OF JANUARY 26, 2023
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PARCEL RE DIVISION PLAT

Note: All measured bearings shown on this plat were derived from the recorded bearing on the WEST line of the hereon described parcel of land. Copy Plat Book 3A, Page 233. See survey plat for location.



REFERENCE MATERIAL:
(1) Copy book: 3A
Page # 233

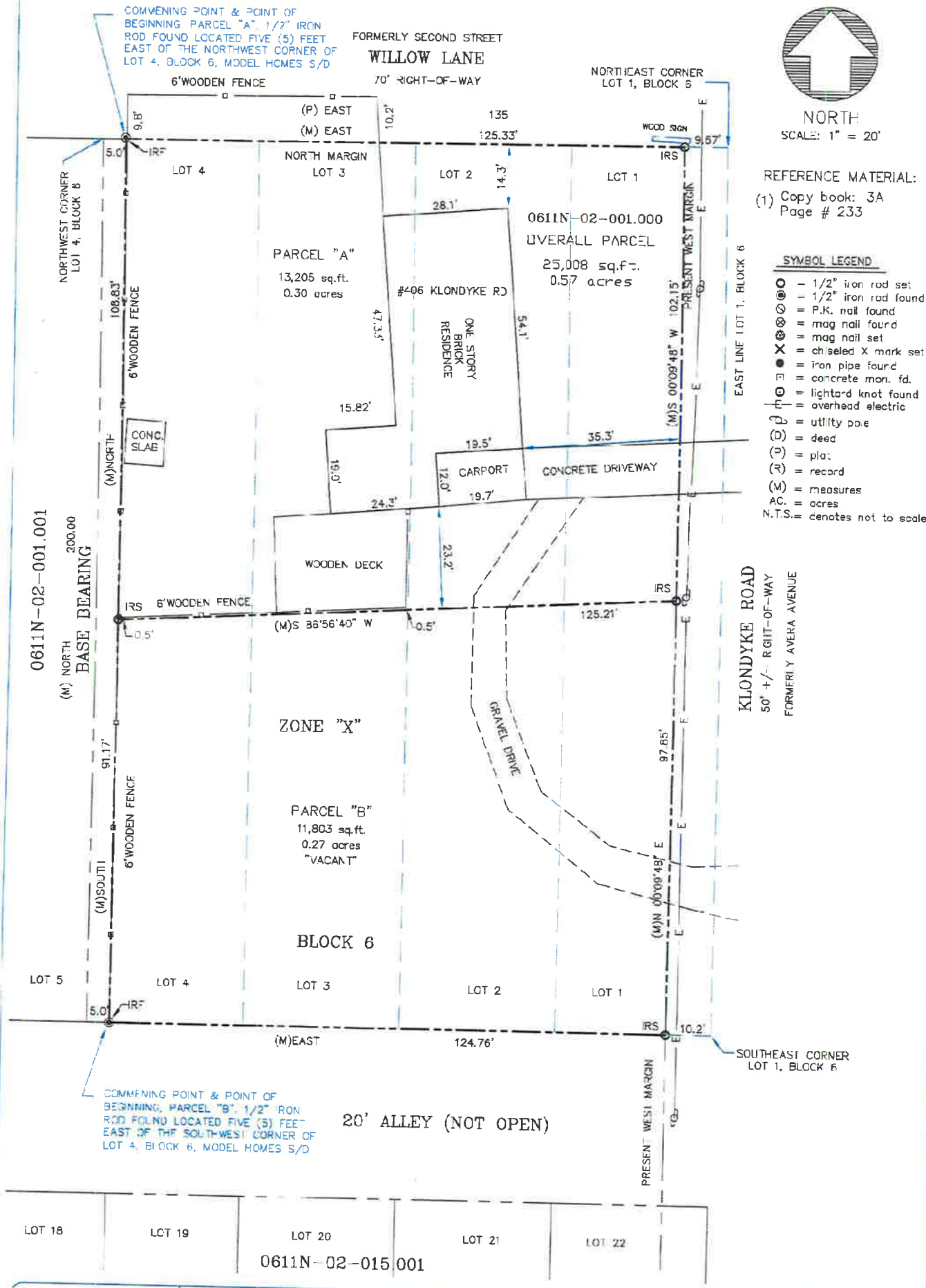
- SYMBOL LEGEND
- = 1/2" iron rod set
 - ⊙ = 1/2" iron rod found
 - ⊗ = P.K. nail found
 - ⊕ = mag nail found
 - ⊖ = mag nail set
 - ⊗ = chiseled X mark set
 - ⊙ = iron pipe found
 - ⊕ = concrete mon. fd.
 - ⊖ = tightend knot found
 - ⊗ = overhead electric
 - ⊙ = utility pole
 - (D) = deed
 - (P) = plat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

TYPE SURVEY: BOUNDARY	JOB NO: L1-486MHSO.DWG	SURVEY BY: Glass Land Surveying, Inc.	SURVEY OF: LOTS 1-3 & THE EAST 30 FT OF LOT 4 BLK 6 MODEL HOMES SUBD SEC
DATE OF SURVEY: 02/17/2022	REVISED:	10453 Pin Oak Drive	406 KLONDYKE RD
CHECKED BY: TLG	SCALE: 1" = 20'	Biloxi, Mississippi 39532	PASS CHRISTIAN, MS 39571
CREW CHIEF: TLG	SHEET NO: 1 OF 4	Ph/Fax (228) 392-9004	PIDN: 0611N-02-001.000
		glasurv@aol.com	

**MINUTES OF JANUARY 26, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

PARCEL REDIVISION PLAT

Note: All measured bearings shown on this plat were derived from the recorded bearing on the WEST line of the hereon described parcel of land. Copy Plat Book 3A, Page 233. See survey plat for location.



NORTH
SCALE: 1" = 20'

REFERENCE MATERIAL:
(1) Copy book: 3A
Page # 233

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

TYPE SURVEY: BOUNDARY		JOB NO: L1-486H-SD.DWG	SURVEY BY: Glass Land Surveying, Inc.		SURVEY OF: LOTS 1-3 & THE EAST 30 FT OF LOT 4 BLK 6 MODEL HOMES SUBD SEC 406 KLONDYKE RD PASS CHRISTIAN, MS 39571 PIDN: 0611N-02-001.000	
DATE OF SURVEY: 02/17/2022		REVISED:	10453 Pin Oak Drive Biloxi, Mississippi 39532 Ph/Fax (228) 392-9004 glasurv@aol.com			
CHECKED BY: TLG		SCALE: 1" = 20'				
CREW CHIEF: TLG		SHEET NO: 2 OF 4				

**MINUTES OF JANUARY 26, 2023
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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 City Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved this Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel # 0611N-02-001.000 into TWO (2) new parcels. The subject property is generally described as being located South of and adjacent to WILLOW LANE, West of KLONDYKE ROAD and North of a 20' Alley not open to through traffic and East of a parcel of land known as Tax Parcel Number 0611N-02-001.001

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:

LEGAL DESCRIPTION PER DEED (DEED BOOK 1155, PG 309)

TAX PARCEL NUMBER PRIOR TO PARCEL REDIVISION; PIDN: 0611N-02-001.000

REAL PROPERTY LOCATED AND SITUATED IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 6, MODEL HOMES 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.

RECORDED IN COPY BOOK 3A AT PAGE 233, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS LEGAL DESCRIPTION PER DEED (INST. NO. 2007-365-D-J1)

TAX PARCEL NUMBER PRIOR TO PARCEL REDIVISION; PIDN: 0611N-02-001.000

THE FOLLOWING DESCRIBED PROPERTY SITUATED AND LOCATED IN THE FIRST JUDICIAL DISTRICT OF THE COUNTY OF HARRISON, STATE OF MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

THE EAST 30 FEET OF LOT 4, INCLUSIVE, BLOCK 6, MODEL HOMES SUBDIVISION, IN HARRISON COUNTY MISSISSIPPI, AS SHOWN ON THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, MISSISSIPPI.

ALSO SITUATED IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, RECORDED IN COPY BOOK 3A AT PAGE 233, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION.

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

LEGAL DESCRIPTION of: PARCEL "A" as per survey

A PARCEL OF OF LAND SITUATED AND BEING LOCATED IN LOTS 1 THROUGH 3, INCLUSIVE AND ALSO THE EAST 30 FEET OF LOT 4, BLOCK 6, MODEL HOMES SUBDIVISION, A SUBDIVISION ACCORDING TO THE OFFICAL 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, RECORDED IN COPY BOOK 3A AT PAGE 233, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING, COMMENCE AT A 1/2" IRON ROD LOCATE FIVE (5) FEET EAST OF THE NORTHWEST CORNER OF LOT 4, BLOCK 6 OF SAID MODEL HOMES SUBDIVISION; THENCE EAST 125.33 FEET ALONG THE NORTH MARGIN OF WILLOW LANE, FORMERLY KNOWN AS SECOND STREET TO THE PRESENT WEST MARGIN OF KLONDYKE ROAD; THENCE S00°09'48"W 102.15 FEET ALONG SAID WEST MARGIN; THENCE S86°56'40"W 125.21 FEET; THENCE NORTH 108.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 13.205 AND OR 0.30 ACRES

LEGAL DESCRIPTION of: PARCEL "B" as per survey

A PARCEL OF OF LAND SITUATED AND BEING LOCATED IN LOTS 1 THROUGH 3, INCLUSIVE AND ALSO THE EAST 30 FEET OF LOT 4, BLOCK 6, MODEL HOMES SUBDIVISION, A SUBDIVISION ACCORDING TO THE OFFICAL 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, RECORDED IN COPY BOOK 3A AT PAGE 233, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING, COMMENCE AT A 1/2" IRON ROD LOCATE FIVE (5) FEET EAST OF THE SOUTHWEST CORNER OF LOT 4, BLOCK 6 OF SAID MODEL HOMES SUBDIVISION; THENCE EAST 124.76 FEET TO THE PRESENT WEST MARGIN OF KLONDYKE ROAD; THENCE N00°09'48"E 97.85 FEET ALONG SAID WEST MARGIN; THENCE S86°56'40"W 125.21 FEET; THENCE SOUTH 91.17 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 11.803 AND OR 0.27 ACRES

SURVEYOR'S NOTES:

Note: By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Map 28047C0357G, Community Panel No. 285257-0357-G, effective date June 16, 2009. 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 or the probability of flooding.

Note: Building setbacks, elevations, wetlands determination and et cetera to be prescribed by appropriate governing bodies.

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

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.

TYPE SURVEY: REDIVISION	JOB NO: L1-186MHSO.DWG		SURVEY BY: Glass Land Surveying, Inc.	SURVEY OF: LOTS 1-3 & THE EAST 30 FT OF LOT 4 BLK 6 MODEL HOMES SUBD SEC 406 KLONDYKE RD PASS CHRISTIAN, MS 39571 PIDN: 0611N-02-001.000
DATE OF SURVEY: 02/17/2022	REVISED:		10459 Pin Oak Drive	
CHECKED BY: TLG	SCALE: 1" = 20'		Biloxi, Mississippi 39532	
CREW CHIEF: T.G	SHEET NO: 3 OF 4		Ph/Fax (228) 392-9004 glasurv@aol.com	

**MINUTES OF JANUARY 26, 2023
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CERTIFICATE OF OWNER

I here by 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.

Carl A. LaRosa CARL A. LAROSA 9-7-22
 Owners Name Owners Name DATE:
 (Owners Signature) (Print Owner's Name)

ACKNOWLEDGE

Before me, the undersigned, authorized in and for the State of MISSISSIPPI, County of HARRISON, personally appeared the aforementioned Carl A. LaRosa, who acknowledged that they accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

Carolyn Kulp
 NOTARY PUBLIC

My Commission Expires: June 15, 2024



CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision actual survey made by me or actual survey made under my supervision and a deed description recorded in Book 1155, Page 309 and instrument 2007-365-D-JL accordance with all applicable codes ordinances, Witness my original signature, registration number and seal this the 2nd, day of February, 2022.

Timothy L. Glass

TIMOTHY L. GLASS, P.L.S.
 MS. REG. NO. 02584

ACKNOWLEDGE

Before me, the undersigned, authorized in and for the State of MISSISSIPPI, County of HARRISON, personally appeared the aforementioned Timothy L. Glass, who acknowledged that they accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

Robin C. Moran
 NOTARY PUBLIC

My Commission Expires: August 16, 2025



CERTIFICATE OF APPROVAL

I hereby certify that 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. That the subdivision shown is in all respects in compliance with the City ordinance 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

Submitted to and approved by the City of Long Beach Planning Commission at the regular meeting of said Commission, held on the _____ day of _____, 2022.

 Planning Commission, Chairman Date

APPROVAL

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 _____, 2022.

ATTEST: ADGPT:

 CITY CLERK MAYOR

TYPE SURVEY: BOUNDARY	JOB NO: <u>LI-486M(S) DWG</u>		SURVEY BY:	SURVEY OF: LOTS 1-3 & THE EAST 30 FT OF LOT 4 BLK 6 MODEL HOMES SUBD SEC 408 KLONDYKE RD PASS CHRISTIAN, MS 39571 PIDN: 0611N-02-001.000
DATE OF SURVEY: <u>02/17/2022</u>	REVISED:		Glass Land Surveying, Inc.	
CHECKED BY: <u>TLC</u>	SCALE: <u>1" = 20'</u>		10453 Pin Oak Drive Biloxi, Mississippi 39532	
CREW CHIEF: <u>TLC</u>	SHEET NO: <u>4 OF 4</u>		Ph/Fax (228) 392-9004 glasurv@aol.com	

**MINUTES OF JANUARY 26, 2023
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Special Tap Fee: 406 Klondyke Rd.

Date: 09-15-22

SEWER AND WATER TAP

MATERIALS:

QTY.		ITEM	PRICE	TOTAL
1	EA	6" wye	\$34.23	\$34.23
2	EA	8" FERNCO	\$11.77	\$23.54
2	EA	6" CAPS	\$8.52	\$17.04
14	FT	6" SDR 26	\$6.81	\$95.34
1	EA	6"x1" Tap Saddle	\$32.63	\$32.63
1	EA	1" Corp Stop	\$42.21	\$42.21
1	EA	1" Curb Stop	\$50.79	\$50.79
35	FT	Roll Tube	\$0.56	\$19.60
1	EA	Meter Box	\$37.00	\$37.00
				<hr/>
TOTAL MATERIAL COST				\$352.38

EQUIPMENT:

QTY.		ITEM	PRICE	TOTAL
8	HRS	161-TRACK HOE	\$22.00	\$176.00
8	HRS	DUMP TRUCK/ Trailer	\$45.00	\$360.00
8	HRS	CREW TRUCK	\$10.00	\$80.00
				<hr/>
TOTAL EQUIPMENT COST				\$616.00

LABOR:

			TOTAL
		LABOR	\$911.95
			<hr/>
TOTAL LABOR COST			\$911.95

FUEL:

	TOTAL
TOTAL MATERIAL COST	\$352.38
TOTAL EQUIPMENT COST	\$616.00
TOTAL LABOR COST	\$911.95
TOTAL	\$1,880.33
12% FUEL COST	\$225.64

PLEASE REMIT MATERIAL AND EQUIPMENT COST TO: \$968.38

City of Long Beach
P.O. Box 591
Long Beach, MS 39560

PLEASE REMIT LABOR & FUEL COST TO: \$1,137.59

H2O Innovation
P.O. Box 591
Long Beach, MS 39560

TOTAL WATER TAP FEE COST \$2,105.97

*This area may require a sewer grinder system.

**MINUTES OF JANUARY 26, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

September 14, 2022

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

RE: Certificate of Subdivision - Tax Parcel No. 0611N-02-001.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which is generally described as being located South of and adjacent to Willow Ln. and West of Klondyke Rd., Long Beach, MS. Proposed Parcel "A" will be 0.3 acres in size, with just over 102 feet of frontage on Klondyke Rd. Proposed Parcel "B" will be 0.27 acres with nearly 98 feet of frontage on Klondyke Rd.

The Certificate itself has all appropriate certifications and information. However, Proposed Parcel "A" will create a lot that doesn't provide accessory building setbacks meeting the ordinance requirements. Otherwise, the subdivision appears to be in order. If granted, 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,


Billy Swort

BS:539

**MINUTES OF JANUARY 26, 2023
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion, Commissioner Shaw made motion, seconded by Commissioner Levens and unanimously carried to approve the resubdivision in accordance with the Subdivision Regulation, Article II. MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS, as submitted.

It came for discussion under New Business, a Certificate of Resubdivision for the property located at 1301 East Old Pass Road, Tax Parcels 0711L-03-004.001, 0711L-03-004.007, 0711L-03-004-008, as follows:

MINUTES OF JANUARY 26, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only
Date Received 1-6-23
Zoning R-1
Agenda Date 1-26-23
Check Number CC

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0711L-03-004.001, 0711L-03-004.007
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 5, 0711L-03-004.008
East Old Pass Road & Reed Ave.
- IV. ADDRESS OF PROPERTY INVOLVED: 1301 East Old Pass Road
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 3 properties
Into 1 property
- 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 ~~\$25000~~ \$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 also agree to pay all fees and charges as stated.

Mary Ann Schwachm-Carmichael
Name of Rightful Owner (PRINT)

1301 E. Old Pass Rd
Owner's Mailing Address

Long Beach, MS 39560
City State Zip

727-677-1198
Phone

Mary Ann Schwachm-Carmichael
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

MINUTES OF JANUARY 26, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
2200 25th Avenue
Gulfport, MS 39501
(228) 896-8962

Indexing: Section 7, T8S, R11W,
First JD, Harrison County, MS.

Our File No. 3603

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 considerations, the receipt and sufficiency of all of which is hereby
acknowledged, the undersigned,

TIMOTHY SALONICA
667 N. HAVEN DRIVE
BILOXI, MS 39532
(228) 233-5534

does hereby SELL, CONVEY and WARRANT unto

MARY ANN SCHWEHM-CARMICHAEL AND ALEX VAN CARMICHAEL
1301 E. OLD PASS ROAD
LONG BEACH, MS 39560
(727) 677-1198

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

Commence at intersection of the South margin of 3rd Street AKA Iris Street if
extended & the East margin of Reed Avenue, continue Southerly along Reed
Avenue 680 feet to the Point of Beginning; thence South 28 degrees East 90 feet
North 62 degrees East 95.3 feet North 27 degrees West 90 feet South 62 degrees
West 95.7 feet to the Point of Beginning being a part of Lot 1, Gottschalk Survey
in the SW ¼ of NW ¼ of Section 7-8-11, Gottschalk Survey.

AND ALSO:

A parcel of Land Situated in a portion of Lot 1 of the Gottschalk Survey, Section
7, Township 8 South, Range 11 West, City of Long Beach, First Judicial District
of Harrison County, Mississippi, described as follows:

Commencing at the intersection of the South margin of 3rd Street (Iris) with the
West Margin of said Lot 1 as now monumented; thence South 28 degrees 01
minutes 05 seconds East along said margin 531.61 feet to a iron rod being the Point
of Beginning; thence North 61 degrees 58 minutes 55 seconds East 95.00 feet to an
iron rod; thence South 28 degrees 01 minutes 05 seconds East 90.00 feet to a iron
rod, thence South 61 degrees 58 minutes 55 seconds West 96.00 feet to a iron rod
set on the West margin of said Lot 1; thence North 28 minutes 01 minutes 55
seconds West along said West margin 90.00 feet to the point of beginning.

THE ABOVE DESCRIBED property constitutes no part of Grantors' homestead.

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

TAXES for the year 2021 are hereby prorated and the same are hereby assumed by the
Grantee herein. It is agreed and understood that the taxes for the current year have been prorated
as of this date on an estimated basis, and that when said taxes are actually determined, if the
proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual
proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS my signature on this the 11th day of May, 2021.


TIMOTHY SALONICA

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally, appeared before me, the undersigned authority in and for the said county and
state on this 11 day of May, 2021, within my jurisdiction, the within named
TIMOTHY SALONICA who acknowledged that he executed the above and foregoing
instrument.



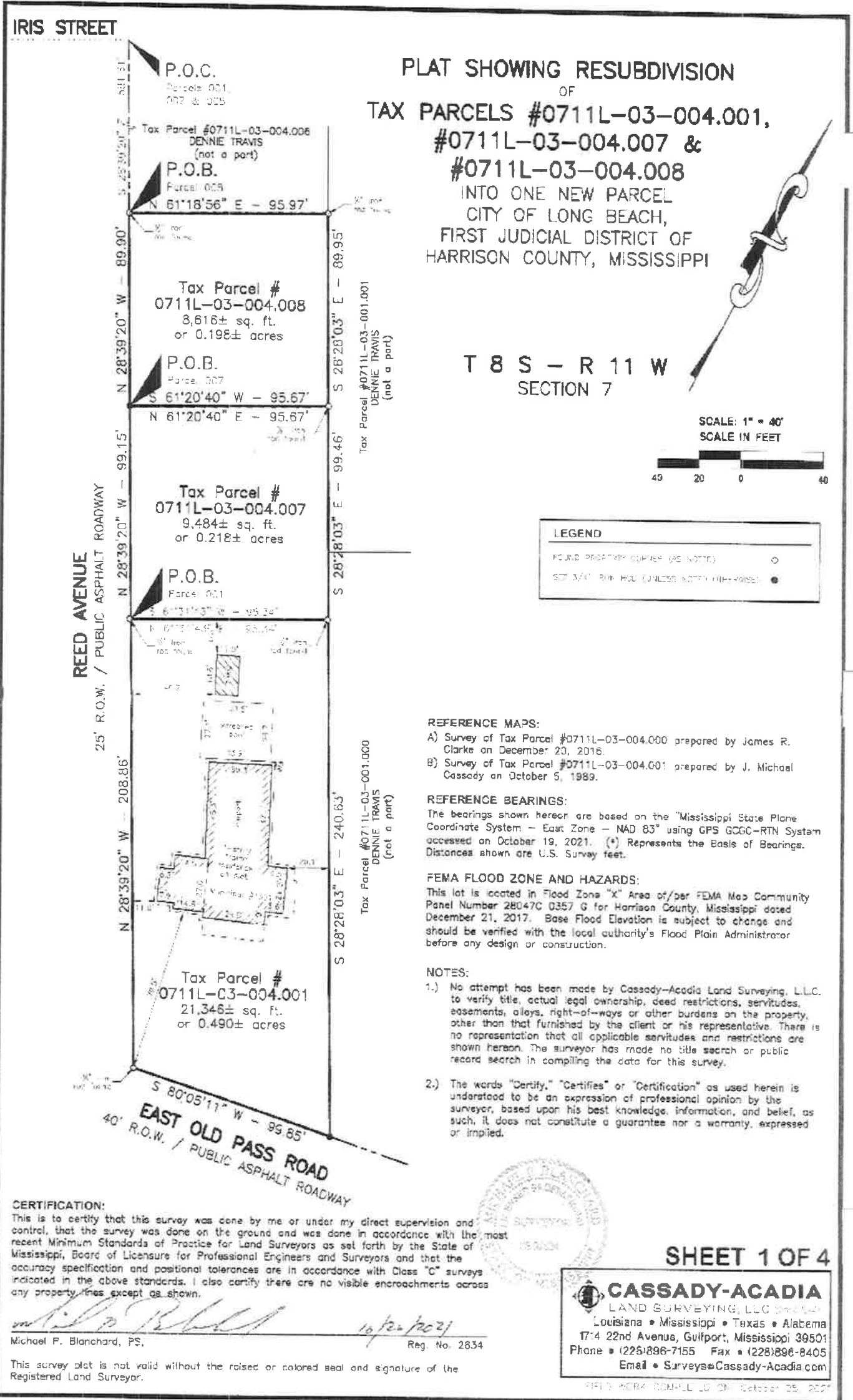
(SEAL)


NOTARY PUBLIC

My Commission Expires:

MINUTES OF JANUARY 26, 2023
REGULAR MEETING

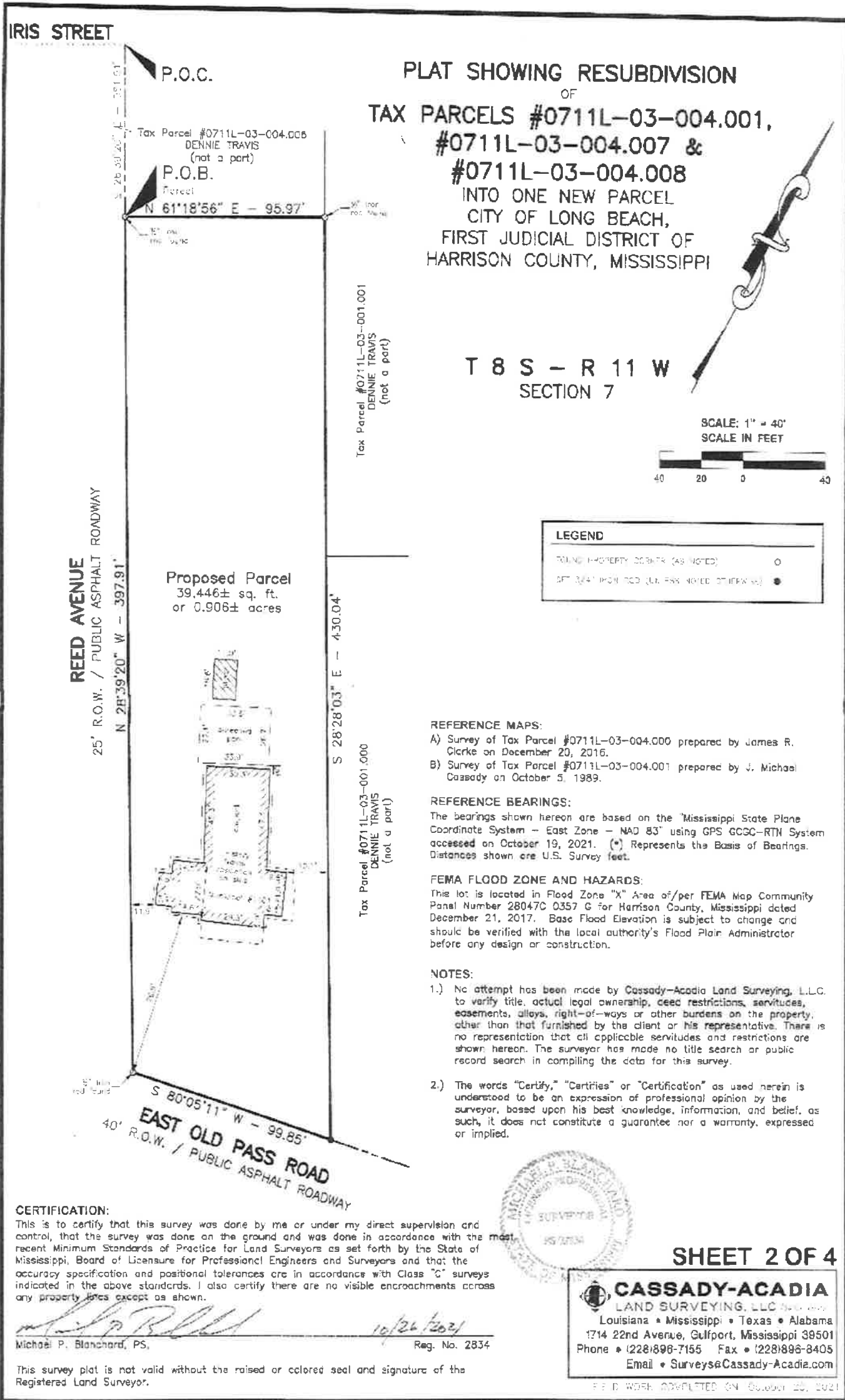
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF JANUARY 26, 2023
REGULAR MEETING**

293

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

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

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



SHEET 2 OF 4

CASSADY-ACADIA
LAND SURVEYING, LLC
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)898-7155 Fax • (228)898-8405
Email • Surveys@Cassady-Acadia.com

FIELD WORK COMPLETED ON October 20, 2021

MINUTES OF JANUARY 26, 2023
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION

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 ad valorem tax parcel numbers 0711L-03-004.001, 0711L-03-004.007 and 0711L-03-004.008 into one new parcel. The subject properties are generally described as being located adjacent to Reed Avenue and East Old Pass Road.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:

TAX PARCEL #0711L-03-004.001
INSTRUMENT NO. 2019-10815-D-J1

A parcel of land situated and being located in a part of Lot 1, Gottschalk Survey, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows:

Commencing at the intersection of the Easterly margin of Reed Avenue with the Southerly margin of Third Street, if extended and thence run South 28 degrees East a distance of 770.00 feet along the Easterly margin of Reed Avenue to the Point of Beginning; thence from said Point of Beginning continue South 28 degrees East along said westerly margin a distance of 208.70 feet to a point on the Northerly margin of Old Pass Road; thence run North 80 degrees 56 minutes 35 seconds East a distance of 99.48 feet to a point; thence run North 27 degrees 47 minutes 33 seconds West a distance of 240.43 feet to a point; thence run South 62 degrees 25 minutes 40 seconds West a distance of 95.52 feet to the Point of Beginning.

TAX PARCEL #0711L-03-004.007
INSTRUMENT NO. 2018-5962-D-J1

COM AT INTER OF S MAR OF 3RD ST AXA IRIS ST IF EXTENDED & E MAR OF REED AVE SLY ALONG REED AVE 880 FT TO POB S 28 DG E 50 FT N 62 DG E 85.3 FT N 27 DG W 90 FT S 62 DG W 95.7 FT TO POB PART OF LOT 1, GOTTSCHALK SURVEY PART OF SW ¼ OF NW ¼ OF SEC 7- B-11, GOTTSCHALK SURVEY as per map or plat thereof on file and of record in the office of the Clerks of the First Judicial District of Harrison County, Mississippi.

TAX PARCEL #0711L-03-004.008
INSTRUMENT NO. 2017-904 D-J1

A PARCEL OF LAND SITUATED IN A PORTION OF LOT 1 OF THE GOTTSCHALK SURVEY OF THE WIDOW LADNER CLAIM, SECTION 7, T-8-S, R-11-W, CITY OF LONG BEACH, 1ST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH MARGIN OF 3RD STREET (IRIS) WITH THE WEST MARGIN OF SAID LOT 1 AS NOW MONUMENTED; THENCE S28°01'05"E ALONG SAID MARGIN 581.61 FT. TO A IRON ROD BEING THE POINT OF BEGINNING; THENCE N61°58'55"W 98.00 FT. TO A IRON ROD; THENCE S28°01'05"E 90.00 FT. TO A IRON ROD; THENCE S61°58'55"W 98.00 FT. TO A IRON ROD SET ON THE WEST MARGIN OF SAID LOT 1; THENCE N28°01'05"W ALONG SAID WEST MARGIN 90.00 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.198 ACRES, MORE OR LESS.

LEGAL DESCRIPTIONS OF THE NEW PARCEL READS AS FOLLOWS:

SURVEY LEGAL DESCRIPTION:

A parcel of land situated and being located in part of Lot 1, GOTTSCHALK SURVEY OF THE WIDOW LADNER CLAIM, Section 7, Township 8 South, Range 11 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a point at the intersection of the southerly margin of Iris Street with the easterly margin of Reed Avenue, said point also being on the westerly margin of Lot 1, GOTTSCHALK SURVEY OF THE WIDOW LADNER CLAIM; thence run South 28 degrees 39 minutes 20 seconds East along the easterly margin of Reed Avenue a distance of 581.61 feet to a 1/2-inch iron rod found at the POINT OF BEGINNING of the parcel herein described;

Thence departing the easterly margin of Reed Avenue run from said POINT OF BEGINNING North 61 degrees 18 minutes 56 seconds East a distance of 95.87 feet to a 1/2-inch iron rod; thence run South 28 degrees 28 minutes 03 seconds East a distance of 430.04 feet to a 3/4-inch iron rod on the northerly margin of East Old Pass Road; thence run South 80 degrees 05 minutes 11 seconds West along the northerly margin of East Old Pass Road a distance of 99.85 feet to a 1/2-inch iron rod at the intersection of the northerly margin of East Old Pass Road with the easterly margin of Reed Avenue; thence run North 28 degrees 39 minutes 20 seconds West along the easterly margin of Reed Avenue a distance of 397.91 feet to the POINT OF BEGINNING.
Said parcel contains 0.908 acres, more or less.

PLAT SHOWING RESUBDIVISION

OF

TAX PARCELS #0711L-03-004.001,
#0711L-03-004.007 &
#0711L-03-004.008

INTO ONE NEW PARCEL
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

SHEET 3 OF 4



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

PLAT WORK COPY 11-02-2023 28, 2023

**MINUTES OF JANUARY 26, 2023
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNERSHIP:

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

Alex Van Carmichael, Jr., Owner
Date: 1/16/2023

Subscribed and sworn to before me, in my presence this 16th day of January, 2023, a Notary Public in and for the County of Harrison, State of Mississippi.



Rikkil Macon
NOTARY PUBLIC
My Commission Expires: 06-28-2026

CERTIFICATE OF OWNERSHIP:

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

Mary Ann Carmichael, Owner
Date: 1/16/2023

Subscribed and sworn to before me, in my presence this 16th day of January, 2023, a Notary Public in and for the County of Harrison, State of Mississippi.



Rikkil Macon
NOTARY PUBLIC
My Commission Expires: 06-28-2026

CERTIFICATE OF SURVEY AND ACCURACY:

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and was prepared in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 26 day of October, 2021.

Michael P. Blanchard, PS
Registration No. 2834
Date: 10/26/2021

Subscribed and sworn to before me, in my presence this 26th day of October, 2021, a Notary Public in and for the Parish of Lafourche, State of Louisiana.

Notary Public
NOTARY PUBLIC James C. Blum No. 59532
My Commission Expires: 07-26-2024

CERTIFICATE OF APPROVAL:

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

Administrator _____ Date: _____

PLANNING COMMISSION:

Submitted to and approved by the City of Long Beach Planning Commission at the regularly scheduled meeting on the _____ day of _____, 2021.

Planning Commission Chairman _____

APPROVAL:

Submitted to and accepted by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____, 2021.

ATTEST: _____ ADOPT: _____
City Clerk _____ Mayor _____

Prepared by:
City of Long Beach
Planning Commission
201 Jeff Davis Avenue
Long Beach, MS 39560
228-663-1354

PLAT SHOWING RESUBDIVISION
OF
TAX PARCELS #0711L-03-004.001,
#0711L-03-004.007 &
#0711L-03-004.008
INTO ONE NEW PARCEL
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

SHEET 4 OF 4

CASSADY-ACADIA
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**MINUTES OF JANUARY 26, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

I believe that there will be no need for a special tap fee at this time.

Joe Culpepper, P.E.
Project Manager



Trusted Utility Partners

Office # (228) 863-0440
404 Kohler Street Long Beach, MS 39560
P.O. Box 591 Long Beach, MS 39560
joe.culpepper@h2oinnovation.com | www.h2oinnovation.com

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



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

January 19, 2023

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

RE: Certificate of Subdivision - Tax Parcel No. 0711L-03-004.001 & 0711L-03-004.007 & 0711L-03-004.008

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which lies on the Northeast corner of Reed Ave. and East Old Pass Rd. This subdivision simply combines the three existing parcels into a single parcel. The proposed Parcel will be nearly 0.91 acres in size, with appx. 100 feet of frontage on East Old Pass Rd. and 398 feet on Reed Ave.

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

Billy Swort, E.I.

BS:539

**MINUTES OF JANUARY 26, 2023
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion, Commissioner Levens made motion, seconded by Commissioner Glenn and unanimously carried to approve the resubdivision in accordance with the Subdivision Regulation, Article II. MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS, as submitted.

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

APPROVED:

Vice Chairman Shawn Barlow

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk