

**MINUTES OF APRIL 22, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA  
APRIL 22, 2021  
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. April 8, 2021

**VI. UNFINISHED BUSINESS**

**VII. NEW BUSINESS**

- 1. Certificate of Resubdivision- 601 North Island View Avenue, Tax Parcel 0612D-02-001.001, Submitted by Debbie Curtis.

**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 May 4, 2021.

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

\*\*\*\*\*

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 22nd day of April 2021, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Chairman Frank Olaiivar, Commissioners Junior Husband, Larry Ward, Kevin McKenzie, and Marcia Kruse, and Minutes Clerk Tina M. Dahl.

**MINUTES OF APRIL 22, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Absent the Regular Meeting were Commissioners Shawn Barlow, Mark McMillan, Jeff Hansen, and Jennifer Glenn, 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 McKenzie made motion, seconded by Commissioner Kruse and unanimously carried to approve the Regular Meeting minutes of April 8, 2021, as submitted.

\*\*\*\*\*

It came for discussion under New Business, a Certificate of Resubdivision for the property located at 601 North Island View Avenue, Tax Parcel 0612D-02-001.001, submitted by Debbie Curtis, as follows:

MINUTES OF APRIL 22, 2021  
REGULAR MEETING

503

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 3-15-21  
Zoning R-1  
Agenda Date 4-22-21  
Check Number 60446003

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: **CERTIFICATE OF RESUBDIVISION**
- II. ADVALOREM TAX PARCEL NUMBER(S): 0121 0612D-02-001.001
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Longbeach, MS
- IV. ADDRESS OF PROPERTY INVOLVED: 601 North Islandview, Long Beach Ms 39560
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 4.499 Acre parcel  
Into Parcels A1 and A2
- 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 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

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

Debbie Curtis  
Name of Rightful Owner (PRINT)  
12299 Brittany Blvd  
Owner's Mailing Address  
Gulfport MS 39503  
City State Zip  
228. 343. 0887  
Phone  
Debbie Curtis 3/11/21  
Signature of Rightful Owner Date

\_\_\_\_\_  
Name of Agent (PRINT)  
\_\_\_\_\_  
Agent's Mailing Address  
\_\_\_\_\_  
City State Zip  
\_\_\_\_\_  
Phone  
\_\_\_\_\_  
Signature of Applicant Date

MINUTES OF APRIL 22, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Grantor:
The First, a National Banking
Association
5299 Old Hwy 11
Hattiesburg, MS 39402
Telephone: (601) 450-9208

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011
File No. Z186696N

Grantee: Debbie B. Curtis
12299 Brittany Blvd
Gulfport, Ms 39503
Telephone: 228) 343-0887

INDEXING INSTRUCTIONS: 8.4 AC Beg 150 Ft S of NW Cor of Sec 14 S Along Sec Line 348 Ft ELY
880 Ft to W Mar of N Island View, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and 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, The First, a National Banking Association, acting by and thru its duly authorized
and appointed Officer, does hereby sell, assign, convey, specially warrant and deliver unto Debbie B.
Curtis, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison
County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto
belonging, and being more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

This being the same property as that conveyed to The First, a National Banking Association,
by instrument recorded in Instrument No. 2016-1827-D-J1, Land Deed Records of Harrison
County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject
to any erosion due to action of the elements since filing of the plat. Such riparian and littoral rights as exist
are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is

Pilger Title Co.

coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim
only.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and
reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County,
Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date
on an estimated basis, and when said taxes are actually determined, if the proration as of this date is
incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS ITS SIGNATURE, on this the 17th day of August, A.D., 2018.

The First, a National Banking Association

By: [Signature]
Name
Special Assets Manager
Title:

CORPORATE ACKNOWLEDGEMENT

STATE OF MS
COUNTY OF Lamar

Personally appeared before me, the undersigned authority in and for the said county and state, on
this 17th day of August, 2018, within my jurisdiction, the within named
Morgan Miller, who proved to me on the basis of satisfactory evidence to be
the person whose name is subscribed in the above and foregoing instrument and acknowledged that
he/she executed the same in his/her representative capacity, and that by his/her signature on the
instrument, and as the act and deed of the person or entity upon behalf of which he/she/they acted,
executed the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 17th day of August, A.D. 2018.

(AFFIX SEAL)

My commission expires: 10/25/21

[Signature]
NOTARY PUBLIC

DEED ACCEPTED BY:
[Signature]
Debbie B. Curtis



Pilger Title Co.

MINUTES OF APRIL 22, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

EXHIBIT "A"

A parcel of land being located in Section 14, Township 8 South, Range 12 West, Harrison County, Mississippi, better described as:

4.8 acres, more or less, and being situated in Section 14, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi; Beginning at the NW corner of said Section and running East along the North line of said Section 480 feet to the point of beginning. Running thence South 505 feet; thence East 400 feet, more or less, to a road; running thence North with the West Margin of a road 505 feet more or less, to the North line of said Section; running thence West along said Section 400 feet, more or less to point of beginning.

AND

3.83 acres, more or less, and being situated in the NW 1/4 of Section 14, Township 8 South Range 12 West, First Judicial District of Harrison County, Mississippi, commencing at a point 150 feet south of the NW corner of Section on the remains of an old fence line being the point of beginning. Thence Easterly a distance of 480 feet to a point; thence South a distance of 348 feet to a point; thence westerly a distance of 480 feet to a point; thence North 00 degrees 12' East a distance of 348 feet to the point of beginning.

*ms* *ms* 8/17/18  
Debbie B. Curtis

LRMINQ01 APPRINQ39  
Library 2019  
CURTIS DEBBIE B  
12299 BRITTANY BLVD

LAND ROLL MAINTENANCE

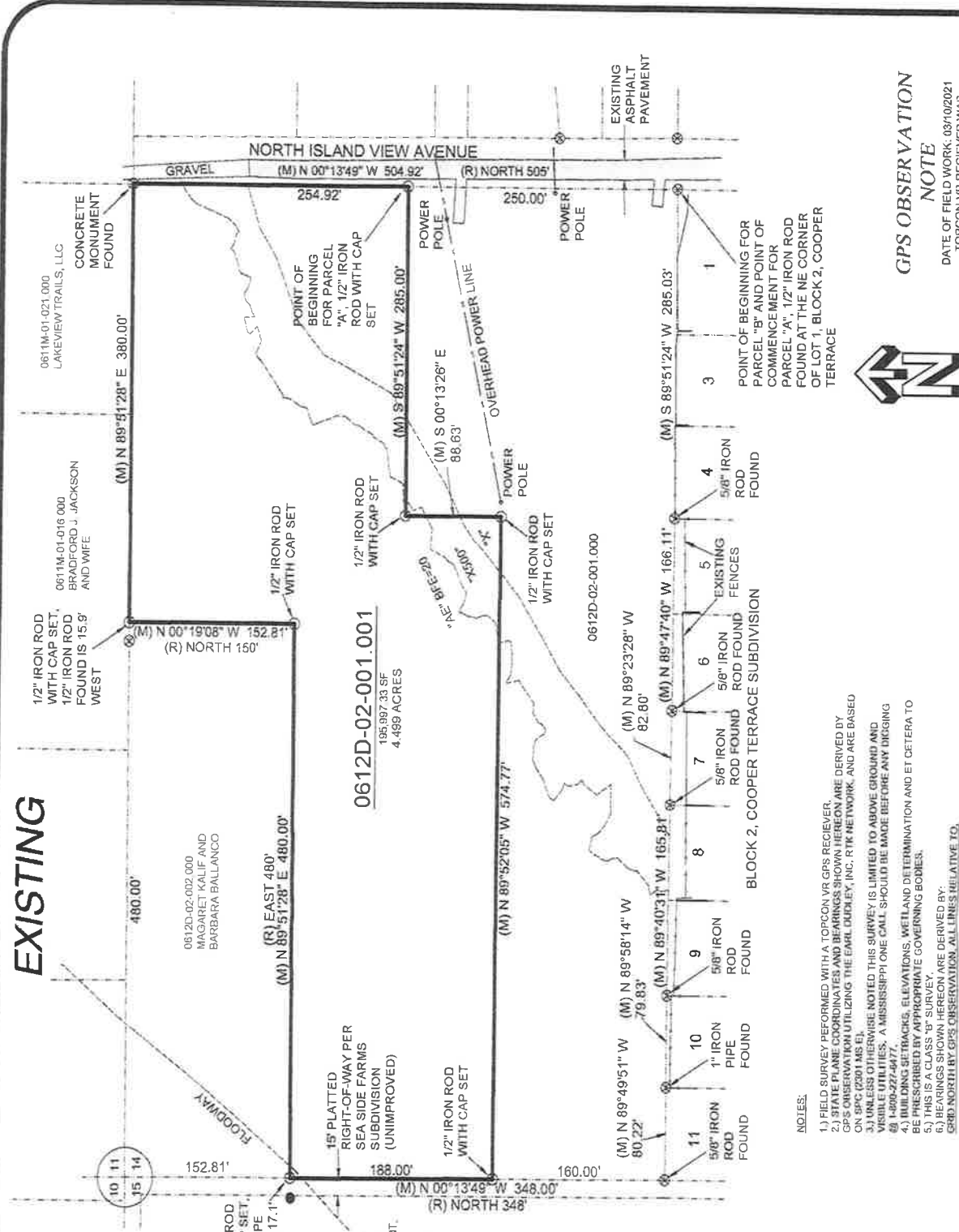
LRWINQ01/HC

Parcel 0612D-02-001.000 PPIN 37407  
Alt Parcel 0612D-02-001.000  
Exempt Code Tax District 3L  
Subdivision

Neighborhood

C/S/Z GULFPORT	MS 39503								
Sect/Twn/Rng 14 08 12	Blk	St	601			ISLAND VIEW ST			
Cls C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed		
1									
2	8.40	84787		8.40		84787	12718		
	8.40	84787		8.40		84787	12718		
Homestead Type	1=065 2=DAV 3=DIS 4=Reg			Reg	100	DAV			
Mtg									
New Value Added		F-Fire	O-Override			Eligible for Class 1 N (Y/N)			
Drainage Code	Benefit	Price	Total			Deed Ref. 2018-0005339-D-J1			
						Deed Date 8 / 21 / 2018			
					Roll: Page Line	Added			
					County 6338 1	By			
					City	Changed 1 31 2019			
					School	By LSC			
Levee Benefits	X .05 =								
F3-NEXT PARCEL, F5-LEGAL, F6-ADDENDUM, F7-DEEDS, F8-FLAGS, F9-OPTIONS F10-PRINT									
F3 For next record									

MINUTES OF APRIL 22, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**EXISTING**

A RESUBDIVISION OF A 4.499 ACRE PARCEL, SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO PARCELS "A1" AND "A2". SAID LOT BEING REFERRED TO AS TAX PARCEL NO. 0612D-02-001.001

**FLOOD ZONE NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X", "X500", AND "AE" WITH A BASE FLOOD ELEVATION OF 20 FEET ACCORDING TO MAP NUMBER 28047C0356G, 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.

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

**SCALE 1" = 100'**  
**REFERENCE: GRID NORTH BY GPS OBSERVATION (DATUM=NAD 83)**

**REFERENCE MATERIALS:**  
1) RECORDED PLAT OF COOPER TERRACE  
2) HARRISON COUNTY TAX MAPS, CURRENT EDITION  
3) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)  
4) LONG BEACH ZONING MAP AND ORDINANCE  
5) MISSISSIPPI DEPARTMENT OF REVENUE SUBDIVISION G.I. INSTRUMENT NO. 20212135-0-11

**MINIMUM BUILDING SETBACKS:**  
THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1, SINGLE FAMILY RESIDENCE DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.

FRONT YARD - 35 FEET  
SIDE YARD - 8 FEET  
REAR YARD - 15 FEET

PREPARED BY:

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

**NOTES:**  
1.) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER.  
2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY THE SURVEYOR USING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPIC (2011) AS THE DATUM.  
3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING OR 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 GPS OBSERVATION. ALL LINES RELATIVE TO GRID NORTH BY GPS OBSERVATION. ALL LINES RELATIVE TO

**GPS OBSERVATION NOTE**  
DATE OF FIELD WORK: 03/10/2021  
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

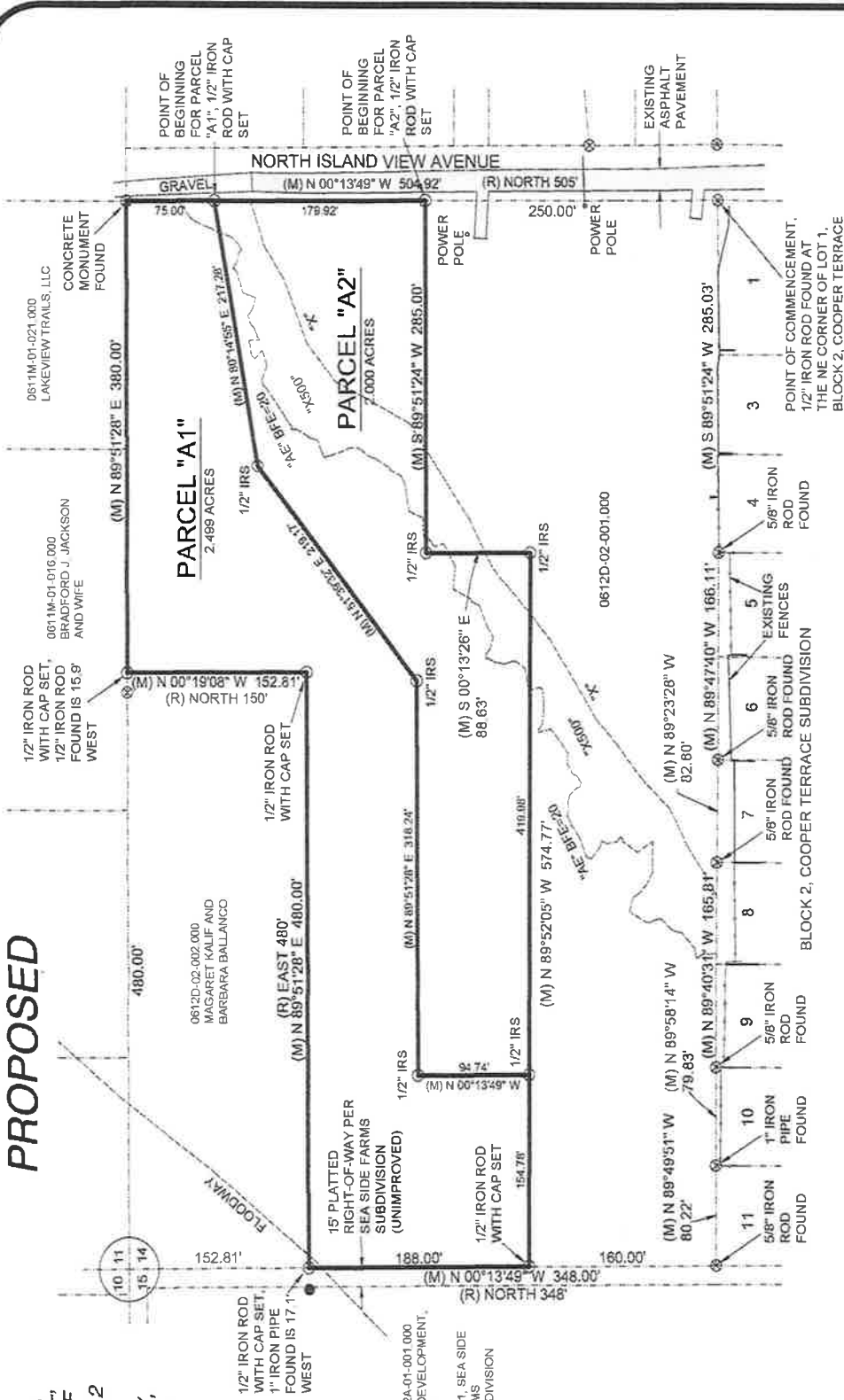
CLIENT: DEBBIE B. CURTIS  
DATE OF FIELD SURVEY: 3/10/2021  
DRAWN BY: CAC  
JOB NUMBER: 19449.dwg

SHEET 1 OF 4

MINUTES OF APRIL 22, 2021  
REGULAR MEETING

507

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**PROPOSED**

A RESUBDIVISION OF A 4.499 ACRE PARCEL,  
SITUATED IN THE NW 1/4 OF THE NW 1/4 OF  
SECTION 14, TOWNSHIP 8 SOUTH, RANGE 12  
WEST, CITY OF LONG BEACH, FIRST  
JUDICIAL DISTRICT OF HARRISON COUNTY,  
MISSISSIPPI, INTO PARCELS "A1" AND "A2".  
SAID LOT BEING REFERRED TO AS TAX  
PARCEL NO. 0612D-02-001.001

SCALE 1" = 100'  
REFERENCE: GRID NORTH  
BY GPS OBSERVATION  
(DATUM = NAD 83)

- LEGEND:
- IRON ROD FOUND
  - IRON PIPE FOUND
  - IRON ROD SET
  - IRON PIPE SET
  - SPIKE SET
  - CONCRETE MONUMENT FOUND
  - CONCRETE MONUMENT SET
  - AS PER RECORD
  - AS PER SURVEY
  - IRON ROD FOUND
  - IRON PIPE FOUND
  - IRON ROD SET
  - IRON PIPE SET

MINIMUM BUILDING SETBACKS:  
THIS PARCEL OF LAND IS LOCATED IN A ZONE R-4,  
SINGLE FAMILY RESIDENCE DISTRICT AS PER CITY  
OF LONG BEACH ZONING MAP.

FRONT YARD - 25 FEET  
SIDE YARD - 8 FEET  
REAR YARD - 15 FEET

- REFERENCE MATERIALS:
- 1) RECORDED PLAT OF COOPER TERRACE SUBDIVISION
  - 2) HARRISON COUNTY TAX MAPS, CURRENT EDITION
  - 3) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)
  - 4) LONG BEACH ZONING MAP AND ORDINANCE
  - 5) HARRISON COUNTY PLATTED FARMS SUBDIVISION
  - 6) INSTRUMENT NO. 2017-02-0380-01

- 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 NAD 83 (2011 EDITION).
  - 3.) BEARINGS AND DISTANCES SHOWN HEREON WERE MEASURED IN THE FIELD AND WERE NOT OBTAINED FROM ANY PREVIOUS SURVEY.
  - 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 GPS OBSERVATION. ALL LINES RELATIVE TO GRID NORTH BY GPS OBSERVATION. ALL LINES RELATIVE TO GRID NORTH BY GPS OBSERVATION.

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

FLOOD ZONE NOTE:  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN THE FIRM FLOOD ZONE. THE FIRM FLOOD ZONE IS LOCATED ON THE FIRM FLOOD ELEVATION OF 20 FEET BASE FLOODING MAP NUMBER 2004700566, DATED JUNE 16, 2008. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

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



GPS OBSERVATION  
NOTE  
DATE OF FIELD WORK: 03/10/2021  
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

CLIENT: DEBBIE B. CURTIS  
DATE OF FIELD SURVEY: 3/10/2021  
DRAWN BY: CAC  
JOB NUMBER: 19449.dwg

SHEET 2 OF 4

**MINUTES OF APRIL 22, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**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 parcel (0612D-02-001.001) into (two) parcels. The subject property is generally described as being located (on west side of North Island View Avenue, Long Beach, MS).

The Case File Number is: \_\_\_\_\_

**LEGAL DESCRIPTIONS**

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

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 14, 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):

COMMENCING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2, COOPER TERRACE SUBDIVISION, SAID POINT LYING ON THE WEST MARGIN OF NORTH ISLAND VIEW AVENUE; THENCE ALONG SAID WEST MARGIN, N00°13'49"W 250.00' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE S89°51'24"W 285.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE S00°13'26"E 88.63' TO A 1/2" IRON ROD WITH CAP SET; THENCE N89°52'05"W 574.77' TO A 1/2" IRON ROD WITH CAP SET ON THE WEST LINE OF SAID SECTION 14; THENCE ALONG SAID WEST LINE, N00°13'49"W 188.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE N89°51'28"E 480.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE N00°19'08"W 152.81' TO A 1/2" IRON ROD WITH CAP SET ON THE NORTH LINE OF SAID SECTION 14; THENCE ALONG SAID NORTH LINE, N89°51'28"E 380.00' TO A CONCRETE MONUMENT FOUND ON THE WEST MARGIN OF NORTH ISLAND VIEW AVENUE; THENCE ALONG SAID WEST MARGIN, S00°13'49"E 254.92' TO THE POINT OF BEGINNING, CONTAINING 195,997.33 SQUARE FEET OR 4.499 ACRES.

**LEGAL DESCRIPTIONS OF THE TWO PROPOSED PARCELS:**

**LEGAL DESCRIPTION of (Parcel "A1"):**

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 14, 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):

COMMENCING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2, COOPER TERRACE SUBDIVISION, SAID POINT LYING ON THE WEST MARGIN OF NORTH ISLAND VIEW AVENUE; THENCE ALONG SAID WEST MARGIN, N00°13'49"W 429.92' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE S80°14'55"W 217.28' TO A 1/2" IRON ROD WITH CAP SET; THENCE S51°39'32"W 219.17' TO A 1/2" IRON ROD WITH CAP SET; THENCE S89°51'28"W 318.24' TO A 1/2" IRON ROD WITH CAP SET; THENCE S00°13'49"E 94.74'; THENCE N89°52'05"W 154.78' TO A 1/2" IRON ROD WITH CAP SET ON THE WEST LINE OF SAID SECTION 14; THENCE ALONG SAID WEST LINE, N00°13'49"W 188.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE N89°51'28"E 480.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE N00°19'08"W 152.81' TO A 1/2" IRON ROD WITH CAP SET ON THE NORTH LINE OF SAID SECTION 14; THENCE ALONG SAID NORTH LINE, N89°51'28"E 380.00' TO A CONCRETE MONUMENT FOUND ON THE WEST MARGIN OF NORTH ISLAND VIEW AVENUE; THENCE ALONG SAID WEST MARGIN, S00°13'49"E 75.00' TO THE POINT OF BEGINNING, CONTAINING 2.499 ACRES.

**LEGAL DESCRIPTION of (Parcel "A2"):**

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 14, 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):

COMMENCING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2, COOPER TERRACE SUBDIVISION, SAID POINT LYING ON THE WEST MARGIN OF NORTH ISLAND VIEW AVENUE; THENCE ALONG SAID WEST MARGIN, N00°13'49"W 250.00' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE S89°51'24"W 285.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE S00°13'26"E 88.63' TO A 1/2" IRON ROD WITH CAP SET; THENCE N89°52'05"W 419.98' TO A 1/2" IRON ROD WITH CAP SET; THENCE N00°13'49"W 94.74' TO A 1/2" IRON ROD WITH CAP SET; THENCE THENCE N89°51'28"E 318.24' TO A 1/2" IRON ROD WITH CAP SET; THENCE THENCE N51°39'32"E 219.17' TO A 1/2" IRON ROD WITH CAP SET; THENCE N80°14'55"E 217.28' TO A 1/2" IRON ROD WITH CAP SET ON THE WEST MARGIN OF NORTH ISLAND VIEW AVENUE; THENCE ALONG SAID WEST MARGIN, S00°13'49"E 179.92' TO THE POINT OF BEGINNING, CONTAINING 2.000 ACRES.

PREPARED BY:

**CLIFFORD A. CROSBY, PLS**

716 LIVE OAK DRIVE

BILOXI, MS 39532 PHONE: 228-234-1649

SHEET 3 OF 4



REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNERSHIP

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

Debbie B. Curtis

3/10/21

SIGNED BY: DEBBIE B. CURTIS

DATE

Subscribed and sworn to before me, in my presence this 10th day of March 2021, a Notary Public in and for the County of Harrison, State of Mississippi.

NOTARY PUBLIC

My Commission Expires:



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 a deed description recorded in instrument no. 2021-0002135-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 10th day of MARCH, 2021.

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

**MINUTES OF APRIL 22, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**Special Tap Fee 601 North Islandview Ave.**

**Date: 03-31-2021**

**SEWER AND WATER TAP**

**MATERIALS:**

QTY.		ITEM	PRICE	TOTAL
1	EA	1" Corp	\$38.48	\$38.48
1	EA	1" curb stop	\$44.65	\$44.65
30	FT	Roll Tube	\$0.33	\$9.90
1	EA	Meter Box	\$33.00	\$33.00
1	EA	2 X 1 Saddle	\$33.00	\$33.00
1	EA	2X2 SCH. 40 "T"	\$8.00	\$8.00
1	EA	SCH. 40 CAP	\$10.00	\$10.00
32	FT	SCH. 40 PIPE	\$1.00	\$32.00
				<hr/>
<b>TOTAL MATERIAL COST</b>				<b>\$209.03</b>

**EQUIPMENT:**

QTY.		ITEM	PRICE	TOTAL
6	HRS	161-TRACK HOE	\$21.00	\$126.00
6	HRS	DUMP TRUCK/ Trailer	\$45.00	\$270.00
6	HRS	CREW TRUCK	\$10.00	\$60.00
				<hr/>
<b>TOTAL EQUIPMENT COST</b>				<b>\$456.00</b>

**LABOR:**

			<b>TOTAL</b>
		LABOR	\$557.78
			<hr/>
<b>TOTAL LABOR COST</b>			<b>\$557.78</b>

**FUEL:**

		<b>TOTAL</b>
	<b>TOTAL MATERIAL COST</b>	\$209.03
	<b>TOTAL EQUIPMENT COST</b>	\$456.00
	<b>TOTAL LABOR COST</b>	\$557.78
		<hr/>
<b>TOTAL</b>		<b>\$1,222.81</b>
	<b>5% FUEL COST</b>	\$61.14

**PLEASE REMIT MATERIAL AND EQUIPMENT COST TO: \$665.03**

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

**PLEASE REMIT LABOR & FUEL COST TO: \$618.93**

Utility Partners, LLC  
P.O. Box 591  
Long Beach, MS 39560

**TOTAL SEWER AND WATER TAP FEE COST \$1,283.96**

**\*Note: This area requires a sewer grinder system designed by others.**

**MINUTES OF APRIL 22, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**511**

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

April 15, 2021

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

**RE: Certificate of Subdivision – Tax Parcel No. 0612D-02-001.001**

Ladies and Gentlemen:

We have received the referenced Certificate of Subdivision and reviewed it for compliance with the City's ordinances. The proposed subdivision proposes to subdivide an existing parcel with frontage along the west side of N. Island View Ave. Parcel "A1" will have approximately 75 feet of frontage on the N. Island View right-of-way. That portion of right-of-way contains a gravel road, which is not normally considered a fully improved street; however, the ordinance merely requires the lot to have access for a reasonable means of ingress and egress for emergency vehicles. If this condition is acceptable to the Fire Dept., we certainly take no exception to the condition, but do recommend that the City accept no responsibility to improve N. Island View for access to Parcel "A1". Proposed Parcel "A2" will have approximately 180 feet of frontage on the paved portion of N. Island View. Each proposed parcel appears to meet City requirements for frontage, size, setbacks, etc. and the Certificate itself appears to contain all appropriate certifications.

Besides the recommended conditions above, the City's 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 APRIL 22, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

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

APPROVED:

\_\_\_\_\_

Chairman Frank Olaivar

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

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

Tina M. Dahl, Minutes Clerk