

189

**MINUTES OF NOVEMBER 12, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
NOVEMBER 12, 2020
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- 205 Saint Charles Avenue, Tax Parcel 0612C-04-015.001, Submitted by Paul and Cynthia Darden.
2. Short-Term Rental- 215 East First Street, Tax Parcel 0612B-02-006.000, Submitted by Clifton and Michelle Cumberland.

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

1. October 22, 2020

VI. UNFINISHED BUSINESS

1. Revitalization of Nonconforming Properties

VII. NEW BUSINESS

1. Tree Removal (1 Southern Magnolia)- 600 Forest Avenue, Tax Parcel 05110-02-035.001, Submitted by Richard E. and Youg C. Shirk.
2. Tree Removal (1 Live Oak)- 11 Partridge Place, Tax Parcel 0511K-02-153.000, Submitted by Shelda Jones.
3. Certificate of Resubdivision- 18590 Ray Road, Tax Parcels 0611J-01-034.001, 0611J-01-034.002, 0611J-01-034.003, Submitted by Jerry Paige.

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 November 17, 2020.

**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.

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

Be it remembered that two (2) Public Hearings were heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 12th day of November 2020, in said City, and the same being the time, date and place fixed for holding said Public Hearings.

There were present and in attendance on said Commission and at the Public Hearings the following named persons: Commission Chairman Frank Olaivar, Commissioners Shawn Barlow, Larry Ward, Kevin McKenzie, Marcia Kruse, City Consultant Bill Hessel, Building Official Mike Gundlach and Minutes Clerk Tina M. Dahl.

Absent the Public Hearing were Commissioners Mark McMillan, Jeff Hansen and Junior Husband.

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

The first public hearing to consider a Variance for property located at 205 Saint Charles Avenue, Tax Parcel 0612C-04-015.001, submitted by Paul and Cynthia Darden, as follows:

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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 <u>11-21-20</u>
Zoning <u>R-1</u> <u>11-12-20</u>
Agenda Date <u>11-21-20</u>
Check Number <u>CC</u>

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0612C-04-015.001
- II. Address of Property Involved: 205 Saint Charles Avenue
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)

Asking for a variance to place a 10' x 16' portable storage shed. 5' variance from home, 3' variance from rear (North) property line.

****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?
Corner lot setbacks have given limited space in rear & side yard to fit shed. The shed is portable and temporary until we can build attached storage and carport to home.
- 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.
Corner lot setbacks have limited space and home was preexisting and did not have a garage already.
- 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?
Keeping yard equipment in a storage unit that we pay for monthly. We do not have tools, yard equipment etc at our convenience.
- 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 many small lots in our area. We would like to have all of our tools & yard equipment at our home where they are convenient for us to use.

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IV. REQUIRED ATTACHMENTS:

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$100.00. This check should be made payable to the City of Long Beach to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

V. OWNERSHIP AND CERTIFICATION:

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

Ownership: I the undersigned 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.

Paul & Cynthia Darden

Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

205 St. Charles Ave.

Owner's Mailing Address

Agent's Mailing Address

Long Beach, MS 39560

City State Zip

City State Zip

228-697-6576

Phone

Phone

Paul Darden *9-21-20*

Signature of Rightful Owner

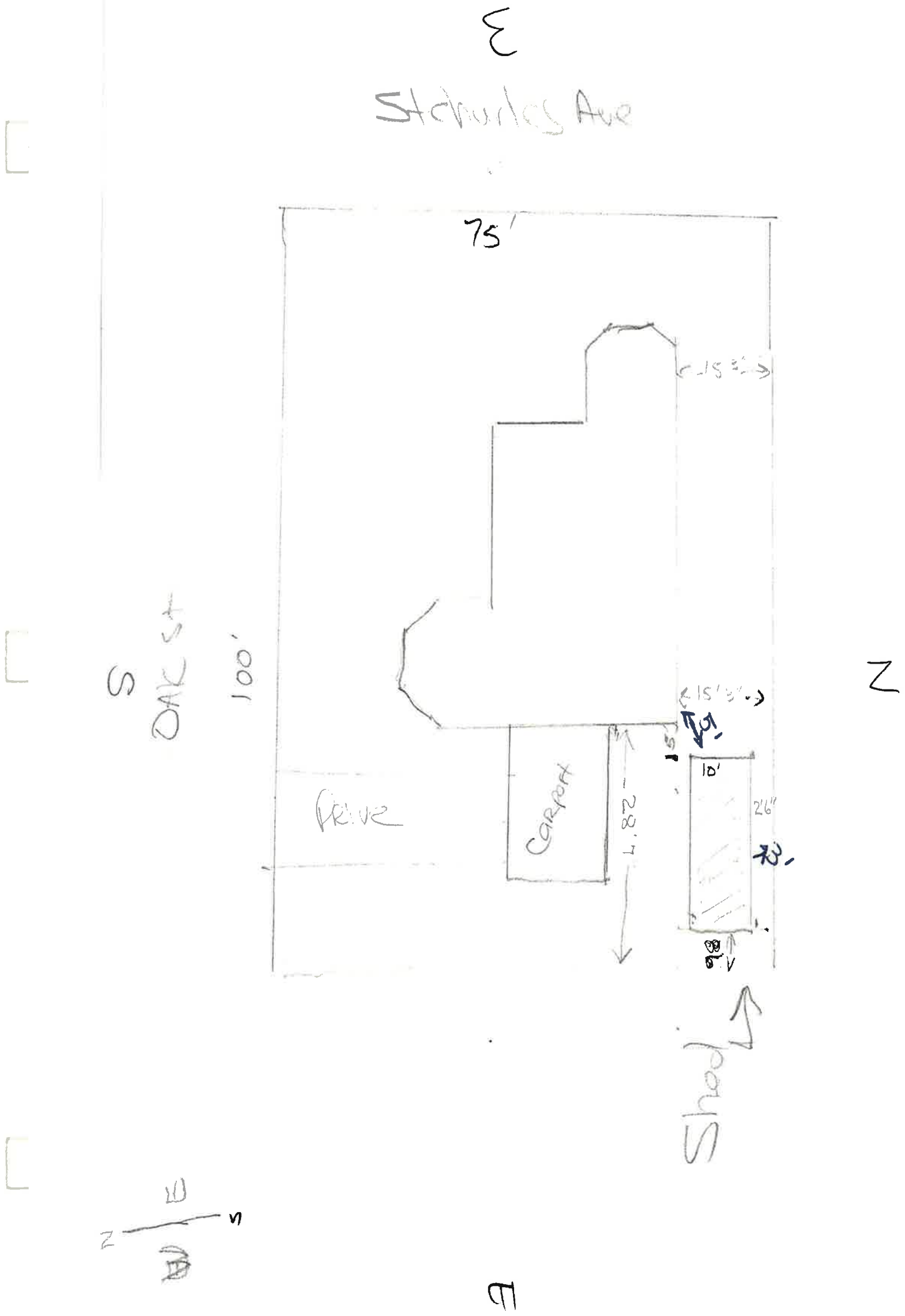
Date

Signature of Applicant

Date

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF NOVEMBER 12, 2020
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 201192

Index As:

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

**JUNO'S PROPERTIES, LLC,
a Mississippi limited liability company
313 OAK STREET
LONG BEACH, MS 39560
228-216-1723**

does hereby sell, convey and warrant unto

**PAUL E. DARDEN and wife, CYNTHIA A. DARDEN
as tenants by the entirety with full rights
of survivorship and not as tenants in common
205 ST CHARLES AVENUE
LONG BEACH, MS 39560
228-697-6576**

the following described land and property being located in Harrison County, Mississippi, being more particularly described as follows, to-wit:

The South 1/2 of Lot 7, in Block 4 of Quarles Subdivision in the City of Long Beach, Section 14, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi, as per the official map or plat thereof on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi.

THE ABOVE described property is no part the homestead of the Grantor herein.

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

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantees herein.

IN WITNESS WHEREOF, JUNO'S PROPERTIES, LLC has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 25th day of June, 2020.

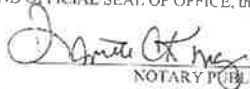
JUNO'S PROPERTIES, LLC


By: **BURT A. JUNEAU, SOLE MEMBER**

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, BURT A. JUNEAU, who acknowledge that he is SOLE MEMBER of JUNO'S PROPERTIES, LLC, and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, he having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 25th day of June, 2020.


NOTARY PUBLIC

My Commission Expires:



The Clerk reported that twenty-two (22) 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

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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 Commission for the City of Long Beach will hold a public hearing for the purpose of considering a Variance.

Paul and Cynthia Darden, 205 Saint Charles Avenue, Long Beach, MS, 39560, have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicants are requesting a 3 feet rear yard Variance to install a portable 10'X16' detached storage shed. The City's requirement is 5 feet from rear property line for detached structures. The applicants are also requesting a 5 feet variance to place a detached storage shed next to a preexisting home. The City's requirement is 10 feet from any other structure for detached accessory structures. The address is 205 Saint Charles Avenue, Tax Parcel Number is 0612C-04-015.001. The legal description is as follows:

S 1/2 OF LOT 7 BLK 4 QUARLES ADD SEC 14-8-12

A Public Hearing to consider the above Variance will be held in the City of Long Beach, Mississippi 39560, Thursday, November 12, 2020 at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

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

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning 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 October 21, 2020, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 22 (twenty-two) property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of, Tax Parcel 0612C-04-015.001, notifying them that a Public Hearing will be held, November 12, 2020 to consider an application for a Variance.

Given under my hand this the 21st day of October 2020.

STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 21st day of October 2020.

NOTARY PUBLIC

-My Commission Expires-



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Table with 3 columns of contact information for attendees. Column 1: Avery, Linda J. (222 Oak Street, Long Beach, MS 39560). Column 2: Sevant, Richard R and Brenda K (218 Oak Street, Long Beach, MS 39560). Column 3: Trotter, Barbara L (20192 Fox Ridge Drive, Saucier, MS 39574). Other attendees include Juno's Properties, LLC; Olson, Kathleen Diane; Wesovich, Thomas E and Chrystal W; Patenotte, Robert R Jr.; Davenport, Bridgette M; Ladnier, Shannon Rachel; Matherly, Marvin G and Dorothy Trustees; Borison, Robert Edgar and Alison S; Daughdrill, Christine S; Ward, Wayne M and Marie W; Gardner, Mary M; Jurnau, Rene Marie and Burt Anthony; Nguyen, Dinh N and Hoang, Lang T; Nottter, Richard L and Barbara J; Niolet, Veronica A; Pettis, Naomi; Marino, Jesse Cooper; Stevens, Robert D and Shirley A; Gilligan, Michael J.

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 GAZERO 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. 27 No. 43 dated 23 day of October, 2020
Vol. ___ No. ___ dated ___ day of ___, 20__
Vol. ___ No. ___ dated ___ day of ___, 20__
Vol. ___ No. ___ dated ___ day of ___, 20__
Vol. ___ No. ___ dated ___ day of ___, 20__
Vol. ___ No. ___ dated ___ day of ___, 20__
Vol. ___ No. ___ dated ___ day of ___, 20__
Vol. ___ No. ___ dated ___ day of ___, 20__
Vol. ___ No. ___ dated ___ day of ___, 20__
Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.
Sworn to and subscribed before me this 4 day of Nov, A.D. 2020.
Notary Public

Commission Chairman Olaiivar asked for anyone speaking in favor or opposition of the request and no one came forward.

Noted for the record:

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Tina Dahl

From: mgundlach@cityoflongbeachms.com
Sent: Wednesday, October 28, 2020 11:27 AM
To: 'Tina Dahl'
Subject: FW: Variance Request: Paul and Cynthia Darden

From: LINDA BLAKENEY <ljblakeney@cableone.net>
Sent: Wednesday, October 28, 2020 1:21 AM
To: mgundlach <mgundlach@cityoflongbeachms.com>
Subject: Variance Request: Paul and Cynthia Darden

Long Beach Planning Commission,

I have no objection and encourage the Commission to Approve the Darden's Variance Request. They are excellent neighbors and need a building for storage.

Linda J. Blakeney
222 Oak Street
Long Beach, MS 39560

Commissioner Barlow made motion, seconded by Commissioner Kruse and unanimously carried to close the Public Hearing.

After considerable discussion, Commissioner McKenzie made motion, seconded by Commissioner Barlow and unanimously carried recommending the approval of the Variance as submitted.

The second public hearing to consider a Short-Term Rental for property located at 215 East First Street, Tax Parcel 0612B-02-006.000, submitted by Michelle and Clifton Cumberland, Hancock Street Properties, as follows:

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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: 215 E First Street Tax Parcel # 0612B-02-006.001
 (Location of Short-Term Rental)

OWNER'S INFORMATION:
 Property Owner's Name: Hancock Street Properties, LLC / Michelle Cumberland / Clifton Cumberland
 Property Owner's Address: 2 Pecanwood CV, Long Beach MS 39560
 Property Owner's Mailing Address, if different from above:
Same

Property Owner's Phone No: 564-909-6149 Email Address: Mimi.Cumberland@yahoo.com
504-390-9208
 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: Clifton and Michelle Cumberland (property owners)
 Property Manager's Address: (Must be a local contact)
2 Pecanwood CV Long Beach MS 39560
 City State Zip

Property Manager's Phone No: 564-909-6149 Email Address: Mimi.Cumberland@yahoo.com
504-390-9208

- PLEASE PROVIDE THE FOLLOWING:**
- Mississippi Sales Tax ID # 1417-7467
 - 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.

PRINT NAME: Michelle Cumberland SIGNATURE: Clifton Cumberland DATE: 9/13/2020

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
<u>2</u>	<u>2</u>	<u>1</u>	<u>2</u>

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

Building Official Signature: Mark S. Feldt Date: 10/15/2020
 Fire Inspector Signature: Sammy Daul Date: 10/15/2020

COMMENTS: _____

Date Received: <u>9-14-20</u>
Agenda Date: <u>10-22-20</u> - <u>11-12-20</u>
Amount Due/Paid: <u>200.00</u>
Check #: <u>303</u>

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UNOFFICIAL



1st Judicial District
 Instrument 2018 0022 D -11
 Filed/Recorded 11/02/2018 01:37 P
 Total Fees \$ 12.00
 2 Pages Recorded

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

Including Instructions: Lot 7 less the
 East 46 Original Long Beach Block 2

File# 181893

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

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,

Deil F. Mercier and wife Jean Marie Mercier,
 (601) 438-4123
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do hereby grant, bargain, sell, convey and warrant, unto

Hemlock Street Properties, LLC,
 A Mississippi Limited Liability Company
 2 Pennwood CV,
 Long Beach, MS 39268
 (504) 598-5288

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

Lot Seven (7), Block 2, Original Long Beach, less the East 46 feet thereof, as
 shown on the official map on file in the office of the Chancery
 Clerk of the First Judicial District, Harrison County, Mississippi together with
 all improvements situated thereon and all appurtenances in any wise
 appertaining 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

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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 Grantor on this 12th day of November, 2018.

Deil F. Mercier
 Deil F. Mercier

Jean Marie Mercier
 Jean Marie Mercier

STATE OF Pennsylvania
 COUNTY OF Montgomery

THIS DAY personally appeared before me, the undersigned authority in and for the
 jurisdiction above named, the person whose name is subscribed to the foregoing instrument and acknowledged that they
 signed, executed and delivered the same as their free and voluntary act and
 deed on the date first above written.

GIVEN under my hand and official seal on this 12th day of November, 2018.

NOTARIAL SEAL
 Britany Rene Patterson, Notary Public
 Construction Borough, Montgomery County
 My Commission Expires February 17, 2022
 My Commission Expires:

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215 E First Street, Long Beach, Mississippi

Contact for assistance

The owners also live in Long Beach. If there are any questions or if assistance is needed, guests can call or text Clifton Cumberland at 504-909-6149 and will receive immediate assistance.

Trash Management Plan

We have municipal trash and recycling service every Monday. The owners of the property will come to the property every Sunday evening to place the trash and recycling receptacles on the side of the street. The owners of the property will return Monday afternoon to bring the trash and recycling receptacles back to their location on the side of the house where the driveway is located.

Parking Plan and Rules

Our property located at 215 E First Street has a very long driveway that extends directly to E First Street to allow for ingress and egress. The driveway can easily fit two vehicles.

Proposed Rental Agreement

Many of our guests will be out of town family members and friends. However, for the time periods that the home is not used by family members and friends, we will market the home on Airbnb. The terms of the rental are consistent with the standard terms set forth on the Airbnb platform. For guests that stay with us from the Airbnb platform, we intend to have the additional following rules for our guests:

- The maximum number of adult guests allowed at our home will be 2. Exceptions may be made for small children. This rule will be strictly enforced. A ring doorbell with a video camera has been installed on the property so that we can monitor that this rule is followed.
- No pets will be allowed.
- No parties will be allowed.
- No smoking inside is allowed.
- Check in any time after 4pm.
- Check out any time before 11am.
- Entry to the home will be by a numbered keypad. Each guest code will be unique, and it will be provided to the guest on their date of arrival. This code will not be provided prior to the previous guest checking out. The safety of all guests is important to us and we will prevent one guest arriving while another is still there.
- After each guest checks out, the owners of the property will within 24 hours inspect for any damage and for any needed repairs. Guests will be alerted within 24 hours if the owners feel any need to make a claim with Airbnb for any damage caused by the guests. Guests will be allowed the opportunity to resolve the issue with the owners prior to Airbnb being alerted of the problem.

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/09/2020

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

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

PRODUCER Proper Insurance Services, LLC 14 W Patrick St, Suite 201, Frederick, MD 21701	CONTACT NAME: PHONE (A/C No. Ext): 888-631-6680 FAX (A/C No): 888-331-9299 E-MAIL ADDRESS: mortgageinfo@proper.insure
	INSURER(S) AFFORDING COVERAGE NAIC # INSURER A: Lloyd's of London INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
X	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		PIV20200904090654	09/08/2020	09/08/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ 1,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

215 East 1st Street, Long Beach, MS 39560

Short Term Rental Property

CERTIFICATE HOLDER CANCELLATION

Additional Insured: N/A	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
----------------------------	---

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ACORD 25 (2014/01)

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The Clerk reported that seven (7) notices of Public Hearing were sent by regular mail to property owners within two hundred feet (200') 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:

MINUTES OF NOVEMBER 12, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
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 Commission for the City of Long Beach will hold a public hearing for the purpose of considering a Variance.

Clifton and Michelle Cumberland, 2 Pecanwood Cove, Long Beach, MS, 39560, have filed an application for a Short-Term Rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131: Short-Term Rentals-Residential (Ordinance 622). The location of the requested short-term rental is 215 East First Street, Long Beach, Mississippi, 39560, Tax Parcel 0612B-02-006.000. The legal description is as follows:

LOT 7 LESS E 46 FT BLK 2 ORIGINAL LONG BEACH

A Public Hearing to consider the above Variance will be held in the City of Long Beach, Mississippi 39560, Thursday, November 12, 2020 at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

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

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning 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 October 21, 2020, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 7 (seven) property owners within Two Hundred Feet (200'), excluding public right of ways, of, Tax Parcel 0612B-02-006.000, notifying them that a Public Hearing will be held, November 12, 2020 to consider an application for a Variance.

Given under my hand this the 21st day of October 2020.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 21st day of October 2020.

Michelle B. McMath
NOTARY PUBLIC

-My Commission Expires-



**MINUTES OF NOVEMBER 12, 2020
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 12th day of November 2020, 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: Commission Chairman Frank Olaivar, Commissioners Shawn Barlow, Larry Ward, Kevin McKenzie, Marcia Kruse, City Consultant Bill Hessell, Building Official Mike Gundlach and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting were Commissioners Mark McMillan, Jeff Hansen and Junior Husband.

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

Commissioner Ward made motion, seconded by Commissioner Barlow and unanimously carried to approve the Regular Meeting minutes of October 22, 2020, as submitted.

It came on for discussion under Unfinished Business, the Revitalization of Nonconforming Properties, as follows:

After considerable discussion, no action was taken.

It came for discussion under New Business, a Tree Removal Application for 1 (one) Magnolia for property located at 600 Forest Avenue, Tax Parcel 0511O-02-035.001, submitted by Richard E. and Youg C. Shirk, as follows:

**MINUTES OF NOVEMBER 12, 2020
REGULAR MEETING**

205

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	<u>10-26-20</u>
Zoning	<u>R-1</u>
Agenda Date	<u>11-12-20</u>
Check Number	<u>CC</u>

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

YES 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.

YES Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove 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 definitely formed crowned.

YES 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: 10-26-20

PROPERTY INFORMATION

TAX PARCEL # 05110-02-035.001

Address of Property Involved: 600 Forest Ave

Property owner name: Richard E. and Young C. Shirk

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: 600 Forest Ave, Long Beach, MS

Phone No. (228) 669-1175

CONTRACTOR OR APPLICANT INFORMATION

Company Name: KENNEDY TREE SERVICE

Phone No. 228 861 8502 Fax: 228 669 7679

Name _____

Address _____

PERMIT INFORMATION

Permit for: Removal Trimming _____ Pruning _____

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

(use separate sheet if needed)

1. This Tree HAS Roots Reaching The house Foundation
2. It is within 11.5 Feet of a Fire Hydrant.
2. within 14.5 Feet of a Storm Drain (NEW)
3. within 18 Feet of a (NEW) Sidewalk

Number of Trees:

_____ Live Oak -1- Southern Magnolia

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

Richard E. Shirk 26 Oct 2020
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

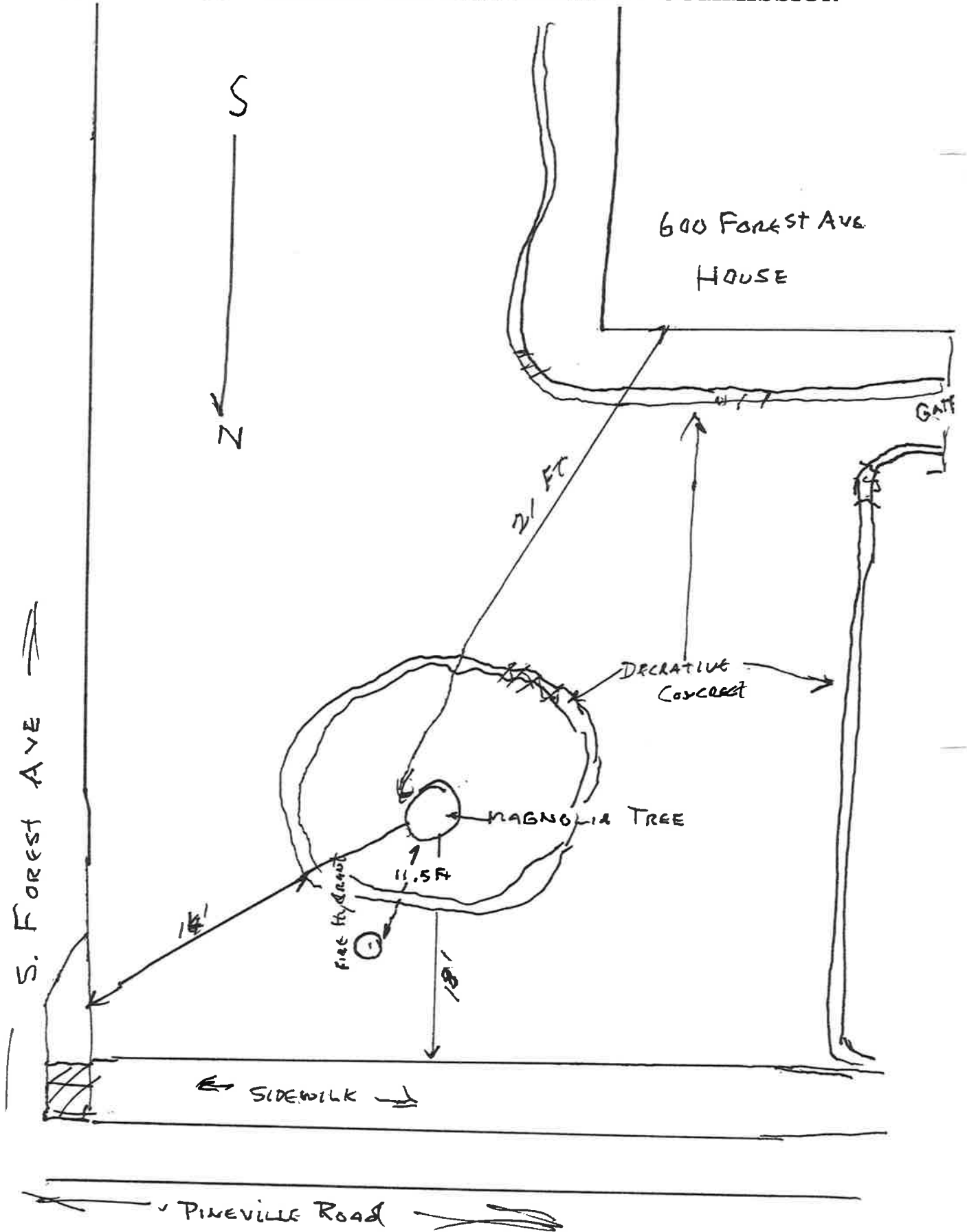
YES OWNERSHIP: Please provide a recorded warranty deed.

YES 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.

YES 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.

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

MINUTES OF NOVEMBER 12, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



LONG BEACH PLANNING and DEVELOPMENT COMMISSION

This MAGNOLIA TREES ROOTS HAVE BROKEN OR DISPLACED SEVERAL PIECES OF DECORATIVE CONCRETE AS FAR AS 25' FROM THE TREE TRUNK.

IF A FIRE APPLIANCE WAS REQUIRED TO BE POSITIONED CLOSELY TO THE FIRE HYDRANT THE LOWER LIMBS OF THIS TREE WOULD PREVENT THAT.

THE LEAVES OF CONES OF THIS TREE ARE CONSTANTLY TRYING TO CLOG THE STORM DRAIN. MY WIFE AND I ARE GETTING TOO OLD TO BE CONSTANTLY CLEANING UP AFTER THIS TREE.



**MINUTES OF NOVEMBER 12, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

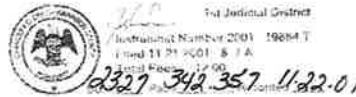


209

**MINUTES OF NOVEMBER 12, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Return To: **BOOK 2327 PAGE 342**
JULIEN K. BYRNE III
ATTORNEY AT LAW
P.O. BOX 179
PASS CHRISTIAN, MS 39571

Prepared By:
KATHY ORTIZ
Hancock Mortgage Corporation
P.O. Box 4019
Gulfport, MS 39502-4019
(228) 870-5080



[Space Above This Line For Recording Data]
DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated November 15, 2001, together with all Riders to this document.
- (B) "Borrower" is RICHARD E. SHIRK and YONG C. SHIRK, husband and wife

Borrower is the trustor under this Security Instrument.
(C) "Lender" is HANCOCK MORTGAGE CORPORATION

Lender is a MISSISSIPPI CORPORATION organized and existing under the laws of THE STATE OF MISSISSIPPI

SHIRK, R12711014 1263177
MISSISSIPPI Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT



Form 3025 1/01



Memo

To: City of Long Beach Planning Commission
From: Kimberly Lentz, member of Tree Board
Date: Nov. 9, 2020
Re: Tree Removal Application 600 Forest Ave

The large Magnolia tree is situated in the front yard which is on a small corner lot containing a fire hydrant and a city drain. The root system is undoubtedly vast due to the size of the tree. The large leaves gather in the city drain and adversely affect the city's drainage system. The homeowner is 80 years old and can no longer maintain the tree and remove the fallen leaves from the city drain. Additionally, the homeowner identified roots growing close to the house and believes they will ultimately cause damage to the foundation. However, here is no evidence that the tree roots are currently causing any property damage.

Most Tree Removal Applications involve current damage to property, so the circumstances involved in this Application are rare. The Tree Board has considered several factors in evaluating the Application and believes the equities weigh in favor of allowing removal of the Magnolia tree. City Ordinance 364 allows the Planning Commission to consider drainage issues when determining whether to allow removal of a protected tree. The leaves gather in the city drain which causes water to back up, and the homeowner can no longer clean the area due to his age. Additionally, the ordinance permits the commission to allow removal if the tree is likely to cause damage to property if not removed. As the Magnolia tree continues to

**MINUTES OF NOVEMBER 12, 2020
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

grow it will very likely damage the house. Magnolia trees planted close to infrastructure will cause damage eventually. The homeowner has cared for the tree for around 25 years and now believes it should be removed to protect his property. The Tree Board recommends that the Planning Commission defer to the homeowner's judgment.

After considerable discussion and upon a City of Long Beach Tree Board Member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Barlow made motion, seconded by Commissioner McKenzie to approve the removal of the one (1) Southern Magnolia Tree, the question being put to a roll call vote, the result was as follows:

Commissioner Barlow	Voted	Yay
Commissioner Ward	Voted	Nay
Commissioner McKenzie	Voted	Yay
Commissioner Kruse	Voted	Nay

Since the resulting vote ended in a tie, Chairman Olavar cast the deciding vote of Yay to carry this motion.

It came for discussion under New Business, a Tree Removal for one (1) Live Oak Tree located at property 11 Partridge Place, Tax Parcel 0511K-02-153.000, submitted by Shelda Jones, as follows:

**MINUTES OF NOVEMBER 12, 2020
REGULAR MEETING**

211

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	<u>11-5-20</u>
Zoning	<u>R-1</u>
Agenda Date	<u>11-2-20</u>
Check Number	<u>3284</u>

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

SJ 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.

SJ 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.

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

TODAY'S DATE: 11-5-20

PROPERTY INFORMATION

TAX PARCEL # 0011K-02-153.000

Address of Property Involved: 11 Partridge Place

Property owner name: Shelda Jones

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: 11 Partridge Place

Phone No. (228) 380-6851

CONTRACTOR OR APPLICANT INFORMATION

Company Name: _____

Phone No. _____ Fax: _____

Name _____

Address _____

PERMIT INFORMATION

Permit for: Removal Trimming _____ Pruning _____

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

6' from my house. It has lifted the AC slab and the roots are under my house.

In addition, the gas lines are in the roots. It also leans toward the house.

Number of Trees:

1 Live Oak _____ Southern Magnolia

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

Signature Shelda Jones Date 11-5-20

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

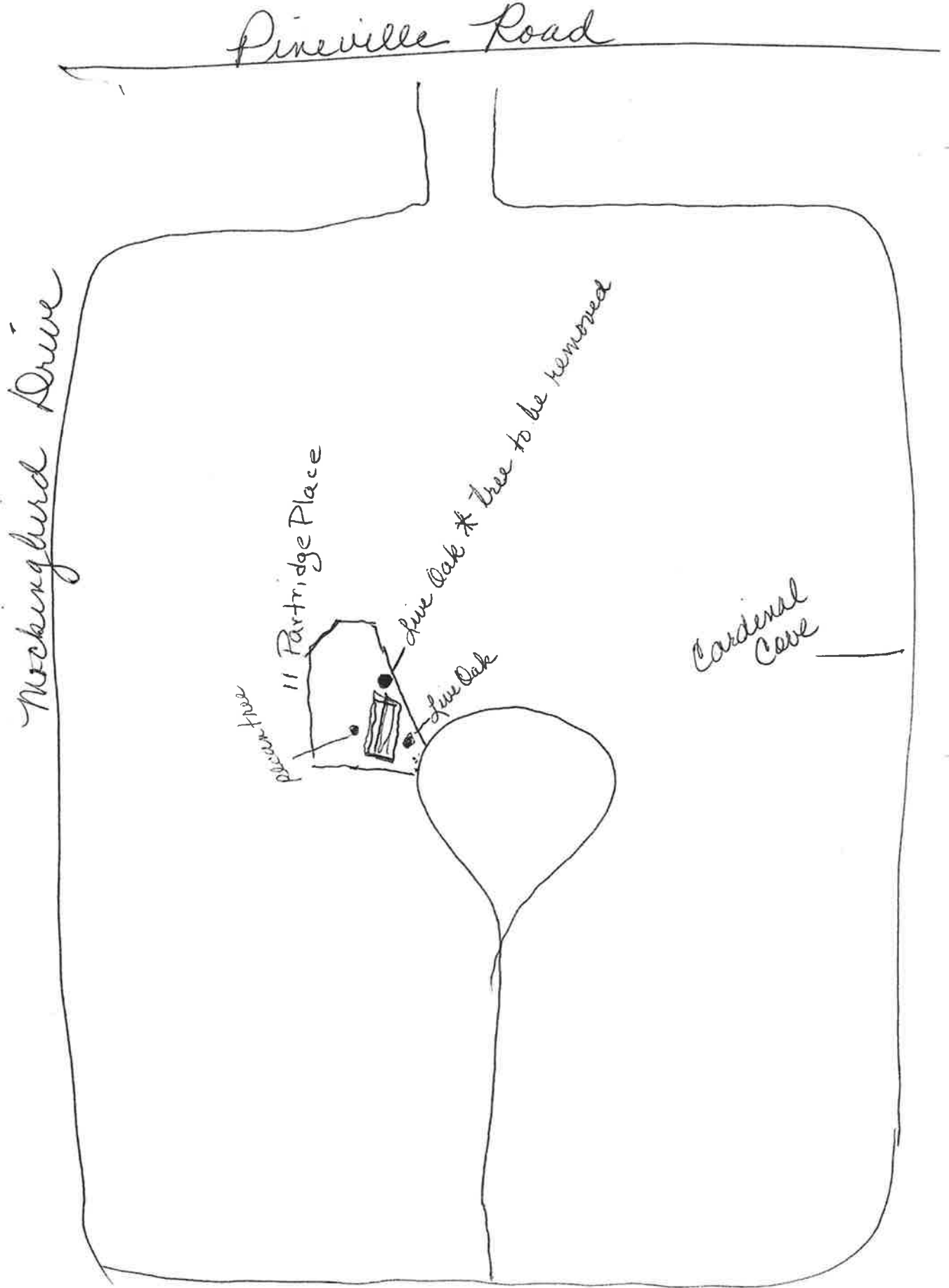
SJ OWNERSHIP: Please provide a recorded warranty deed.

SJ 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.

SJ 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.

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

MINUTES OF NOVEMBER 12, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF NOVEMBER 12, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF NOVEMBER 12, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



2. 2000-0017158-T-J1 - Bk:02156 - Pg:0113 - 11-15-2000 - DEED OF TRUST - JONES SHELDA GRANTOR
 @ - Click here to view document
 @ - Related Info. 2008-0015572-T-J1 - Bk:00000 - Pg:0000 - 11-12-2008 - RELEASE OF MORTGAGE - JONES

Recording Description					
Document #	2000-0017158-T-J1		Filed Date	20001115	
Doc Type	DEED OF TRUST		Filed By	HANCOCK BANK	
Year	2000	Book	02156	Book Type	T
Instr.#	0017158	Page(s)	0113-0118	Judicial District	J1

Grantor/Grantee Information

SELECTING A GRANTOR OR GRANTEE BELOW WILL REPLACE EXISTING SEARCH CRITERIA

Grantors
 JONES SHELDA

Grantees
 ALLEN HARRY R TRUSTEE
 HANCOCK BANK

LEGAL DESCRIPTION

Legal Description 1					
Subdivision	PECAN PARK SUBD NO 5		Subdivision Code	01017	
Location	(SECTION 9-8-12)		Block	Lots	0065

Supported Platforms: Desktop, Tablet

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Memo

To: City of Long Beach Planning Commission

From: Kimberly Lentz, member of Tree Board

Date: Nov. 9, 2020

Re: Tree Removal Application 11 Partridge Place

The Live Oak trees are undoubtedly causing damaging to the homeowner's property.

The Tree Board believes the request to remove the tree is reasonable and should be approved.

After considerable discussion, and upon a City of Long Beach Tree Board Member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Ward made motion, seconded by Commissioner Barlow and unanimously carried to approve the removal of the one (1) Live Oak Tree, as submitted.

It came for discussion under New Business, a Certificate of Resubdivision for property located at 18590 Ray Road, Tax Parcels 0611J-01-034.001, 0611J-01-034.002 and 0611J-01-034.003, submitted by Jerry Paige, as follows:

MINUTES OF NOVEMBER 12, 2020
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 10-27-20
Zoning G-2
Agenda Date 11-12-20
Check Number 214

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): D611J-01-034.001, D611J-01-034.002, D611J-01-034.003
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Coener of Klondyke Rd & Ray Rd.
- IV. ADDRESS OF PROPERTY INVOLVED: 18590 Ray Rd Long Beach, MS 39560
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 3 LOTS
Into ONE

VI. REQUIRED ATTACHMENTS:

- A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
- B. Cash or Check payable to the City of Long Beach in the amount of \$250.00
- C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.

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

VII. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING, the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

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

Jerry Paige
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

205 Royal Drive
Owner's Mailing Address

Agent's Mailing Address

Long Beach MS 39560
City State Zip

City State Zip

228-863-6072
Phone

Phone

[Signature] 10/25/2020
Signature of Rightful Owner Date

Signature of Applicant Date

217

**MINUTES OF NOVEMBER 12, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



1st Judicial District
Instrument 2011 2582 D -11
Filed/Recorded 4/13/2011 02:25 P
Total Fees \$ 12.00
4 Pages Recorded

Prepared by:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
MS Bar # 1866

Return to:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
File # 18-176

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 which is hereby acknowledged, I

Bruce W. Cuevas
6768 W. Via Montoya
Glendale, AZ 85310
(602)-291-6464

do hereby sell, convey and warrant unto

Long Beach Rentals, LLC
18308-C Commission Rd.
Long Beach, MS 39560
(228)-863-6072

that certain tract, piece or parcel of land situated and being located in Harrison County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: Long Beach Section Block 50

Page 1 of 4

THIS CONVEYANCE is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easement restrictions, reservations and covenants of record.

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

WITNESS MY SIGNATURE, this 30th day of March, 2011.

Bruce W. Cuevas

STATE OF Arizona
COUNTY OF Maricopa

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Bruce W. Cuevas who acknowledged that he signed and delivered the foregoing Warranty Deed on the day and year therein written as his own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 30th day of March, 2011.

MY COMMISSION EXPIRES:

10/30/2014

NOTARY PUBLIC



Page 2 of 4

**MINUTES OF NOVEMBER 12, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

3

Exhibit "A"

PARCEL 2:

A parcel of land being located in the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 8 South, Range 12 West, City of Long Beach, First Judicial District, Harrison County, Mississippi, being more particularly described as follows:

COMMENCE at a 1/2 inch iron rod found being the Southeast corner of Lot 14 Quarles Subdivision on file in the office of the Chancery Clerk First Judicial District Harrison County, Mississippi Plat Book 3 Page 37; thence South 86 degrees 27 minutes 11 seconds West 831.92 feet to the northwest corner of the property conveyed to Shirley M. Wilson ET AL per Deed Book 852, Page 416 and a 1/2 inch iron rod found; thence South 00 degrees 09 minutes 20 seconds East 247.61 feet along the west line of said Wilson Property to a 1/2 inch iron rod set and the POINT OF BEGINNING; thence continue South 00 degrees 09 minutes 20 seconds East 370.47 feet along the west line of said Wilson Property to the northeast corner of the property conveyed to Robert E. Sr. and Stephanie W. Bass per Deed Book 638, Page 114 and a 1/2 inch iron rod found; thence North 88 degrees 53 minutes 52 seconds West 100.84 feet to the northeast corner of said Bass parcel and an axle found; thence South 00 degrees 10 minutes 41 seconds East 255.13 feet along the west line of said Bass parcel to the north margin of Ray Road and a 3/4 inch iron rod found; thence North 88 degrees 41 minutes 46 seconds West 104.30 feet along the northern margin of said road to a 1/2 inch iron rod set; thence North 00 degrees 22 minutes 14 seconds West 472.93 feet to the south line of the property conveyed to Long Beach Rentals LLC per instrument number 2004-0009249-D-11 and a 1/2 inch iron rod set; thence North 89 degrees 49 minutes 07 seconds East 132.08 feet along said Long Beach Rentals LLC parcel to a 1/2 inch iron rod found; thence North 00 degrees 10 minutes 35 seconds East 87.20 feet along the east line of said Long Beach Rentals LLC and a 1/2 inch iron rod set; thence North 50 degrees 37 minutes 11 seconds East 95.74 feet to the POINT OF BEGINNING. Said parcel containing 1.857 acres more or less, and being subject to the Mississippi Power Company right-of-way, as shown, and also being subject to the right-of-way for Long Beach Canal 1.

This being designated as parcel 2 of the Certificate of Resubdivision filed as instrument number 2007-6033-D-11 in the land records of the First Judicial District of Harrison County, Mississippi.

PARCEL 3:

A parcel of land being located in the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 8 South, Range 12 West, City of Long Beach, First Judicial District, Harrison County, Mississippi, being more particularly as follows:

COMMENCE at a 1/2 inch iron rod found being the Southeast corner of Lot 14 Quarles Subdivision on file in the office of the Chancery Clerk First Judicial District Harrison County, Mississippi Plat Book 3 Page 37; thence South 86 degrees 27 minutes 11 seconds West 831.92 feet to the northeast corner of the property conveyed to Shirley M. Wilson ET AL per Deed Book 852, Page 416 and a 1/2 inch iron rod found; thence South 00 degrees 09 minutes 20 seconds East 618.08 feet along the west line of said Wilson Property to the northeast corner of the property conveyed to Robert E. Sr. and Stephanie W. Bass per Deed Book 638, Page 114 and a 1/2 inch iron rod found; thence North 88 degrees 53 minutes 52 seconds West 100.84 feet to the northwest corner of said Bass parcel and an axle found; thence South 00 degrees 10 minutes 41 seconds East along the west line of said Bass parcel to the north margin of Ray Road and a 3/4 inch iron rod found; thence North 88 degrees 41 minutes 46 seconds West 104.30 feet along the northern margin of said road to a 1/2 inch iron rod set and the POINT OF BEGINNING; thence continue North 88 degrees 41 minutes 46 seconds West 105.00 feet along the northern margin of said road to a 1/2 inch iron rod set; thence North 00 degrees 22 minutes 14 seconds West 470.20 feet to the southern line of the property conveyed to Long Beach Rentals LLC per instrument number 2004-0009249-D-11 and a 1/2 inch iron rod set; thence

Page 3 of 4

North 89 degrees 49 minutes 07 seconds East 104.96 feet along the south line of said Long Beach Rentals LLC parcel to a 1/2 inch iron rod set; thence South 00 degrees 22 minutes 14 seconds East 472.93 feet to the north margin of Ray Road and the POINT OF BEGINNING. Said parcel containing 1.136 acres more or less, and being subject to the Mississippi Power Company right-of-way, as shown, and also being subject to the right-of-way for Long Beach Canal 1.

This being designated as parcel 3 of the Certificate of Resubdivision filed as instrument number 2007-6033-D-11 in the land records of the First Judicial District of Harrison County, Mississippi.

PARCEL 4:

A parcel of land being located in the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 8 South, Range 12 West, City of Long Beach, First Judicial District, Harrison County, Mississippi, being more particularly described as follows:

COMMENCE at a 1/2 inch iron rod found being the Southeast corner of Lot 14 Quarles Subdivision on file in the office of the Chancery Clerk First Judicial District Harrison County, Mississippi Plat Book 3 Page 37; thence South 86 degrees 27 minutes 11 seconds West 831.92 feet to the northwest corner of the property conveyed to Shirley M. Wilson ET AL Deed Book 852, Page 416 and a 1/2 inch iron rod found; thence South 00 degrees 09 minutes 20 seconds East 618.08 feet along the west line of said Wilson Property to the northeast corner of the property conveyed to Robert E. Sr. and Stephanie W. Bass per Deed Book 638, Page 114 and a 1/2 inch iron rod found; thence North 88 degrees 53 minutes 52 seconds West 100.84 feet to the northwest corner of said Bass parcel and an axle found; thence South 00 degrees 10 minutes 41 seconds East along the west line of said Bass parcel to the north margin of Ray Road and a 3/4 inch iron rod found; thence North 88 degrees 41 minutes 46 seconds West 209.50 feet along the northern margin of said road to a 1/2 inch iron rod set and the POINT OF BEGINNING; thence continue North 88 degrees 41 minutes 46 seconds West 160.00 feet along the northern margin of said road to the eastern margin of Klondyke Road and a 1/2 inch iron rod found; thence North 00 degrees 22 minutes 14 seconds West 466.06 feet along the eastern margin of said road to the southwest corner of the property conveyed to Long Beach Rentals LLC per instrument number 2004-0009249-D-11 and a 1/2 inch iron rod found; thence North 89 degrees 49 minutes 07 seconds East 159.93 feet along the south line of said Long Beach Rentals LLC parcel to a 1/2 inch iron rod set; thence South 00 degrees 22 minutes 14 seconds East 470.20 feet to the northern margin of Ray Road and the POINT OF BEGINNING. Said parcel containing 1.718 acres more or less, and being subject to the Mississippi Power Company right-of-way, as shown, and also being subject to the right-of-way for Long Beach Canal 1.

This being designated as parcel 4 of the Certificate of Resubdivision filed as instrument number 2007-6033-D-11 in the land records of the First Judicial District of Harrison County, Mississippi.

Less and except from the above described parcels that parcel sold to the City of Long Beach in instrument recorded as instrument number 2008-8725-D-11.

Page 4 of 4

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF THREE PARCELS INTO ONE AND LYING IN THE NW 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX PARCEL NUMBERS 0611J-01-034.001, 0611J-01-034.002 AND 0611J-01-034.003

SCALE 1" = 75'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

EXISTING

NOTE:
PROPERTY IS SERVICED
BY CITY OF LONG BEACH
WATER AND SEWER AT
THIS TIME.



THIS PARCEL
CONVEYED TO
CITY OF LONG
BEACH IN INST.
NO. 2008-8725-D-J1

1" IRON ROD
WITH
BRONZE
CAP FOUND

POINT OF
BEGINNING,
1" IRON ROD
FOUND

- NOTES:**
- 1.) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER.
 - 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTX NETWORK, AND ARE BASED ON SPC (2001 MS E).
 - 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
 - 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
 - 5.) THIS IS A CLASS "B" SURVEY.
 - 6.) BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO.

**GPS OBSERVATION
NOTE**

DATE OF FIELD WORK: 09/9/2020
TOPCON VR RECEIVER WAS
USED FOR GPS OBSERVATION,
UTILIZING THE EARL DUDLEY, INC.
REAL-TIME NETWORK

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "X", "X500" AND "AE" BASE ELEVATION= 21.5 ACCORDING TO MAP NUMBER 28047C0357G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

- REFERENCE MATERIALS:**
- 1.) HARRISON COUNTY TAX MAPS, CURRENT EDITION
 - 2.) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)
 - 3.) LONG BEACH ZONING MAP AND ORDINANCE
 - 4.) INST. NO. 2007-8033-D-J1
 - 5.) INST. NO. 2017-2195-D-J1
 - 6.) INST. NO. 2017-2196-D-J1
 - 7.) INST. NO. 2009-8725-D-J1
 - 8.) INST. NO. 2011-2582-D-J1

- LEGEND:**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - IRON ROD SET
 - ▲ SPIKE FOUND
 - △ SPIKE SET
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - LIGHTARD KNOT FOUND
 - APS -- AS PER SURVEY
 - APR -- AS PER RECORD
 - APP -- AS PER PLAT
 - IRF -- IRON ROD FOUND
 - IRS -- IRON ROD SET

CLIENTS: LONG BEACH RENTALS, LLC
DATE OF FIELD SURVEY: 9/9/2020
DRAWN BY: CAC
JOB NUMBER: 15291.dwg



PREPARED BY:

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

SHEET 1 OF 4

**MINUTES OF NOVEMBER 12, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF THREE PARCELS INTO ONE AND LYING IN THE NW 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX PARCEL NUMBERS 0611J-01-034.001, 0611J-01-034.002 AND 0611J-01-034.003

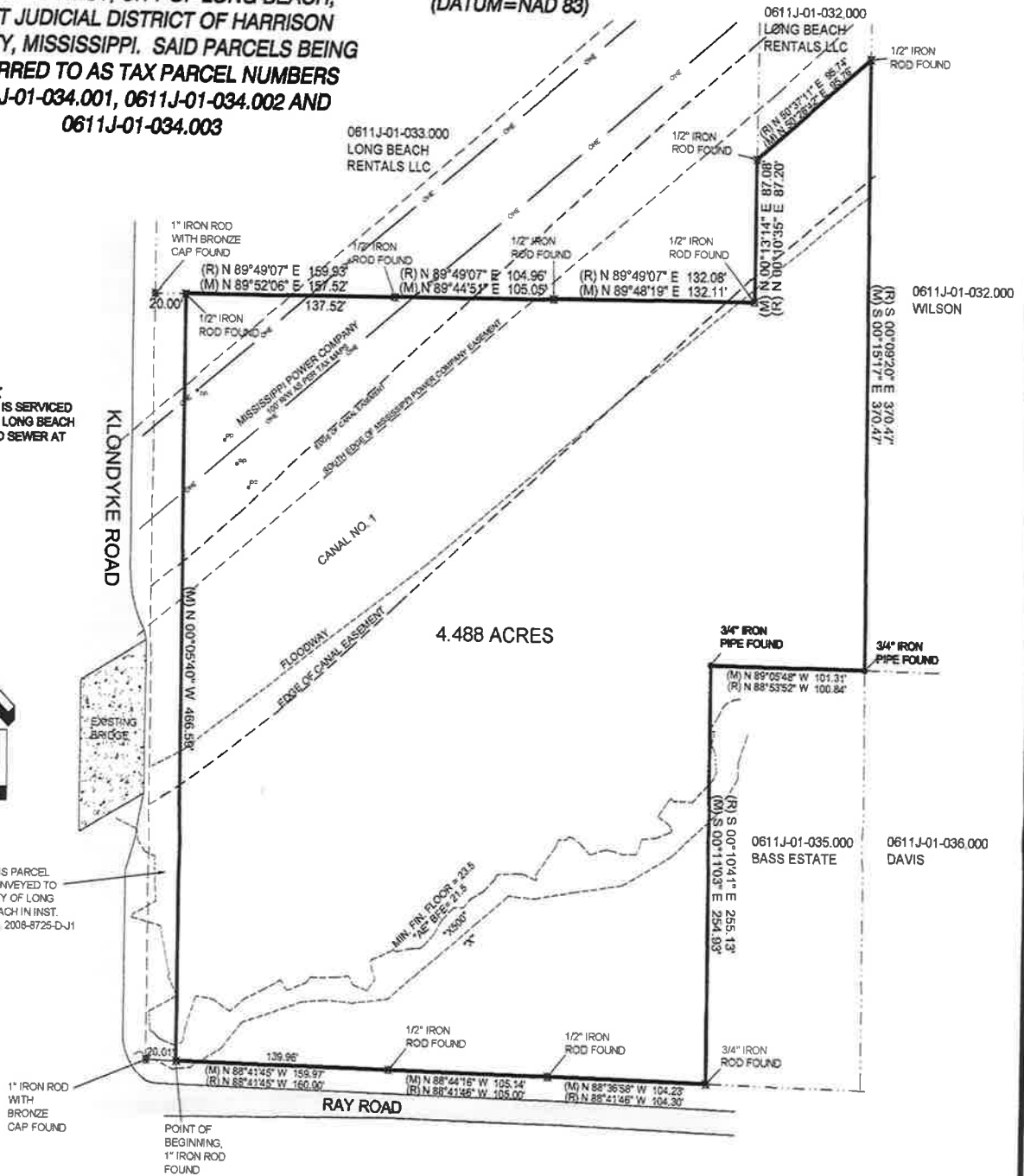
SCALE 1" = 75'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

PROPOSED

NOTE:
PROPERTY IS SERVICED BY CITY OF LONG BEACH WATER AND SEWER AT THIS TIME.



THIS PARCEL CONVEYED TO CITY OF LONG BEACH IN INST. NO. 2008-8725-D-1



NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-8477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
- 5.) THIS IS A CLASS "B" SURVEY.
- 6.) BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO.

GPS OBSERVATION NOTE

DATE OF FIELD WORK: 09/9/2020
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

REFERENCE MATERIALS:

- 1.) HARRISON COUNTY TAX MAPS, CURRENT EDITION
- 2.) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)
- 3.) LONG BEACH ZONING MAP AND ORDINANCE
- 4.) INST. NO. 2007-6039-D-1
- 5.) INST. NO. 2017-2195-D-1
- 6.) INST. NO. 2017-2195-D-1
- 7.) INST. NO. 2017-2195-D-1
- 8.) INST. NO. 2008-8725-D-1
- 9.) INST. NO. 2011-2582-D-1

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "X", "X500" AND "AE" BASE ELEVATION= 21.5 ACCORDING TO MAP NUMBER 28047C035TG, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

LEGEND:

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- △ SPIKE FOUND
- △ SPIKE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- LIGHTWALL MARK FOUND
- APP --- AS PER SURVEY
- APR --- AS PER RECORD
- APP --- AS PER PLAT
- IRP --- IRON ROD FOUND
- IRS --- IRON ROD SET

CLIENTS: LONG BEACH RENTALS, LLC
DATE OF FIELD SURVEY: 9/9/2020
DRAWN BY: CAC
JOB NUMBER: 15291.dwg



PREPARED BY:

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

SHEET 2 OF 4

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF THREE PARCELS INTO ONE AND LYING IN THE NW 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX PARCEL NUMBERS 0611J-01-034.001, 0611J-01-034.002 AND 0611J-01-034.003

LONG BEACH PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcels (0611J-01-034.001, 0611J-01-034.002 and 0611J-01-034.003) into (one) lot. The subject property is generally described as being located (on east side of Klondyke Road and the north side of Ray Road, Long Beach, MS).

The Case File Number is:

LEGAL DESCRIPTIONS

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

0611J-01-034.001

PARCEL 4 AS PER WARRANTY DEED 2011-2582-D-J1

0611J-01-034.002

PARCEL 3 AS PER WARRANTY DEED 2011-2582-D-J1

0611J-01-034.003

PARCEL 2 AS PER WARRANTY DEED 2011-2582-D-J1

LEGAL DESCRIPTION OF THE PROPOSED PARCEL:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE PRESENT EAST MARGIN OF KLONDYKE ROAD WITH THE NORTH MARGIN OF RAY ROAD; THENCE ALONG THE PRESENT EAST MARGIN OF KLONDYKE ROAD, N00°05'40"W 466.59' TO AN IRON ROD FOUND; THENCE N89°52'06"E 137.52' TO AN IRON ROD FOUND; THENCE N89°44'51"E 105.05' TO AN IRON ROD FOUND; THENCE N89°48'19"E 132.11' TO AN IRON ROD FOUND; THENCE N00°13'14"E 87.08' TO AN IRON ROD FOUND; THENCE N50°28'42"E 95.76' TO AN IRON ROD FOUND; THENCE S00°15'17"E 370.47' TO AN IRON PIPE FOUND; THENCE N89°05'48"W 101.31' TO AN IRON PIPE FOUND; THENCE S00°11'03"E 254.93' TO AN IRON ROD FOUND ON THE NORTH MARGIN OF RAY ROAD; THENCE ALONG SAID NORTH MARGIN, N88°36'58"W 104.23' TO AN IRON ROD FOUND; THENCE FURTHER ALONG SAID NORTH MARGIN, N88°44'16"W 105.14' TO AN IRON ROD FOUND; THENCE FURTHER ALONG SAID NORTH MARGIN, N88°41'45"W 139.96' TO THE POINT OF BEGINNING, CONTAINING 4.488 ACRES. HEREIN DESCRIBED PROPERTY BEING SUBJECT TO THE EASEMENTS FOR CANAL NO. 1 AND THE MISSISSIPPI POWER COMPANY RIGHT-OF-WAY.

CLIENTS: LONG BEACH RENTALS, LLC
 DATE OF FIELD SURVEY: 9/9/2020
 DRAWN BY: CAC
 JOB NUMBER: 15291.dwg

PREPARED BY:

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

SHEET 3 OF 4

MINUTES OF NOVEMBER 12, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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.

LONG BEACH RENTALS, LLC

J.P.
SIGNED BY: JERRY PAIGE

10/26/2020
DATE

Subscribed and sworn to before me, in my presence this 26th day of OCTOBER, 2020, a Notary Public in and for the County of Harrison, State of Mississippi.

Maria L. Paige
NOTARY PUBLIC

My Commission Expires: April 14, 2021



CERTIFICATE OF APPROVAL

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

ADMINISTRATOR _____

DATE _____

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and deed descriptions recorded in Deed No. 2011-2582-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 21st day of OCTOBER, 2020.

Clifford A. Crosby
Clifford A. Crosby, P.L.S.
2539
MS P.L.S. NO.



PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the _____ day of _____, 20__.

Planning Commission Chairman _____ Date _____

ACCEPTANCE

Submitted to and approve by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____, 20__.

ADOPT: _____ ATTEST: _____
MAYOR _____ CITY CLERK _____

PREPARED BY:

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

CLIENTS: LONG BEACH RENTALS, LLC
DATE OF FIELD SURVEY: 9/9/2020
DRAWN BY: CAC
JOB NUMBER: 15291.dwg

MINUTES OF NOVEMBER 12, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

223

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

November 9, 2020

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

RE: Certificate of Subdivision - Tax Parcel Nos. 0611J-01-034.001, 0611J-01-034.002 & 0611J-01-034.003

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced parcels which have existing frontage on either Klondyke Rd. or Ray Rd. at the northeast corner of that intersection. The subdivision merely proposes to combine the three referenced lots into one single parcel, having approximately 370 feet of frontage on the north side of Ray Rd.. The Certificate itself appears to contain all appropriate certifications.

Although no additional water or sewer services are anticipated at this lot, 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,

David Ball, P.E.

DB:539

**MINUTES OF NOVEMBER 12, 2020
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Commissioner Barlow made motion, seconded by Commissioner Ward and unanimously carried recommending approval of the resubdivision in accordance with the Subdivision Regulation, Article II. MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS.

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

APPROVED:

Commission Chairman Frank Olavar

DATE: _____

ATTEST:

Tina M. Dahl, Minutes Clerk