

**MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA  
OCTOBER 28, 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. October 14, 2021

**VI. UNFINISHED BUSINESS**

- 1. Ordinance 622, Short Term Rentals

**VII. NEW BUSINESS**

- 1. Certificate of Resubdivision- 105 Twin Cedar Avenue, Tax Parcel 0512H-04-023.000, Submitted by James A. LaBorde.
- 2. Certificate of Resubdivision- 144 Ocean Wave Avenue, Tax Parcel 0711M-03-043.000, Submitted by David Wyman.
- 3. Certificate of Resubdivision- 310 Jeff Davis Avenue, Tax Parcel 0612B-03-056.000, Submitted by USC Au Properties, LLC.

**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 2, 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 Sawyer Walters 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 28th day of October 2021, in the Long Beach City Hall Meeting Room, 201

**MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Vice Chairman Shawn Barlow, Sawyer Walters, Jeff Hansen, and Chris Fields, City Advisor Bill Hessel, Building Official Mike Gundlach, Building Official Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting were Commission Chairman Frank Olaivar and Commissioners Justin Shaw, Jennifer Glenn and Marcia Kruse.

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

\*\*\*\*\*

Commissioner Walters made motion, seconded by Commissioner Hansen and unanimously carried to approve the Regular Meeting minutes of October 14, 2021, as submitted.

\*\*\*\*\*

It came for discussion under Unfinished Business, Ordinance 622, Short Term Rentals, as follows:

The following was discussed at our short-term rental work session 9/23/21:

\*Fine of \$1,500 for non-compliance/not registering w/additional 10% fee every (30) days from official notification of such.

\*Implement a separate application fee of \$200. Increase initial permit fee to \$500.00. Permit renewal required yearly at \$500.00 with a 100% penalty within (30) days of renewal. After (30) days applicant must clear all penalties and re-submit a new application, including the \$200 application fee and \$500 permit fee.

\*Leave (G) for notification to surrounding landowners but also include an explanation of the renewal process and how to document issues with the police department, if they are to be considered for non-renewal.

\*Eliminate (H) public hearings.

\*Specify that the applicant/owner is responsible for verifying their subdivision covenants and if building official validate of a conflict with covenants at any time, permit can be immediately revoked.

\*Specify within the ordinance that complaints need to be documented by LBPD to be considered valid.

\*Fines for occupancy overages, number of vehicles, noise and garbage were discussed but we need clarification how to levy them.

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After considerable discussion, Commissioner Walters made motion, seconded by Commissioner Hansen and unanimously carried to set a work session December 9, 2021, after the regular scheduled meeting.

\*\*\*\*\*

It came for discussion under New Business, a Certificate of Resubdivision for property located at 105 Twin Cedar Avenue, Tax Parcel 0512H-04-023.000, submitted by James A. LaBorde, as follows:

MINUTES OF OCTOBER 28, 2021  
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 9/30/21  
Zoning R-1  
Agenda Date 10-28-21  
Check Number 1647

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0512H-04-023.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: TWIN CEDAR AVENUE, CITY OF LONG BEACH, MS
- IV. ADDRESS OF PROPERTY INVOLVED: 105 TWIN CEDAR AVENUE
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of LOT 5 & 6 TWIN CEDARS SUBD  
Into THREE LOTS -- ONE LOT 142.5 FT X 183 FT. TWO LOTS 75 FT X 183 FT

- 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.

James A. LaBoode  
Name of Rightful Owner (PRINT)

112 Twin Cedar Ave  
Owner's Mailing Address

Long Beach MS 39560  
City State Zip

228-234-2634  
Phone

James A. LaBoode  
Signature of Rightful Owner Date

9-25-21

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

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

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

\_\_\_\_\_  
Phone

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

**MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Prepared by:  
Julien K. Byrne III  
Attorney at Law  
311 East Second St.  
Pass Christian, MS 39571  
(228) 452-9408  
Mississippi Bar Number: 7654

Return to:  
Julien K. Byrne III  
Attorney at Law  
311 East Second St.  
Pass Christian, MS 39571  
(228) 452-9408

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**WARRANTY DEED**

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **ROBERT WAWREK and wife, SUSAN WAWREK**, of 6493 Van Buren Road, Warners, NY 13164, (404) 580-2522, do hereby sell, convey and warrant unto **JAMES A. LaBORDE**, of 112 Twin Cedar Avenue, Long Beach, MS 39560. (228) 234-2634, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

**Lots 5 and 6, TWIN CEDARS SUBDIVISION, located in the City of Long Beach, Mississippi, in the First Judicial District of Harrison County, Mississippi, as per the Survey of E. Patrick Cassady, dated October 18, 1967.**

Together with any and all title, right and interest in the Grantors in and to that part of a vacated unopened street adjacent to said lots, as per Court order of record in Deed Book 1536, page 114 et seq., in aforesaid office.

**INDEX AS FOLLOWS: Lots 5 and 6, and pt of vacated street, TWIN CEDARS SUBDIVISION, Harrison Co., MS**

File No. 21-25029 LaBORDE

Page 1

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

It is agreed and understood that the taxes for the current year have been prorated 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 herein agree to pay on a basis of an actual proration. All subsequent year taxes are specifically assumed by the Grantee.

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

Witness the signatures of the Grantors this 37<sup>th</sup> day of August, 2021.

*Robert Wawrek*  
ROBERT WAWREK  
*Susan Wawrek*  
SUSAN WAWREK

STATE OF New York  
COUNTY OF ONONDAGA

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **ROBERT WAWREK and SUSAN WAWREK**, who acknowledged that they executed the above and foregoing instrument on the day and in the year therein written.

Given under my hand and official seal of office this 27<sup>th</sup> day of August, 2021.

ALBERT P. WENTZ  
Notary Public in the State of New York  
Qualified in Onondaga Co. No. 34-5989455  
My Commission Expires on December 31, 2022

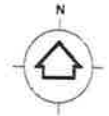
*Albert P. Wentz*  
NOTARY PUBLIC  
My Commission Expires: 12/31/2022  
AFFIX SEAL

*[Handwritten signature]*

File No: 21-25029 LaBORDE

Page 2

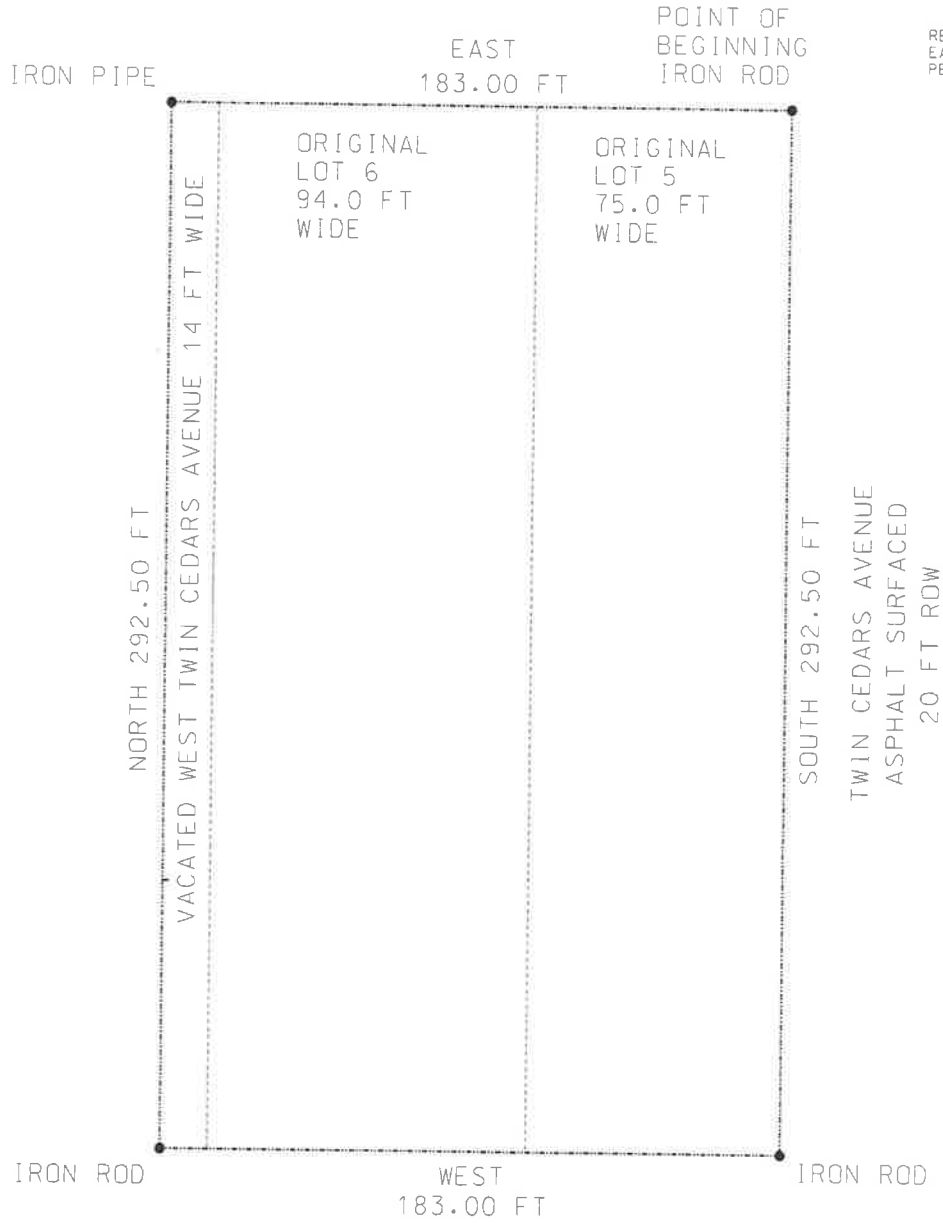
MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCALE: 1" = 40'

CLASS "C" SURVEY

REFERENCE BEARING -  
EAST PROPERTY LINE AS  
PER PLAT



INFORMATION PROVIDED  
BY CLIENT

SURVEY PERFORMED WITHOUT  
BENEFIT OF CURRENT TITLE EXAM

BY GRAPHIC PLOTTING ONLY

REFERENCES - 2016-0003357-D-J1, 2015-0009073-D-J1, 1536/0114

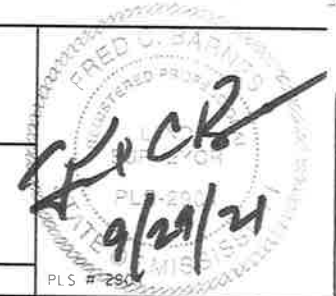
THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY  
DESCRIBED AND SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER  
DATA ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DESCRIPTION:

105 TWIN CEDARS AVENUE, HARRISON COUNTY, LONG BEACH, MS.  
Parcel ID 0512H-04-023.000, SECTION 15, TOWNSHIP 08 SOUTH, RANGE 12 WEST

FRED C. BARNES, PLS, P.O. BOX 7269, D'IBERVILLE, MS 39540, PH 228-435-5590

...Jimmy twin cedars subdivision. Sep. 28, 2021 09:47:36





MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel # 0512H-04-023.000 into three new parcels. The subject property is generally described as being located at 105 Twin Cedar Avenue in the City of Long Beach, Harrison County, Mississippi.

Legal Description of Parent Property:

A parcel of land situated and being located in Twins Cedars Subdivision, City of Long Beach, Harrison County, Mississippi, Section 15, Township 08 South, Range 12 West, more particularly described as:

Beginning at iron rod found at the Northeast corner of Lot 5, Twin Cedars Subdivision in the City of Long Beach, Harrison County, Mississippi, Section 15, Township 08 South, Range 12 West, thence run South a distance of 292.5 feet along the west margin of Twin Cedars Avenue to an iron rod; thence run West a distance of 183.0 feet to an iron rod; thence run North a distance of 292.5 feet to an iron pipe; thence run East a distance of 183.0 feet to the Point of Beginning, Containing 53,527.5 square feet, more or less.

Legal Description of Parcel "A":

A parcel of land situated and being located in Twins Cedars Subdivision, City of Long Beach, Harrison County, Mississippi, Section 15, Township 08 South, Range 12 West, more particularly described as:

Beginning at iron rod found at the Northeast corner of Lot 5, Twin Cedars Subdivision in the City of Long Beach, Harrison County, Mississippi, Section 15, Township 08 South, Range 12 West, thence run South a distance of 142.5 feet along the west margin of Twin Cedars Avenue to an iron rod; thence run West a distance of 183.0 feet to an iron rod; thence run North a distance of 142.5 feet to an iron pipe; thence run East a distance of 183.0 feet to the Point of Beginning, Containing 26,077.5 square feet, more or less.

Legal Description of Parcel "B":

A parcel of land situated and being located in Twins Cedars Subdivision, City of Long Beach, Harrison County, Mississippi, Section 15, Township 08 South, Range 12 West, more particularly described as:

Commencing at iron rod found at the Northeast corner of Lot 5, Twin Cedars Subdivision in the City of Long Beach, Harrison County, Mississippi, Section 15, Township 08 South, Range 12 West, thence run South a distance of 142.5 feet along the west margin of Twin Cedars Avenue to an iron rod and the Point of Beginning; thence run South a distance of 75.0 feet along the west margin of Twin Cedars Avenue to an iron rod; thence run West a distance of 183.0 feet to an iron rod; thence run North a distance of 75.0 feet to an iron rod; thence run East a distance of 183.0 feet to the Point of Beginning, Containing 13725.0 square feet, more or less.

Legal Description of Parcel "C":

A parcel of land situated and being located in Twins Cedars Subdivision, City of Long Beach, Harrison County, Mississippi, Section 15, Township 08 South, Range 12 West, more particularly described as:

Commencing at iron rod found at the Northeast corner of Lot 5, Twin Cedars Subdivision in the City of Long Beach, Harrison County, Mississippi, Section 15, Township 08 South, Range 12 West, thence run South a distance of 217.5 feet along the west margin of Twin Cedars Avenue to an iron rod and the Point of Beginning; thence run South a distance of 75.0 feet along the west margin of Twin Cedars Avenue to an iron rod; thence run West a distance of 183.0 feet to an iron rod; thence run North a distance of 75.0 feet to an iron rod; thence run East a distance of 183.0 feet to the Point of Beginning, Containing 13725.0 square feet, more or less.

INFORMATION PROVIDED  
BY CLIENT

SURVEY PERFORMED WITHOUT  
BENEFIT OF CURRENT TITLE EXAM

BY GRAPHIC PLOTTING ONLY

REFERENCES - 1953-000008-P-J1.PDF, 2016-0003357-D-J1, 2015-0009073-D-J1, 1536/0114

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DESCRIPTION:

PROPOSED SUBDIVISION OF PROPERTY LOCATED AT  
105 TWIN CEDARS AVENUE, HARRISON COUNTY, LONG BEACH, MS.  
Parcel ID 0512H-04-023.000, SECTION 15, TOWNSHIP 08 SOUTH, RANGE 12 WEST

FRED C. BARNES, PLS, P.O. BOX 7269, D'IBERVILLE, MS 39540, PH 228-435-5590

PLS # 2904

...jimmy twin cedars subdivision, Sep. 28, 2021 09:39:28



MINUTES OF OCTOBER 28, 2021  
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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.

James A. De Donk  
OWNER

9-29-21  
DATE

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

Patricia A. Turner  
NOTARY PUBLIC

My Commission Expires: 4/26/2022



CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me from actual survey made by me and a deed description recorded in Book \_\_\_\_\_, Page \_\_\_\_\_ in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this 29 day of September, 2021.

Fred C. Barnes Ms 2914  
Registered Land Surveyor and Registration Number

Subscribed and sworn to before me, in my presence this 29<sup>th</sup> day of September 2021 a Notary Public in and for the County of Harrison, State of Mississippi.

Patricia A. Turner  
NOTARY PUBLIC

My Commission Expires: 4/26/2022



CERTIFICATE OF APPROVAL

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

\_\_\_\_\_  
ADMINISTRATOR

\_\_\_\_\_  
DATE

PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Planning Commission Chairman

\_\_\_\_\_  
DATE

ACCEPTANCE

Submitted to and approved by the City of Long Beach, Board of Alderman, at the regular meeting of said Board of Alderman held on the \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
ADOPT:

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DESCRIPTION:

PROPOSED SUBDIVISION OF PROPERTY LOCATED AT  
105 TWIN CEDARS AVENUE, HARRISON COUNTY, LONG BEACH, MS.  
Parcel ID 0512H-04-023.000, SECTION 15, TOWNSHIP 08 SOUTH, RANGE 12 WEST

FRED C. BARNES, PLS., P.O. BOX 7269, D'IBERVILLE, MS 39540, PH 228-435-5590

PLS # 2904

...jimmy twin cedars subdivision. Sep. 28, 2021 09:38:11

**MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Special Tap Fee: 105 Twin Cedar				
Date: 10-27-2021				
SEWER AND WATER TAP				
<b>MATERIALS:</b>				
QTY.		ITEM	PRICE	TOTAL
1	EA	1" Corp Stop	\$42.21	\$42.21
1	EA	1" Curb Stop	\$50.79	\$50.79
2	EA	3/4" Curb Stop	\$28.78	\$57.56
30	FT	Roll Tube	\$0.56	\$16.80
2	EA	Meter Box	\$37.00	\$74.00
1	EA	8"x1" Tap Saddle	\$32.63	\$32.63
1	EA	1"x 3" WYE	\$2.48	\$2.48
2	EA	8X6" T wye	\$42.76	\$85.52
2	EA	6X6" T wye	\$34.23	\$68.46
4	EA	8" FERNCO	\$11.77	\$47.08
4	EA	6" CAPS	\$8.52	\$34.08
28	FT	6" SDR 26	\$2.70	\$75.60
10	FT	8" SDR 26	\$12.32	\$123.20
2	TONS	ASPHALT	\$58.75	\$117.50
2	TONS	LIMESTONE	\$27.00	\$54.00
<b>TOTAL MATERIAL COST</b>				<b>\$881.91</b>
<b>EQUIPMENT:</b>				
QTY.		ITEM	PRICE	TOTAL
12	HRS	161-TRACK HOE	\$21.00	\$252.00
12	HRS	DUMP TRUCK/ Trailer	\$45.00	\$540.00
12	HRS	CREW TRUCK	\$10.00	\$120.00
4	HRS	ASPHALT TRUCK	\$43.00	\$172.00
4	HRS	ROLLER	\$21.00	\$84.00
<b>TOTAL EQUIPMENT COST</b>				<b>\$1,168.00</b>
<b>LABOR:</b>				
			LABOR	<b>TOTAL</b>
				\$1,343.71
<b>TOTAL LABOR COST</b>				<b>\$1,343.71</b>
<b>FUEL:</b>				
				<b>TOTAL</b>
<b>TOTAL MATERIAL COST</b>				\$881.91
<b>TOTAL EQUIPMENT COST</b>				\$1,168.00
<b>TOTAL LABOR COST</b>				\$1,343.71
<b>TOTAL</b>				<b>\$3,393.62</b>
<b>5% FUEL COST</b>				<b>\$169.68</b>
<b>PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:</b>				<b><u>\$2,049.91</u></b>
City of Long Beach				
P.O. Box 929				
Long Beach, MS 39560				
<b>PLEASE REMIT LABOR &amp; FUEL COST TO:</b>				<b><u>\$1,513.39</u></b>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
<b>TOTAL WATER TAP FEE COST</b>				<b>\$3,563.30</b>

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**MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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



**OVERSTREET  
& ASSOCIATES**  
CONSULTING ENGINEERS

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

October 27, 2021

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

**RE: Certificate of Subdivision - Tax Parcel No. 0512H-04-023.000**

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which lies on the west side of Twin Cedars Ave. Proposed Parcel "A" will be nearly 0.6 acres in size, with over 142 feet of frontage on Twin Cedars Ave.; Parcel "B" and Parcel "C" will both be approx. 0.3 acres with 75 feet of frontage. Each proposed parcel appears to meet the minimum lot sizes and the Certificate itself has all appropriate certifications and information. However, the "Certificate of Survey and Accuracy" has blanks which need to be completed. City approval of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

David Ball, P.E.

DB:539

**MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, Commissioner Sawyer made motion, seconded by Commissioner Hansen and unanimously carried recommending approval of the resubdivision in accordance with the Subdivision Regulation, Article II. MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS, and subject to corrections made per letter from City Engineer, as submitted.

\*\*\*\*\*

It came for discussion under New Business, a Certificate of Resubdivision for property located at 144 Ocean Wave Avenue, Tax Parcel 0711M-03-043.000, submitted by David Wyman, as follows:

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 10-12-21
Zoning R-1
Agenda Date 10-28-21
Check Number 257

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

TYPE OF CASE: CERTIFICATE OF RESUBDIVISION

AD VALOREM TAX PARCEL NUMBER(S): 0711M-03-043.000

I. GENERAL LOCATION OF PROPERTY INVOLVED: NORTHWEST CORNER OF OCEAN WAVE AVENUE & SEA PINE LANE

V. ADDRESS OF PROPERTY INVOLVED: 144 OCEAN WAVE AVE.

GENERAL DESCRIPTION OF REQUEST: Resubdivision of A 135' X 191' PARCEL INTO TWO PARCELS BEING 80' X 130' & 111' X 132'

I. 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.

DAVID WYMAN
Name of Rightful Owner (PRINT)

144 OCEAN WAVE AVE
Owner's Mailing Address

LONG BEACH MS 39560
City State Zip

310-435-4915 / 504-460-9383
Phone

[Signature] 10.10.21
Signature of Rightful Owner Date

Name of Agent (PRINT)

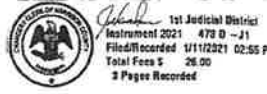
Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

File#202772

Indexing Instructions:  
Portion of Lots 1 & 2, Gottschalk  
Survey, City of Long Beach, in Section  
7, T8S, R11W, Harrison County, 1st  
JD, MS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

MARY E. VAN PELT, an unmarried woman and  
KATHLEEN E. DOERING  
113 BAY VIEW COURT  
BAY ST. LOUIS, MS 39520  
(504) 577-6675

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

DAVID B. WYMAN, a married man  
603 ELMEER AVENUE  
METAIRIE, LA 70005  
(310) 435-4915

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

ATTACHED HERETO AS EXHIBIT "A"

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

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any

2

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 SIGNATURES of the Grantors on this the 8th day of January, 2021.

MARY E. VAN PELT

KATHLEEN E. DOERING

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

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

GIVEN under my hand and official seal on this the 8th day of January, 2021.

(SEAL)

My Commission Expires:



**MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**EXHIBIT "A"  
LEGAL DESCRIPTION**

A parcel of land situated in and being a portion of Lots One (1) and Two (2), GOTTSCHALK SURVEY, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

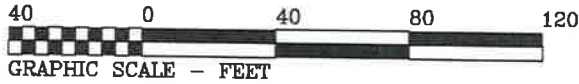
FOR THE POINT OF BEGINNING, commence at the intersection of the Southwesterly margin of Ocean Wave Avenue with the Northwesterly margin of Sea Pine Street, said intersection being located 762 feet Northwesterly from the Northwest right-of-way of U.S. Highway 90; thence South 62 degrees 31 minutes West 191.75 feet along the Northwesterly margin of Sea Pine Street to the Southwesterly line of said Lot One (1), GOTTSCHALK SURVEY; THENCE North 28 degrees 55 minutes West 130.0 feet along said Southwesterly line of Lot One (1); thence North 60 degrees 49 minutes East 191.7 feet to the Southwesterly margin of said Ocean Wave Avenue; thence South 28 degrees 55 minutes East 135.7 feet along said Southwesterly margin of Ocean Wave Avenue to the said POINT OF BEGINNING. All as per survey prepared by Kenny L. Alston, RLS, dated May 1, 1992.

Tax Parcel Number: 0711M-03-043.000.

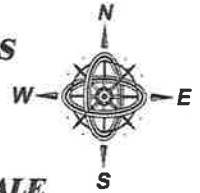
Prepared By and Return to:  
Schwartz, Orgler & Jordan, PLLC  
12206 Hwy 49  
Gulfport, MS 39503  
(228) 832-8550

MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



BEARING REFERENCE:  
GEODETIC NORTH BY GPS  
OBSERVATION  
(NAD 83; CORS 96)

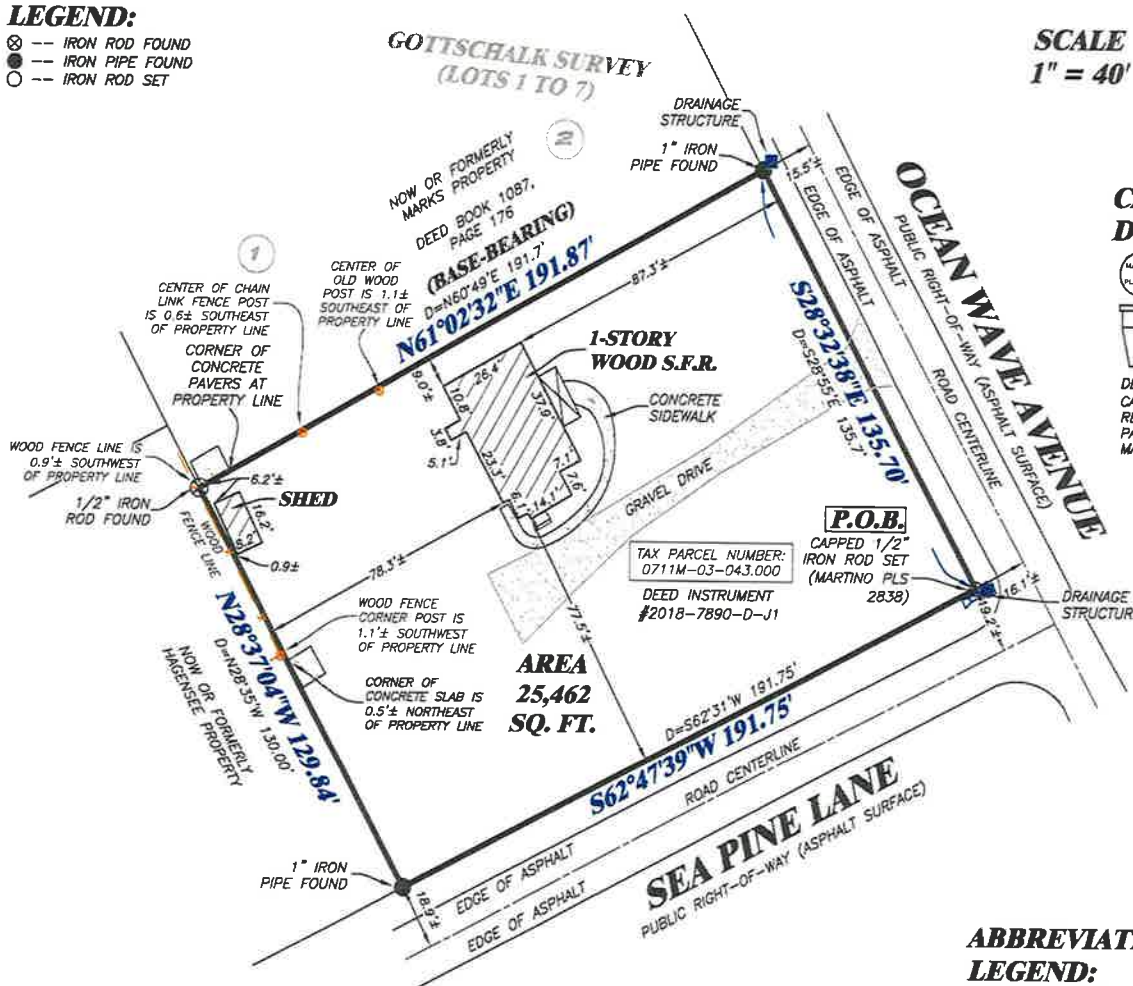
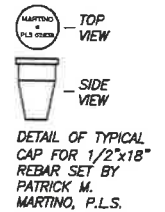


SCALE  
1" = 40'

**LEGEND:**

- ⊗ --- IRON ROD FOUND
- ⊙ --- IRON PIPE FOUND
- --- IRON ROD SET

**CAP  
DETAIL:**



**ZONING  
NOTE:**

SUBJECT PARCEL IS CURRENTLY ZONED A "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT.

CONTACT THE CITY OF LONG BEACH FOR ALL ZONING REQUIREMENTS AND REGULATIONS.



**ABBREVIATION  
LEGEND:**

- P = PLATTED DIMENSION
- D = DEED DIMENSION
- S.F.R. = SINGLE FAMILY RESIDENCE
- N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT

**REFERENCE  
MATERIALS:**

- 1.) HARRISON COUNTY TAX AND GIS MAPS.
- 2.) DEED INSTRUMENT #2018-0007890-D-J1
- 3.) DEED INSTRUMENT #2013-0003925-D-J1
- 4.) DEED INSTRUMENT #2018-0001995-D-J1
- 5.) DEED INSTRUMENT #2005-0012044-D-J1
- 6.) DEED BOOK 1575, PAGE 338.
- 7.) DEED BOOK 1087, PAGE 176.

**PROPERTY LINE CONFIGURATION  
PRIOR TO PROPOSED NEW DIVISION**

**BOUNDARY NOTE:**

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

(SHEET 1 OF 4)

**GENERAL NOTES:**

- 1.) A COPY OF THIS PLAT IS VALID ONLY IF IT IS COMPLETE AND INTACT, HAS AN ORIGINAL SIGNATURE AND DATE, AND HAS THE ORIGINAL EMBOSSED OR COLORED (NOT BLACK) STAMPED SURVEYOR'S SEAL.
- 2.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT AS NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.



THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.

NO FLOOD ZONE DETERMINATION WAS PERFORMED AS A PART OF THIS SURVEY. AN ACCURATE DETERMINATION CAN BE MADE BY ORDERING A FEMA ELEVATION CERTIFICATE.

CLIENT:  
**DAVID WYMAN**

PARCEL 144 OCEAN WAVE AVE  
ADDRESS: LONG BEACH, MS 39560  
SUBD: PORTION OF GOTTSCALK SURVEY  
PARCEL NUMBER: 0711M-03-043.000

CREW CHIEF: RW  
DATE: 1/22/2021  
REVISED: 10/07/2021

DRAWN BY: MTC/JAG  
JOB#: P21816.DWG  
CRD#: P21070

SURVEY CLASS "B"  
SCALE: 1" = 40'

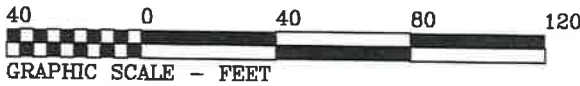


BEARINGS SHOWN HEREON ARE DERIVED BY:  
GEODETIC NORTH BY GPS OBSERVATION

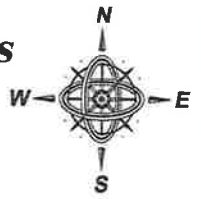
**PATRICK M. MARTINO, PLS**  
13010 KAYLEIGH COVE  
BILOXI, MISSISSIPPI 39532  
PHONE/FAX: 228-396-2283  
EMAIL: PATRICK@MARTINOSURVEYING.COM  
PROFESSIONAL LAND SURVEYOR



LONG BEACH PLANNING and DEVELOPMENT COMMISSION



BEARING REFERENCE:  
GEODETIC NORTH BY GPS  
OBSERVATION  
(NAD 83; CORS 96)



SCALE  
1" = 40'

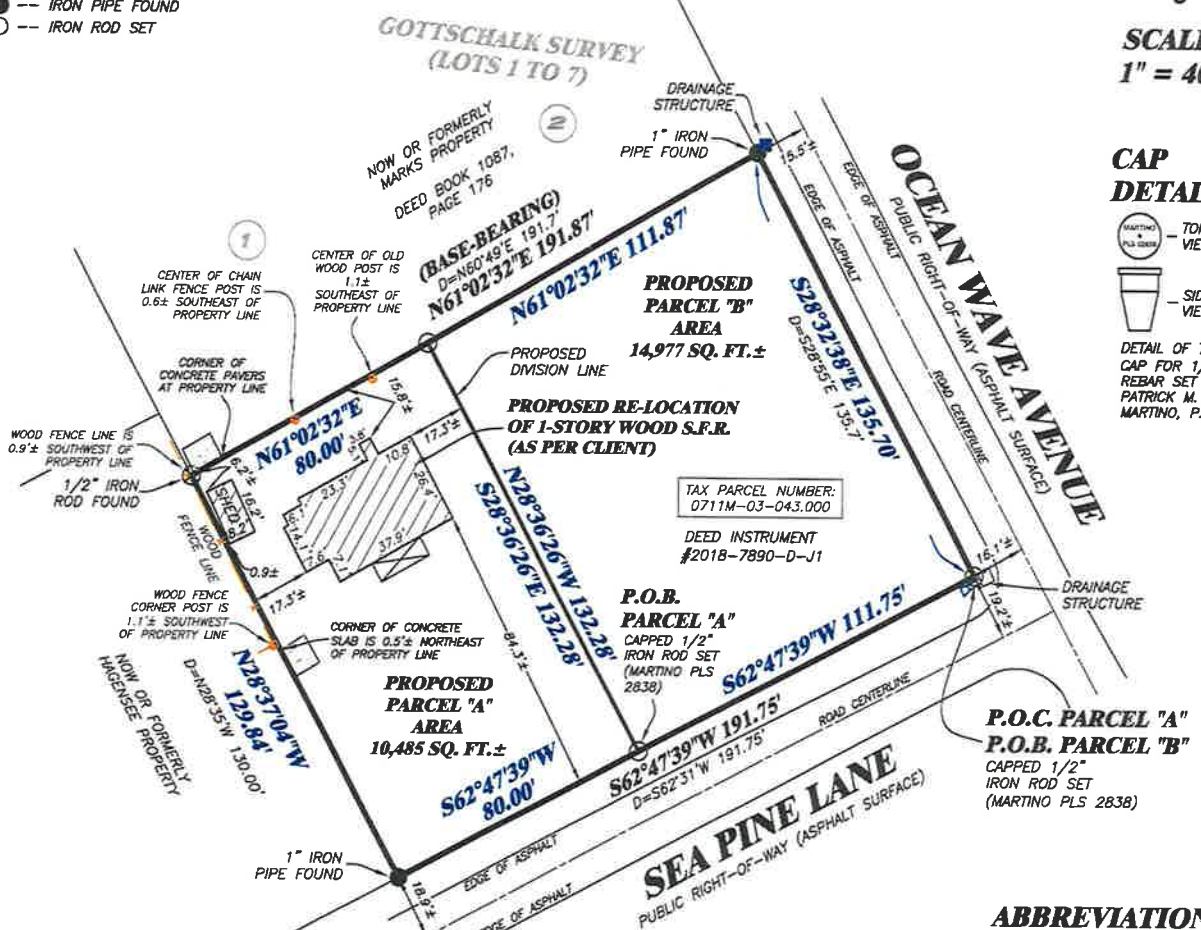
**LEGEND:**

- ⊗ -- IRON ROD FOUND
- -- IRON PIPE FOUND
- -- IRON ROD SET

**CAP DETAIL:**



DETAIL OF TYPICAL  
CAP FOR 1/2"x18"  
REBAR SET BY  
PATRICK M.  
MARTINO, P.L.S.



**ABBREVIATION**

**LEGEND:**  
P = PLATTED DIMENSION  
D = DEED DIMENSION  
S.F.R. = SINGLE FAMILY RESIDENCE  
N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT

**ZONING**

**NOTE:**  
SUBJECT PARCEL IS CURRENTLY ZONED A "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT.  
  
CONTACT THE CITY OF LONG BEACH FOR ALL ZONING REQUIREMENTS AND REGULATIONS.



**REFERENCE MATERIALS:**

- 1.) HARRISON COUNTY TAX AND GIS MAPS.
- 2.) DEED INSTRUMENT #2018-0007890-D-J1
- 3.) DEED INSTRUMENT #2013-0003925-D-J1
- 4.) DEED INSTRUMENT #2018-0001995-D-J1
- 5.) DEED INSTRUMENT #2005-0012044-D-J1
- 6.) DEED BOOK 1575, PAGE 338.
- 7.) DEED BOOK 1087, PAGE 176.

**PROPERTY LINE CONFIGURATION AFTER PROPOSED NEW DIVISION**

**BOUNDARY NOTE:**

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

(SHEET 2 OF 4)

**GENERAL NOTES:**

- 1.) A COPY OF THIS PLAT IS VALID ONLY IF IT IS COMPLETE AND INTACT, HAS AN ORIGINAL SIGNATURE AND DATE, AND HAS THE ORIGINAL EMBOSSED OR COLORED (NOT BLACK) STAMPED SURVEYOR'S SEAL.
- 2.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT AS NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.



THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.		NO FLOOD ZONE DETERMINATION WAS PERFORMED AS A PART OF THIS SURVEY. AN ACCURATE DETERMINATION CAN BE MADE BY ORDERING A FEMA ELEVATION CERTIFICATE.	
CLIENT: <b>DAVID WYMAN</b>	SURVEY CLASS "B"	BEARINGS SHOWN HEREON ARE DERIVED BY: GEODETIC NORTH BY GPS OBSERVATION	
PARCEL: 144 OCEAN WAVE AVE ADDRESS: LONG BEACH, MS 39560	SCALE: 1" = 40'	<b>PATRICK M. MARTINO, PLS</b> 13010 KAYLEIGH COVE BILOXI, MISSISSIPPI 39532 PHONE/FAX: 228-396-2283 EMAIL: PATRICK@MARTINOSURVEYING.COM PROFESSIONAL LAND SURVEYOR	
SUBD: PORTION OF GOTTSCHALK SURVEY			
PARCEL NUMBER: 0711M-03-043.000			
CREW CHIEF: RW	DRAWN BY: MTC/JAG		
DATE: 1/22/2021	JOB#: P21816.DWG		
REVISED: 10/07/2021	CROF: P21070		

MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**DEED DESCRIPTION:**

**(DEED INSTRUMENT #2018-0007890-D-J1)**

A PARCEL OF LAND SITUATED IN AND BEING A PORTION OF LOTS 1 AND 2, GOTTSCHALK SURVEY, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY MARGIN OF OCEAN WAVE AVENUE WITH THE NORTHWESTERLY MARGIN OF SEA PINE STREET, SAID INTERSECTION BEING LOCATED 762 FEET NORTHWESTERLY FROM THE NORTHWEST RIGHT-OF-WAY OF U.S. HIGHWAY 90; THENCE SOUTH 62 DEGREES 31 MINUTES WEST 191.75 FEET ALONG THE NORTHWESTERLY MARGIN OF SEA PINE STREET TO THE SOUTHWESTERLY LINE OF SAID LOT 1, GOTTSCHALK SURVEY; THENCE NORTH 28 DEGREES 55 MINUTES WEST 130.0 FEET ALONG SAID SOUTHWESTERLY LINE OF LOT 1; THENCE NORTH 60 DEGREES 49 MINUTES EAST 191.7 FEET TO THE SOUTHWESTERLY MARGIN OF SAID OCEAN WAVE AVENUE; THENCE SOUTH 28 DEGREES 55 MINUTES EAST 135.7 FEET ALONG SAID SOUTHWESTERLY MARGIN OF OCEAN WAVE AVENUE TO THE SAID POINT OF BEGINNING. ALL AS PER SURVEY PREPARED BY KENNY L. ALSTON, RLS, DATED MAY 1, 1992.

**LEGAL DESCRIPTION: PROPOSED PARCEL "A"**

**(AS PER SURVEY DIMENSION)**

A PARCEL OF LAND SITUATED IN AND BEING A PORTION OF LOTS 1, GOTTSCHALK SURVEY, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AS SHOWN ON THE SURVEY PERFORMED BY PATRICK MARTINO PLS INC. DATED SEPTEMBER 30, 2021 (GEODETIC BEARINGS USED DURING SURVEY BASED ON RTK GPS OBSERVATION) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CAPPED 1/2" IRON ROD SET AT THE INTERSECTION OF THE WEST MARGIN OF OCEAN WAVE AVENUE WITH THE NORTH MARGIN OF SEA PINE STREET; THENCE ALONG SAID NORTH MARGIN, S62°47'39"W 111.75 FEET TO A CAPPED 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH MARGIN, S62°47'39"W 80.00 FEET TO A 1" IRON PIPE FOUND LYING ON THE WEST LINE OF SAID LOT 1, GOTTSCHALK SURVEY; SAID PIPE BEING THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY OF HAGENSEE BEING DESCRIBED IN DEED BOOK 517, PAGE 247; THENCE LEAVING SAID NORTH MARGIN AND ALONG THE EAST LINE OF SAID HAGENSEE PROPERTY, N28°37'04"W 129.84 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PROPERTY NOW OR FORMERLY OF MARKS, BEING DESCRIBED IN DEED BOOK 1087, PAGE 176; THENCE ALONG THE SOUTH LINE OF SAID MARKS PROPERTY, N61°02'23"E 80.00 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE S28°36'26"E 132.28 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 10,485 SQUARE FEET MORE OR LESS. ALL CAPPED 1/2" IRON RODS SET ARE STAMPED "MARTINO PLS 02838" (TYPICAL)

**LEGAL DESCRIPTION: PROPOSED PARCEL "B"**

**(AS PER SURVEY DIMENSION)**

A PARCEL OF LAND SITUATED IN AND BEING A PORTION OF LOTS 1 AND 2, GOTTSCHALK SURVEY, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AS SHOWN ON THE SURVEY PERFORMED BY PATRICK MARTINO PLS INC. DATED SEPTEMBER 30, 2021 (GEODETIC BEARINGS USED DURING SURVEY BASED ON RTK GPS OBSERVATION) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED 1/2" IRON ROD SET AT THE INTERSECTION OF THE WEST MARGIN OF OCEAN WAVE AVENUE WITH THE NORTH MARGIN OF SEA PINE STREET; THENCE ALONG SAID NORTH MARGIN, S62°47'39"W 111.75 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE LEAVING SAID NORTH MARGIN, N28°36'26"W 132.28 FEET TO A CAPPED 1/2" IRON ROD SET LYING ON THE SOUTH LINE OF PROPERTY NOW OR FORMERLY OF MARKS BEING DESCRIBED IN DEED BOOK 1087, PAGE 176; THENCE ALONG SAID SOUTH LINE, N61°02'23"E 111.87 FEET TO A 1" IRON PIPE FOUND LYING ON THE WEST MARGIN OF SAID OCEAN WAVE AVENUE; THENCE ALONG SAID WEST MARGIN, S28°32'38"E 135.70 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 14,977 SQUARE FEET MORE OR LESS. ALL CAPPED 1/2" IRON RODS SET ARE STAMPED "MARTINO PLS 02838" (TYPICAL)

**REFERENCE MATERIALS:**

- 1.) HARRISON COUNTY TAX AND GIS MAPS.
- 2.) DEED INSTRUMENT #2018-0007890-D-J1
- 3.) DEED INSTRUMENT #2013-0003925-D-J1
- 4.) DEED INSTRUMENT #2018-0001995-D-J1
- 5.) DEED INSTRUMENT #2005-0012044-D-J1
- 6.) DEED BOOK 1575, PAGE 338.
- 7.) DEED BOOK 1087, PAGE 176.

**GENERAL NOTES:**

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- 2.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT AS NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.

**BOUNDARY NOTE:**

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THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Patrick M. Martino*  
PATRICK M. MARTINO, P.L.S.

10/07/2021  
DATE OF FIELD SURVEY

**CAP DETAIL:**



DETAIL OF TYPICAL CAP FOR 1/2"x18" REBAR SET BY PATRICK M. MARTINO, P.L.S.



(SHEET 3 OF 4)



THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.

NO FLOOD ZONE DETERMINATION WAS PERFORMED AS A PART OF THIS SURVEY. AN ACCURATE DETERMINATION CAN BE MADE BY ORDERING A FEMA ELEVATION CERTIFICATE.

CLIENT: <b>DAVID WYMAN</b>	SURVEY CLASS "B"	BEARINGS SHOWN HEREON ARE DERIVED BY: GEODETIC NORTH BY GPS OBSERVATION
PARCEL: 144 OCEAN WAVE AVE ADDRESS: LONG BEACH, MS 39580	SCALE: 1" = 40'	<b>PATRICK M. MARTINO, PLS</b> 13010 KAYLEIGH COVE BILOXI, MISSISSIPPI 39532 PHONE/FAX: 228-396-2283 EMAIL: PATRICK@MARTINOSURVEYING.COM PROFESSIONAL LAND SURVEYOR
SUBD: PORTION OF GOTTSCHALK SURVEY PARCEL NUMBER: 0711M-03-043.000		
CREW CHIEF: RW	DRAWN BY: MTC/JAG	
DATE: 1/22/2021	JOB#: P21816.DWG	
REVISED: 10/07/2021	CRD#: P21070	

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION

IN ACCORDANCE WITH ARTICLE II, SECTION 3 OF THE CODE OF ORDINANCE (SUBDIVISION REGULATIONS) OF THE CITY OF LONG BEACH AS AMENDED, IT IS HEREBY CERTIFIED THAT THE LONG BEACH PLANNING COMMISSION CHAIRMAN AND LONG BEACH MAYOR AND BOARD OF ALDERMEN HAVE REVIEWED AND APPROVED THE ATTACHED FINAL PLAT. THE FOLLOWING PROPERTY HAS BEEN SUBDIVIDED FROM HARRISON COUNTY AD VALOREM TAX PARCEL # (0611J-01-029.000, 0611J-01-027.001, & 0611J-01-039.001) INTO TWO (2) NEW PARCELS. THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING BOUNDED ON THE SOUTH BY RAY ROAD, BOUNDED ON THE WEST BY THE PROPERTY NOW OR FORMERLY OF COULTER, BOUNDED ON THE NORTH BY COMMISSION ROAD, AND BOUNDED ON THE EAST BY THE PROPERTIES NOW OR FORMERLY OF SPEARS, LADNIER, BLAKER, CASTIGLIA, AND WILSON.

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HERON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF LONG BEACH, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

WITNESS MY SIGNATURE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

BY: \_\_\_\_\_ OWNER

SUBSCRIBED AND SWORN TO BEFORE ME, IN MY PRESENCE THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 2021, A NOTARY PUBLIC IN AND FOR THE COUNTY OF HARRISON, STATE OF MISSISSIPPI.

NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: \_\_\_\_\_

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 BOOK 2021-0473-D-51,

PAGE n/a IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND

SEAL THIS THE 7th DAY OF October, 2021.



Patrick M. Martino, Professional Land Surveyor

02838

REGISTRATION NUMBER



SUBSCRIBED AND SWORN TO BEFORE ME, IN MY PRESENCE THIS 7th

DAY OF Oct, 2021, A NOTARY PUBLIC IN AND FOR THE COUNTY OF HARRISON, STATE OF MISSISSIPPI.



Jessica Holamp, Notary Public

MY COMMISSION EXPIRES: Jan. 10, 2024

(SHEET 4 OF 4)

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS, OR ANY CHANGE IN EXISTING PUBLIC STREETS, THE EXTENSION OF PUBLIC WATER OR SEWER SYSTEM OR THE INSTALLATION OF DRAINAGE IMPROVEMENTS THROUGH ONE OR MORE LOTS TO SERVE ONE OR MORE LOTS. THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE CITY ORDINANCES OF LONG BEACH AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE ADMINISTRATOR SUBJECT TO ITS BEING RECORDED IN THE HARRISON COUNTY COURTHOUSE WITHIN (60) DAYS OF THE DATE BELOW.

ADMINISTRATOR

DATE

PLANNING COMMISSION

APPROVED BY THE CITY OF LONG BEACH PLANNING COMMISSION AT THE REGULAR

MEETING OF SAID COMMISSION HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

BY:

PLANNING COMMISSION CHAIRMAN

DATE

ACCEPTANCE

SUBMITTED TO AND APPROVED BY THE CITY OF LONG BEACH, BOARD OF

ALDERMEN, AT THE REGULAR MEETING OF SAID BOARD OF ALDERMEN HELD

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ADOPT:

MAYOR

ATTEST:

CITY CLERK

(SHEET 4 OF 4)

THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.

NO FLOOD ZONE DETERMINATION WAS PERFORMED AS A PART OF THIS SURVEY. AN ACCURATE DETERMINATION CAN BE MADE BY ORDERING A FEMA ELEVATION CERTIFICATE.

CLIENT: <b>DAVID WYMAN</b>	SURVEY CLASS "B"	BEARINGS SHOWN HEREON ARE DERIVED BY: GEODETIC NORTH BY GPS OBSERVATION
PARCEL: 144 OCEAN WAVE AVE ADDRESS: LONG BEACH, MS 39560	SCALE: 1" = 40'	
SUBD: PORTION OF GOTTSCHALK SURVEY		<b>PATRICK M. MARTINO, PLS</b> 13010 KAYLEIGH COVE BILOXI, MISSISSIPPI 39532 PHONE/FAX: 228-396-2283 EMAIL: PATRICK@MARTINOSURVEYING.COM PROFESSIONAL LAND SURVEYOR
PARCEL NUMBER: 0711M-03-043.000		
CREW CHIEF: RW	DRAWN BY: MTC/JAG	
DATE: 1/22/2021	JOB#: P21816.DWG	
REVISED: 10/07/2021	CRD#: P21070	

**MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Special Tap Fee: 144 Ocean Wave				
Date: 10-22-2021				
SEWER AND WATER TAP				
<b>MATERIALS:</b>				
QTY.		ITEM	PRICE	TOTAL
1	EA	1" Corp Stop	\$42.21	\$42.21
1	EA	1" Curb Stop	\$50.79	\$50.79
15	FT	Roll Tube	\$0.56	\$8.40
1	EA	Meter Box	\$37.00	\$37.00
1	EA	8"x1" Tap Saddle	\$32.63	\$32.63
2	FT	6X6" T	\$34.23	\$68.46
2	EA	6" CAPS	\$8.52	\$17.04
14	EA	6" SDR 26	\$6.81	\$95.34
<b>TOTAL MATERIAL COST</b>				<b>\$351.87</b>
<b>EQUIPMENT:</b>				
QTY.		ITEM	PRICE	TOTAL
8	HRS	161-TRACK HOE	\$21.00	\$168.00
8	HRS	DUMP TRUCK/ Trailer	\$45.00	\$360.00
8	HRS	CREW TRUCK	\$10.00	\$80.00
<b>TOTAL EQUIPMENT COST</b>				<b>\$608.00</b>
<b>LABOR:</b>				
			<b>LABOR</b>	<b>TOTAL</b>
				\$863.81
<b>TOTAL LABOR COST</b>				<b>\$863.81</b>
<b>FUEL:</b>				
				<b>TOTAL</b>
<b>TOTAL MATERIAL COST</b>				\$351.87
<b>TOTAL EQUIPMENT COST</b>				\$608.00
<b>TOTAL LABOR COST</b>				\$863.81
<b>TOTAL</b>				<b>\$1,823.68</b>
<b>5% FUEL COST</b>				<b>\$91.18</b>
<b>PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:</b>				<b><u>\$959.87</u></b>
City of Long Beach				
P.O. Box 929				
Long Beach, MS 39560				
<b>PLEASE REMIT LABOR &amp; FUEL COST TO:</b>				<b><u>\$955.00</u></b>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
<b>TOTAL WATER TAP FEE COST</b>				<b>\$1,914.87</b>

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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



**OVERSTREET  
& ASSOCIATES**  
CONSULTING ENGINEERS

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

October 27, 2021

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

**RE: Certificate of Subdivision - Tax Parcel No. 0711M-03-043.000**

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, situated on the northwest corner of Sea Pine Lane and S. Ocean Wave Ave. The subdivision proposes to create Parcel "A" with 80 feet of frontage on Sea Pine, and a corner lot Parcel "B" with over 111 feet of frontage on Sea Pine and over 135 feet on S. Ocean Wave.

An existing single family residence is currently located on the parcel and will be moved to Parcel "A" with setbacks conforming to the minimum requirements in the Zoning Ordinance. An existing shed will not conform with setback requirements, but it is not being moved or modified and could perhaps be considered a "nonconforming" use.

Otherwise, each proposed parcel appears to meet the minimum lot sizes and the Certificate itself has all appropriate certifications and information. City approval of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

David Ball, P.E.

DB:539

**MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

\*\*\*\*\*

It came for discussion under New Business, a Certificate of Resubdivision for property located at 310 Jeff Davis Avenue, Tax Parcel 0612B-03-056.000, submitted by USC AU Properties, LLC, as follows:

**MINUTES OF OCTOBER 28, 2021  
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	10-4-21
Zoning	G1
Agenda Date	10-28-21
Check Number	1287

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

TYPE OF CASE: CERTIFICATE OF RESUBDIVISION

- ADVALOREM TAX PARCEL NUMBER(S): 0612B-03-056,000
- I. GENERAL LOCATION OF PROPERTY INVOLVED: Jeff Davis Avenue  
and 4th Street West
- V. ADDRESS OF PROPERTY INVOLVED: 310 Jeff Davis Ave, Long Beach, MS 39560
- GENERAL DESCRIPTION OF REQUEST: Resubdivision of 1 parcel  
Into 3 parcels

I. **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 **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.

USC AU Properties, LLC  
Name of Rightful Owner (PRINT)

1406 Bienville Blvd  
Owner's Mailing Address

Ocean Springs MS 39564  
City State Zip

228-596-7374  
Phone

[Signature]  
Signature of Rightful Owner

10/1/2021  
Date

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

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

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

\_\_\_\_\_  
Phone

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

\_\_\_\_\_  
Date

MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



*J. Pilger*  
1st Judicial District  
Instrument 2020 5903 D -J1  
Filed/Recorded 6/ 2/2020 11:57 A  
Total Fees \$ 26.00  
4 Pages Recorded

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

Grantors:  
**Ronald John Elias, ET. AL.**  
9107 Cross Creek Place  
Gulfport, MS 39503  
(228) 437-3555

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

Grantee:  
**USC AU Properties, LLC, a Mississippi  
limited liability company**  
1406 Bienville Boulevard  
Ocean Springs, MS 39564  
(228) 596-7374

File No. Z208253S

**INDEXING INSTRUCTIONS:** A parcel of land located in Sec. 13, T-8S, R12W, 1<sup>st</sup> Judicial District, Harrison County, MS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

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, we, **Ronald John Elias, Betty Jean Elias and Louis Elias, Jr.**, do hereby sell, convey and warrant unto **USC AU Properties, LLC, a Mississippi limited liability company**, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Exhibit "A"

Legal Description

A parcel of land situated in Fractional Section 13, 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 x-mark on sidewalk at the intersection of the West margin of Jeff Davis Avenue with the North margin of West 4<sup>th</sup> Street; thence along said North margin of West 4<sup>th</sup> Street, South 69 degrees 18 minutes 16 seconds West 132.00 feet to a 1/2 inch iron rod with cap set; thence North 27 degrees 52 minutes 53 seconds West 150.00 feet to a 1/2 inch iron rod with cap set; thence North 69 degrees 18 minutes 16 seconds East 132.00 feet to a 1/2 inch iron rod with cap set on the West margin of Jeff Davis Avenue; thence along said West margin, South 27 degrees 52 minutes 53 seconds East 150.00 feet to the point of beginning, containing 19,644.49 square feet. Herein described property being designated as County Parcel Number 0612B-03-056.000, and being that same property described as Parcel Four in Instrument No. 2013-8010-D-J1, of the Deed Records of the First Judicial District of Harrison County, Mississippi. This being the same property as Parcel Four in that certain deed conveyed to Ronald John Elias, Betty Jean Elias and Louis Elias, Jr., by Warranty Deed recorded as Instrument No. 2013-8010-DJ1, Land Deed Records of Harrison County, Mississippi

*[Signature]*  
USC AU Properties, LLC, a Mississippi limited liability company  
By: David B. Pilger  
Its: Managing Member

5/28/2020  
Date



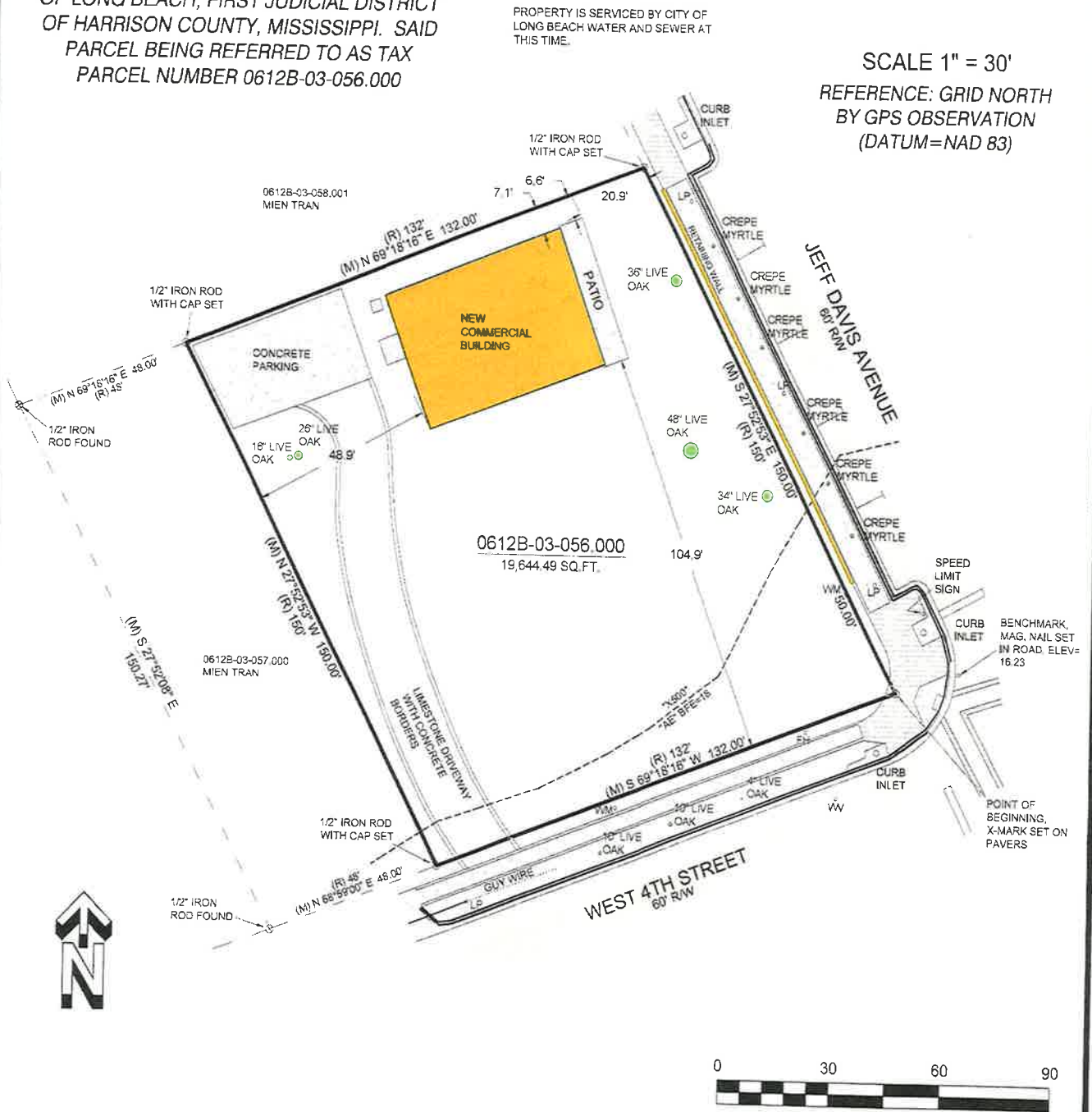
MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF ONE PARCEL INTO THREE PARCELS AND LYING IN SECTION 13, TOWNSHIP 8 SOUTH RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCEL BEING REFERRED TO AS TAX PARCEL NUMBER 0612B-03-056.000

EXISTING

SCALE 1" = 30'  
REFERENCE: GRID NORTH BY GPS OBSERVATION (DATUM=NAD 83)



- LEGEND:**
- IRON ROD FOUND
  - IRON PIPE FOUND
  - IRON ROD SET
  - SPIKE FOUND
  - SPIKE SET
  - CONCRETE MONUMENT FOUND
  - CONCRETE MONUMENT SET
  - LIGHTING FIXTURE FOUND
  - AS PER SURVEY
  - AS PER RECORD
  - AS PER PLAT
  - IRON ROD FOUND
  - IRON ROD SET

THIS PARCEL OF LAND IS LOCATED IN A ZONE C-1, COMMERCIAL DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.

**GPS OBSERVATION NOTE**

DATE OF FIELD WORK: 09/13/2021  
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 "AE" BASE ELEVATION= 19 AND "X500" 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 AND GIS WEBSITE
- 2.) INSTRUMENT NO. 2013-8010-D-J1
- 3.) INSTRUMENT NO. 2002-2348-D-J1
- 4.) INSTRUMENT NO. 2007-8528-D-J1
- 5.) INSTRUMENT NO. 2020-5903-D-J1

**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 @ 1-800-227-6477.
- 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.

CLIENTS: USC AU PROPERTIES, LLC  
DATE OF FIELD SURVEY: 9/13/2021  
DRAWN BY: CAC  
JOB NUMBER: 20209.dwg

PREPARED BY:

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

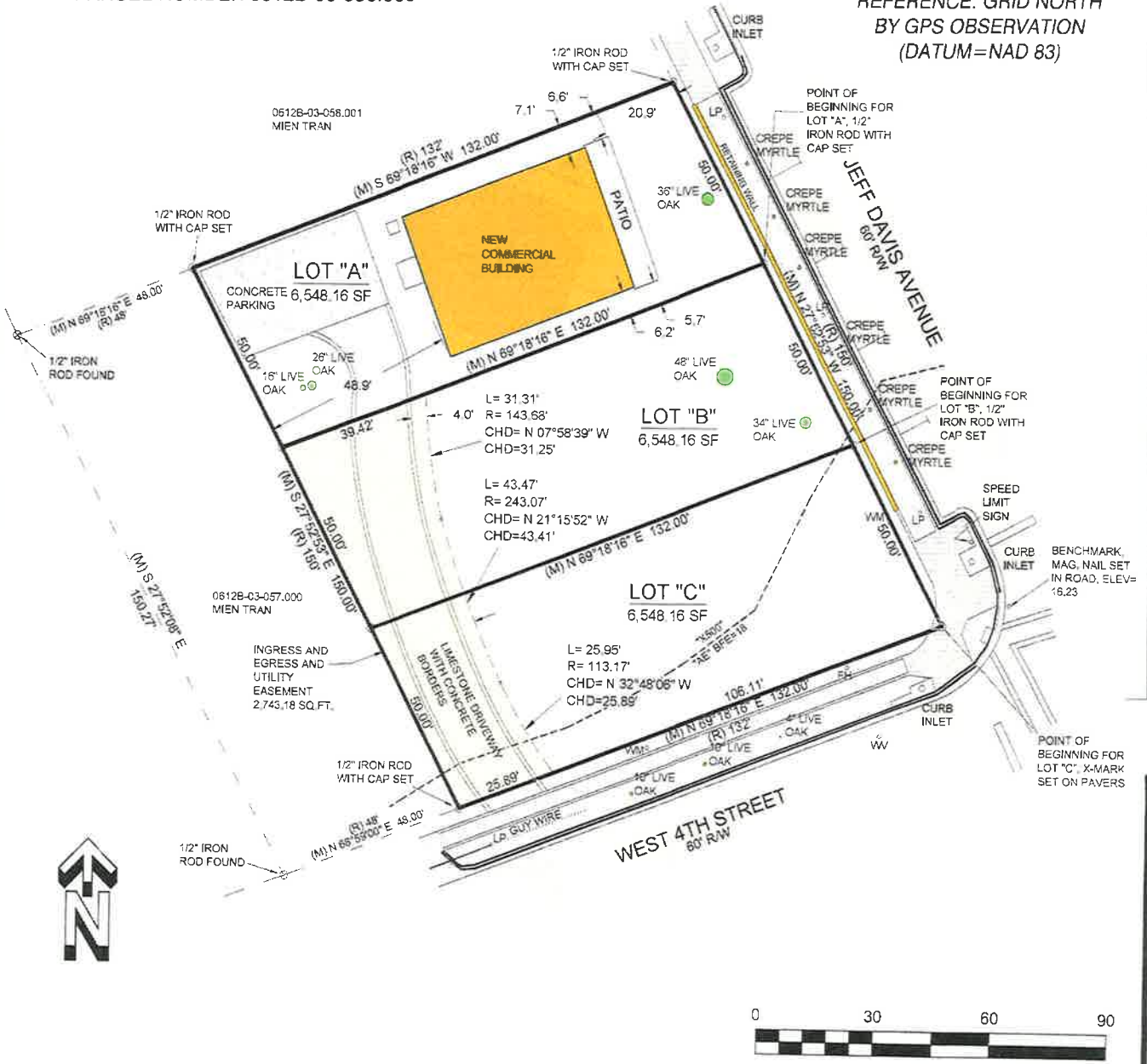
MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF ONE PARCEL INTO THREE PARCELS AND LYING IN SECTION 13, TOWNSHIP 8 SOUTH RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCEL BEING REFERRED TO AS TAX PARCEL NUMBER 0612B-03-056.000

PROPOSED

SCALE 1" = 30'  
REFERENCE: GRID NORTH BY GPS OBSERVATION (DATUM=NAD 83)

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



LEGEND:

- ⊗ --- IRON ROD FOUND
- --- IRON PIPE FOUND
- --- IRON ROD SET
- ⊕ --- SPIKE FOUND
- △ --- SPIKE SET
- --- CONCRETE MONUMENT FOUND
- ⊠ --- CONCRETE MONUMENT SET
- ⊙ --- LIGHTWARD KNOT FOUND
- ⊚ --- AS PER SURVEY
- APR --- AS PER RECORD
- APP --- AS PER PLAT
- RF --- IRON ROD FOUND
- RS --- IRON ROD SET

THIS PARCEL OF LAND IS LOCATED IN A ZONE C-1, COMMERCIAL DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.

GPS OBSERVATION NOTE

DATE OF FIELD WORK: 09/13/2021  
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 "AE" BASE ELEVATION= 19 AND "X500" 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 AND GIS WEBSITE
- 2.) INSTRUMENT NO. 2013-8010-D-J1
- 3.) INSTRUMENT NO. 2002-2346-D-J1
- 4.) INSTRUMENT NO. 2007-8529-D-J1
- 5.) INSTRUMENT NO. 2020-5903-D-J1

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 @ 1-800-227-6477.
- 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.

CLIENTS: USC AU PROPERTIES, LLC  
DATE OF FIELD SURVEY: 9/13/2021  
DRAWN BY: CAC  
JOB NUMBER: 20209.dwg

PREPARED BY:

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

SHEET 2 OF 5

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF ONE PARCEL INTO THREE PARCELS AND LYING IN SECTION 13, TOWNSHIP 8 SOUTH RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCEL BEING REFERRED TO AS TAX PARCEL NUMBER 0612B-03-056.000

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 (0612B-03-056.000) into (three) lots. The subject property is generally described as being located (on north side of West 4th Street and the west side of Jeff Davis Avenue, Long Beach, MS).

The Case File Number is:

LEGAL DESCRIPTIONS

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

DEED NO. 2020-5903-D-J1

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 13, 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 X-MARK ON SIDEWALK AT THE INTERSECTION OF THE WEST MARGIN OF JEFF DAVIS AVENUE WITH THE NORTH MARGIN OF WEST 4TH STREET; THENCE ALONG SAID NORTH MARGIN OF WEST 4TH STREET, S69°18'16"W 132.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE N27°52'53"W 150.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE N69°18'16"E 132.00' TO A 1/2" IRON ROD WITH CAP SET ON THE WEST MARGIN OF JEFF DAVIS AVENUE; THENCE ALONG SAID WEST MARGIN, S27°52'53"E 150.00' TO THE POINT OF BEGINNING, CONTAINING 19,644.49 SQUARE FEET. HEREIN DESCRIBED PROPERTY BEING DESIGNATED AS PARCEL FOUR IN INSTRUMENT NO. 2013-8010-D-J1 OF THE DEED RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. THIS BEING THE SAME PROPERTY AS PARCEL FOUR IN THAT CERTAIN DEED CONVEYED TO RONALD JOHN ELIAS, BETTY JEAN ELIAS AND LOUIS ELIAS, JR., BY WARRANTY DEED RECORDED AS INSTRUMENT NO. 2013-8010-D-J1, LAND DEED RECORDS OF HARRISON COUNTY, MISSISSIPPI.

LEGAL DESCRIPTIONS OF LOTS CREATED BY THIS RESUBDIVISION (PER SURVEY MEASUREMENTS)  
LOT "A"

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 13, 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 AN X-MARK ON SIDEWALK AT THE INTERSECTION OF THE WEST MARGIN OF JEFF DAVIS AVENUE WITH THE NORTH MARGIN OF WEST 4TH STREET; THENCE ALONG SAID WEST MARGIN OF JEFF DAVIS AVENUE, N27°52'53"W 100.00' TO AN 1/2" IRON ROD WITH CAP SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID WEST MARGIN, N27°52'53"W 50.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE S69°18'16"W 132.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE S27°52'53"E 50.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE N69°18'16"E 132.00' TO THE POINT OF BEGINNING, CONTAINING 6,548.16 SQUARE FEET.

PREPARED BY:

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

CLIENTS: USC AU PROPERTIES, LLC  
DATE OF FIELD SURVEY: 9/13/2021  
DRAWN BY: CAC  
JOB NUMBER: 20209.dwg

**MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF ONE PARCEL INTO  
THREE PARCELS AND LYING IN SECTION 13,  
TOWNSHIP 8 SOUTH RANGE 12 WEST, CITY  
OF LONG BEACH, FIRST JUDICIAL DISTRICT  
OF HARRISON COUNTY, MISSISSIPPI. SAID  
PARCEL BEING REFERRED TO AS TAX  
PARCEL NUMBER 0612B-03-056.000

**LEGAL DESCRIPTIONS OF LOTS CREATED BY THIS RESUBDIVISION (PER SURVEY MEASUREMENTS)  
LOT "B"**

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 13, 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 AN X-MARK ON SIDEWALK AT THE INTERSECTION OF THE WEST MARGIN OF JEFF DAVIS AVENUE WITH THE NORTH MARGIN OF WEST 4TH STREET; THENCE ALONG SAID WEST MARGIN OF JEFF DAVIS AVENUE, N27°52'53"W 50.00' TO AN 1/2" IRON ROD WITH CAP SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID WEST MARGIN, N27°52'53"W 50.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE S69°18'16"W 132.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE S27°52'53"E 50.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE N69°18'16"E 132.00' TO THE POINT OF BEGINNING, CONTAINING 6,548.16 SQUARE FEET.

**LOT "C"**

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 13, 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 X-MARK ON SIDEWALK AT THE INTERSECTION OF THE WEST MARGIN OF JEFF DAVIS AVENUE WITH THE NORTH MARGIN OF WEST 4TH STREET; THENCE ALONG SAID WEST MARGIN OF JEFF DAVIS AVENUE, N27°52'53"W 50.00' TO AN 1/2" IRON ROD WITH CAP SET; THENCE S69°18'16"W 132.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE S27°52'53"E 50.00' TO A 1/2" IRON ROD WITH CAP SET ON THE NORTH MARGIN OF WEST 4TH STREET; THENCE ALONG SAID NORTH MARGIN, N69°18'16"E 132.00' TO THE POINT OF BEGINNING, CONTAINING 6,548.16 SQUARE FEET.

**EASEMENT**

AN INGRESS AND EGRESS AND UTILITY EASEMENT SITUATED IN FRACTIONAL SECTION 13, 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 AN X-MARK ON SIDEWALK AT THE INTERSECTION OF THE WEST MARGIN OF JEFF DAVIS AVENUE WITH THE NORTH MARGIN OF WEST 4TH STREET; THENCE ALONG SAID NORTH MARGIN OF WEST 4TH STREET, S69°18'16"W 106.11' TO THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID NORTH MARGIN, S69°18'16"W 25.89' TO A 1/2" IRON ROD WITH CAP SET; THENCE N27°52'53"W 100.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE N69°18'16"E 39.42'; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 143.68', AN ARC LENGTH OF 31.31' AND A CHORD BEARING AND DISTANCE OF S07°58'39"E 31.25'; THENCE ALONG A CURVE TO LEFT, HAVING A RADIUS OF 243.07', AN ARC LENGTH OF 43.47' AND A CHORD BEARING AND DISTANCE OF S21°15'52"E 43.41'; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 113.17', AN ARC LENGTH OF 25.95' AND A CHORD BEARING AND DISTANCE OF S32°48'06"E 25.89' TO THE POINT OF BEGINNING, CONTAINING 2,743.18 SQUARE FEET.

PREPARED BY:

**CLIFFORD A. CROSBY, PLS**

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

CLIENTS: USC AU PROPERTIES, LLC  
DATE OF FIELD SURVEY: 9/13/2021  
DRAWN BY: CAC  
JOB NUMBER: 20209.dwg

SHEET 4 OF 5

**MINUTES OF OCTOBER 28, 2021  
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.

USC AU PROPERTIES, LLC

SIGNED BY: David Pilger DATE 10/1/21  
DAVID PILGER, MANAGING MEMBER

Subscribed and sworn to before me, in my presence this 1st day of October, 2021, a Notary Public in and for the County of Harrison, State of Mississippi.



Frances J. Galle  
NOTARY PUBLIC  
My Commission Expires: 3/15/2024

**CERTIFICATE OF APPROVAL**

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public streets, or any change in existing public streets, the extension of public water or sewer system or the installation of drainage improvements through one or more lots to serve one or more lots. That the subdivision shown is in all respects in compliance with the City ordinances of Long Beach and that therefore this plat has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within (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 description recorded in Deed No. 2020-5903-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 29th day of SEPTEMBER, 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

CLIENTS: USC AU PROPERTIES, LLC  
DATE OF FIELD SURVEY: 9/13/2021  
DRAWN BY: CAC  
JOB NUMBER: 20209.dwg

**MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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



**OVERSTREET  
& ASSOCIATES**  
CONSULTING ENGINEERS

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

October 27, 2021

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

**RE: Certificate of Subdivision - Tax Parcel No. 0612B-03-056.000**

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which lies on the west side of Jeff Davis Ave. The subdivision proposes to divide the existing lot with 150 feet of frontage on Jeff Davis into three equal parcels, each with 50 feet of frontage on Jeff Davis. The subdivision further indicates an ingress/egress easement to be provided across Lots "B" and "C" to access the northernmost Lot "A".

In order to avoid problems with future development of these proposed lots, the developer should locate the existing utilities which serve the building on proposed Lot "A" and should provide easements for those utilities which likely cross Lots "B" and "C".

Otherwise, each proposed parcel appears to meet the minimum lot sizes and the Certificate itself has all appropriate certifications and information. City approval of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

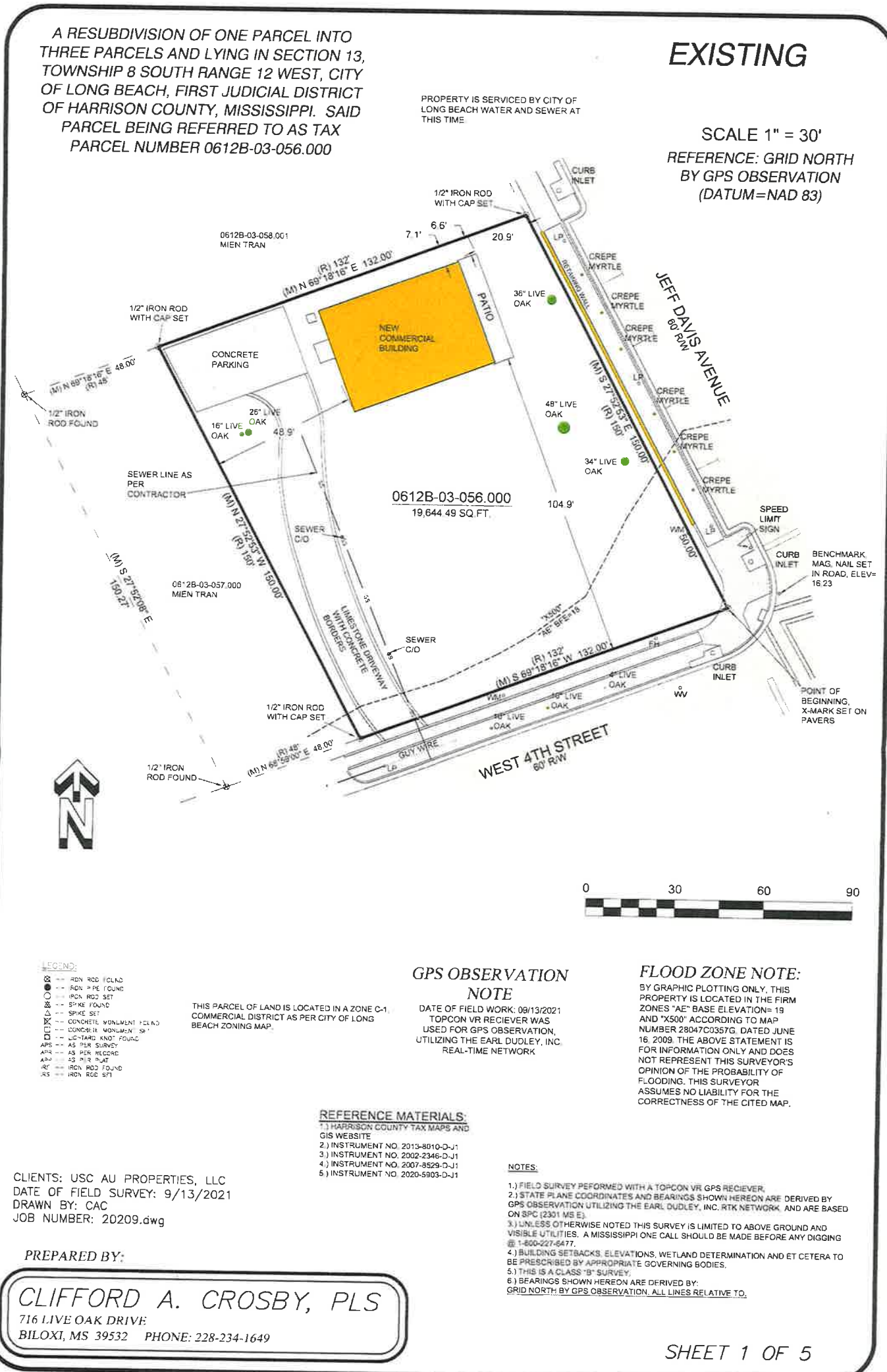
David Ball, P.E.

DB:539

**MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Per recommendation of the City Engineers letter, the following revised documents were submitted:



MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING

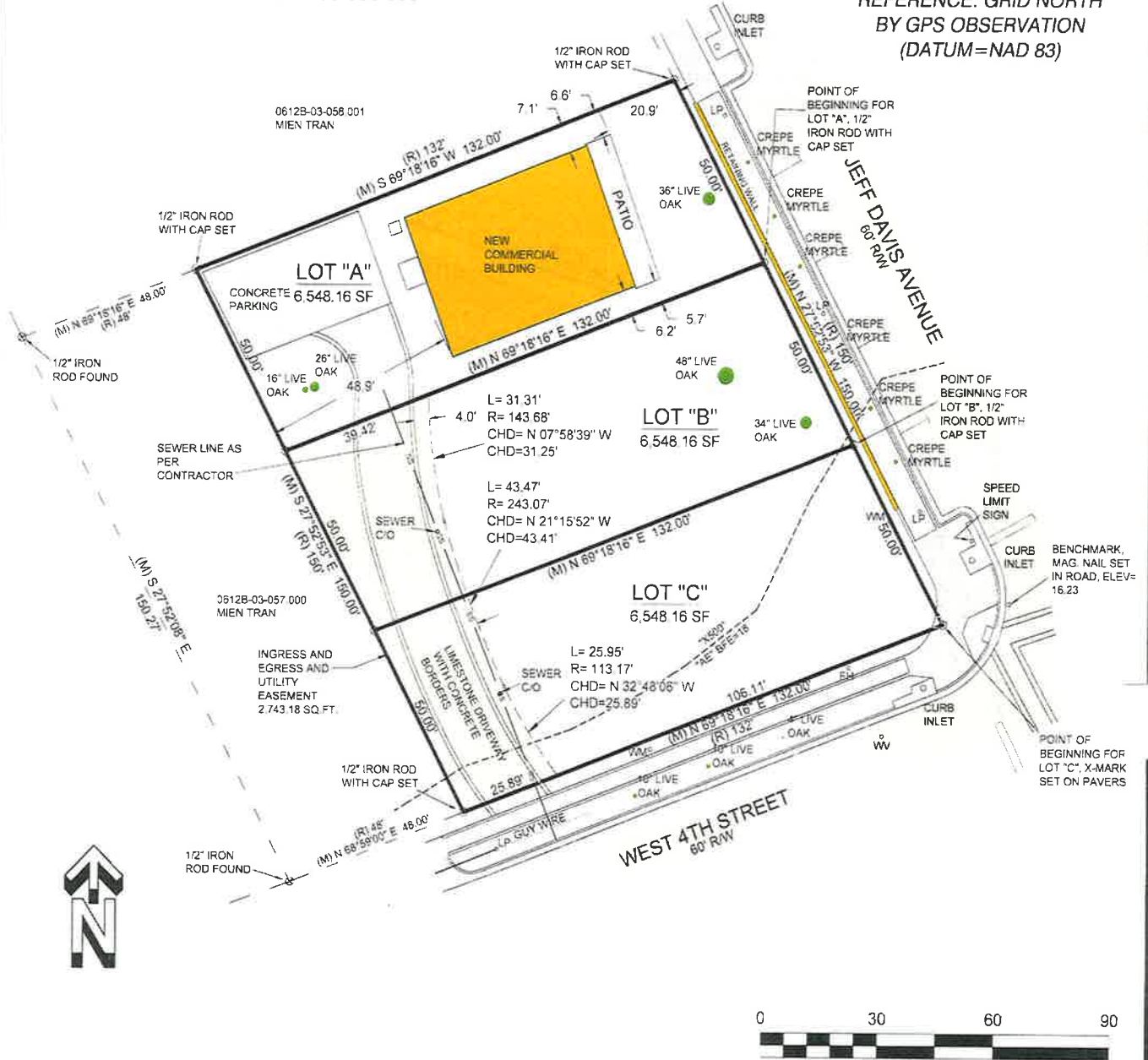
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF ONE PARCEL INTO  
THREE PARCELS AND LYING IN SECTION 13,  
TOWNSHIP 8 SOUTH RANGE 12 WEST, CITY  
OF LONG BEACH, FIRST JUDICIAL DISTRICT  
OF HARRISON COUNTY, MISSISSIPPI. SAID  
PARCEL BEING REFERRED TO AS TAX  
PARCEL NUMBER 0612B-03-056.000

PROPOSED

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

SCALE 1" = 30'  
REFERENCE: GRID NORTH  
BY GPS OBSERVATION  
(DATUM=NAD 83)



- LEGEND:**
- ⊗ --- IRON ROD FOUND
  - --- IRON PIPE FOUND
  - --- IRON ROD SET
  - ⊕ --- SPIKE FOUND
  - ⊗ --- SPIKE SET
  - △ --- CONCRETE MONUMENT FOUND
  - --- CONCRETE MONUMENT SET
  - ◇ --- JO-YARD KNOB FOUND
  - APS --- AS PER SURVEY
  - APR --- AS PER RECORD
  - APP --- AS PER PLAN
  - IRF --- IRON ROD FOUND
  - IRS --- IRON ROD SET

THIS PARCEL OF LAND IS LOCATED IN A ZONE C-1  
COMMERCIAL DISTRICT AS PER CITY OF LONG  
BEACH ZONING MAP.

**GPS OBSERVATION  
NOTE**

DATE OF FIELD WORK: 09/13/2021  
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 "AE" BASE ELEVATION= 19  
AND "X500" 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 AND GIS WEBSITE
- 2.) INSTRUMENT NO. 2013-8010-D-J1
- 3.) INSTRUMENT NO. 2002-2346-D-J1
- 4.) INSTRUMENT NO. 2007-8529-D-J1
- 5.) INSTRUMENT NO. 2020-5903-D-J1

**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 @ 1-800-227-6477.
- 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.

CLIENTS: USC AU PROPERTIES, LLC  
DATE OF FIELD SURVEY: 9/13/2021  
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PREPARED BY:

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**MINUTES OF OCTOBER 28, 2021  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

\*\*\*\*\*

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

APPROVED:

\_\_\_\_\_

Vice Chairman Shawn Barlow

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

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

Tina M. Dahl, Minutes Clerk