

MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
AGENDA
SEPTEMBER 23, 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. September 9, 2021

VI. UNFINISHED BUSINESS**VII. NEW BUSINESS**

1. Certificate of Resubdivision- 419 and 421 East 3rd Street, Tax Parcels 0612A-01-034.000 and 0612A-01-034.001, Submitted by Glynn Illich.
2. Certificate of Resubdivision- 1125 East Old Pass Road, Tax Parcel 0611P-01-006.000, Submitted by Robert L. Johnson, Jr.
3. Certificate of Resubdivision- 18064 Allen Road, Tax Parcel 0611I-05-005.000, Submitted by Robert J. Neale.

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 October 5, 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 Barlow 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 23rd day of September 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 Olaivar, Commissioners Shawn Barlow, Jennifer Glenn, Sawyer Walters, Justin Shaw, Michael Levens, Chris Fields, and Marcia Kruse, City Advisor Bill Hessell, and Minutes Clerk Tina M. Dahl.

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Absent the Regular Meeting were Commissioner Jeff Hansen 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 Barlow made motion, seconded by Commissioner Walters and unanimously carried to approve the Regular Meeting minutes of September 9, 2021, as submitted.

It came for discussion under new business, a Certificate of Resubdivision for property located at 419 and 421 East 3rd Street, Tax Parcels 0612A-01-034.000 and 0612A-01-034.001, submitted by Glynn Illich and Iana Illich, as follows:

MINUTES OF SEPTEMBER 23, 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 9-13-21
Zoning R-1
Agenda Date 9-23-21
Check Number 4825

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

TYPE OF CASE: CERTIFICATE OF RESUBDIVISION

ADVALOREM TAX PARCEL NUMBER(S): 0612A-01-034.000/001

I. GENERAL LOCATION OF PROPERTY INVOLVED: END OF E 3rd St
By USm-6P

V. ADDRESS OF PROPERTY INVOLVED: 419/421 E 3rd

GENERAL DESCRIPTION OF REQUEST: Resubdivision of COMBINE 2 LOTS
Into INTO 1 LOT (BUILDING PERSONAL HOME)

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 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.

GUYAN ILLICH
Name of Rightful Owner (PRINT)

POB1612
Owner's Mailing Address

LB MS 39560
City State Zip

228 760 5455
Phone

[Signature] 8/18/21
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) IANA ILLICH

ADDRESS (STREET, CITY, STATE, ZIP CODE) POB 1612, LBms 39560

PHONE # (H) 243-3370 (C)

TAX PARCEL NUMBER(S) OWNED BOTH

SIGNATURE

NAME OF OWNER (PRINT)

ADDRESS (STREET, CITY, STATE, ZIP CODE)

PHONE # (H) (C)

TAX PARCEL NUMBER(S) OWNED

SIGNATURE

NAME OF OWNER (PRINT)

ADDRESS (STREET, CITY, STATE, ZIP CODE)

PHONE # (H) (C)

TAX PARCEL NUMBER(S) OWNED

SIGNATURE

NAME OF OWNER (PRINT)

ADDRESS (STREET, CITY, STATE, ZIP CODE)

PHONE # (H) (C)

TAX PARCEL NUMBER(S) OWNED

SIGNATURE

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: GYNN ILLICH

**MINUTES OF SEPTEMBER 23, 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

Indexing Instructions:
Part of Lot 10, Blk 12, Original Long
Beach, Harrison County, 1st JD, MS

File#202630

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,

**CHARLES B. WAMBOLT
420 EAST 3RD STREET
LONG BEACH, MS 39560
(228) 234-4567**

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

**GLYNN ILLICH and wife, IANA ILLICH
as tenants by the entirety with full rights of survivorship and not as tenants in common
P.O. BOX 1612
LONG BEACH, MS 39560
(228) 760-5455**

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"

The Grantor hereby covenants that the property described herein does not constitute as a part of his homestead, nor is it contiguous thereto.

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

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

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

WITNESS THE SIGNATURE of the Grantor on this the 17th day of August, 2021.


CHARLES B. WAMBOLT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **CHARLES B. WAMBOLT**, who acknowledged that he signed, executed and delivered the above and foregoing instrument as his voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 17th day of August, 2021.


NOTARY PUBLIC

(SEAL)

My Commission Expires:



455

**MINUTES OF SEPTEMBER 23, 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#202631

Indexing Instructions:
Part of Lot 10, Blk 12, Original Long
Beach & Long Beach Section Blk 6,
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,

**CHARLES B. WAMBOLT
420 EAST 3RD STREET
LONG BEACH, MS 39560
(228) 234 4567**

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

**GLYNN ILLICH and wife, IANA ILLICH
as tenants by the entirety with full rights of survivorship and not as tenants in common
P.O. BOX 1612
LONG BEACH, MS 39560
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GIVEN under my hand and official seal on this the 17th day of August, 2021.

(S E A L)

My Commission Expires:




NOTARY PUBLIC

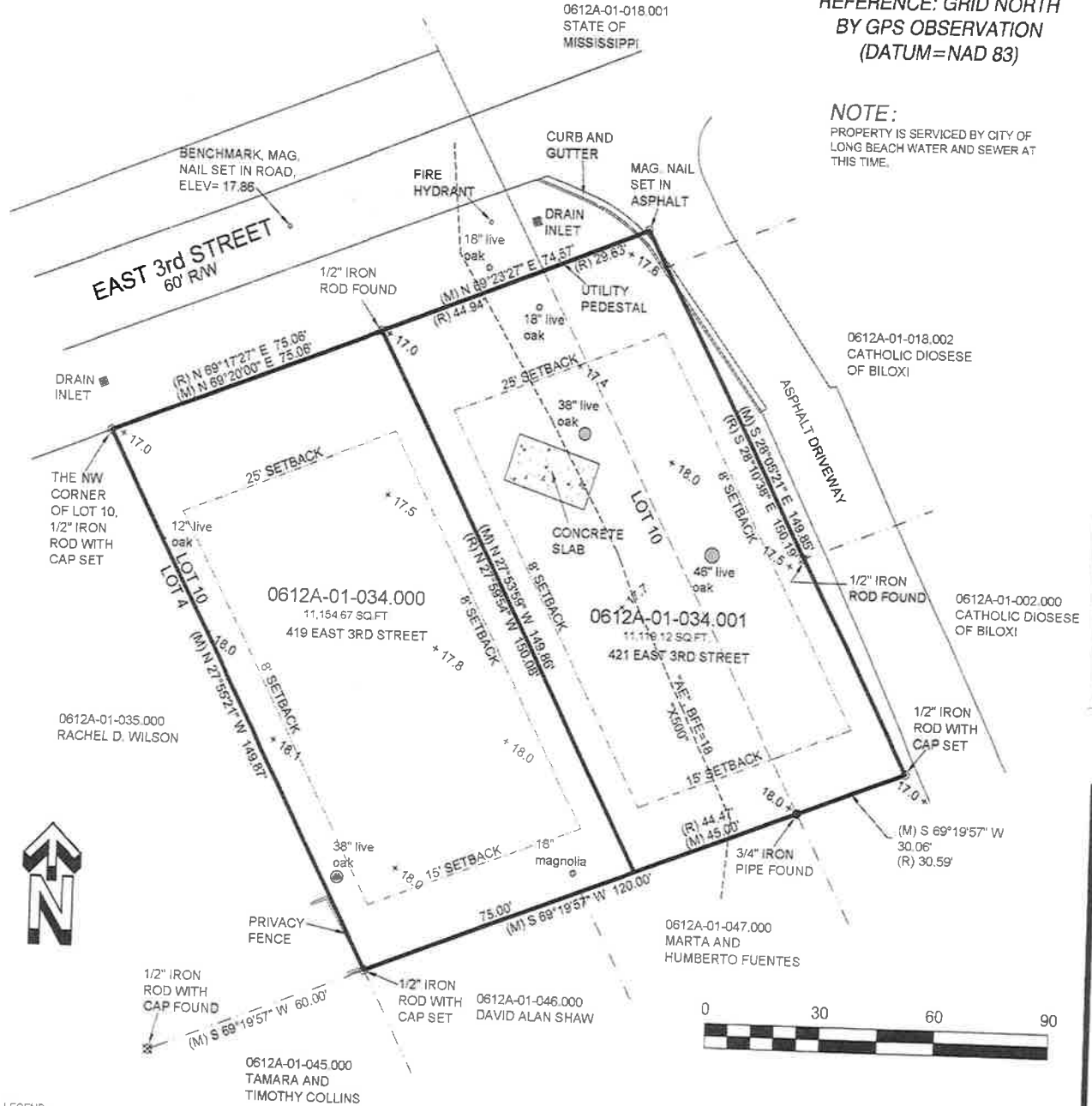
MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF TWO PARCELS INTO ONE AND LYING IN THE ORIGINAL LONG BEACH SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX PARCEL NUMBERS 0612A-01-034.000 AND 0612A-01-034.001

EXISTING

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

NOTE:
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
 - LIGHT TARD KNOT FOUND
 - AS PER SURVEY
 - APR AS PER RECORD
 - APP AS PER PLAT
 - RF IRON ROD FOUND
 - RS IRON ROD SET

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 - 25 FEET
SIDE YARD - 5 FEET
REAR YARD - 15 FEET

- REFERENCE MATERIALS:
- 1.) RECORDED PLAT OF ORIGINAL LONG BEACH 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.) DEED NO. 2021-12137-D-1
 - 6.) DEED NO. 2021-12141-D-1

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= 18 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.

- 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 (2331 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 @ 1-800-227-5477.
 - 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: GLYNN AND IANA ILLICH
DATE OF FIELD SURVEY: 9/13/2021
DRAWN BY: CAC
JOB NUMBER: 20497.dwg

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

**MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING**

457

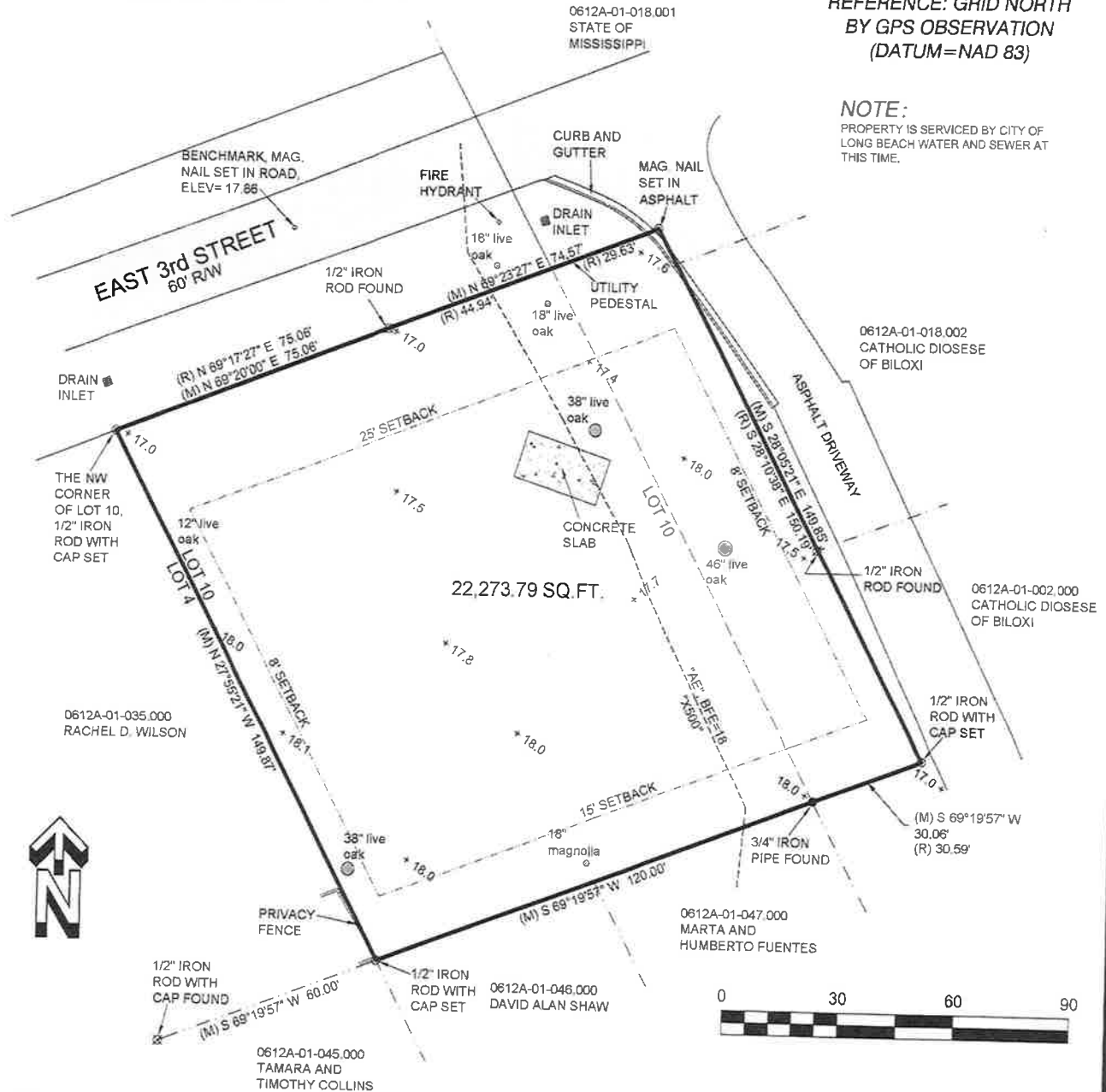
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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PROPOSED

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

NOTE:
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
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 - 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
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 - 6.) DEED NO. 2021-12141-D-1

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

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DATE OF FIELD SURVEY: 9/13/2021
DRAWN BY: CAC
JOB NUMBER: 20497.dwg

PREPARED BY:

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

- NOTES:**
- 1.) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER.
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 - 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-4477.
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SHEET 2 OF 5

**MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF TWO PARCELS INTO ONE AND LYING IN THE ORIGINAL LONG BEACH SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX PARCEL NUMBERS 0612A-01-034.000 AND 0612A-01-034.001

LONG BEACH PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcels (0612A-01-034.000 and 0612A-01-034.001) into (one) lot. The subject property is generally described as being located (on south side of the east end of East 3rd Street, Long Beach, MS).

The Case File Number is:

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEED):
0612A-01-034.000, DEED NO. 2021-12141-D-J1

Lot Ten (10) in Block Twelve (12) or ORIGINAL LONG BEACH, in the Town of Long Beach, in Harrison County, Mississippi, as shown by the official map or plat of said Original Long Beach, commonly known and referred to as Porters Map or Long Beach, on file and of record in the Office of the Chancery Clerk of the Harrison County, Mississippi, in Record of Plats Book 11 at Page 6, of the Records of Plat sin Harrison County, Mississippi, together with all improvements thereon and all appurtenances in anywise appertaining thereto.

AND ALSO:

Beginning at an iron pipe set at the Northeast Corner of Lot Ten (10), Block Twelve (12), of ORIGINAL Long Beach, and running thence North 69 degrees 12 minutes East, a distance of 30.25 feet to an iron pipe; thence South 28 degrees 11 minutes East, a distance of 150 feet, to an iron pipe; thence South 69 degrees 12 minutes West, a distance of 30.25 feet to an iron set at the Southeast Corner of said Lot Ten (10), thence North 28 degrees 11 minutes West, along the East line of said Lot Ten (10), West, a distance of 150 feet to the Point of Beginning. Being a part of St. Thomas Church property, located in the Widow N. Ladnier Claim of Harrison County, Mississippi, acquired from St. Marys Seminary on or about November 11, 1970.

0612A-01-034.001, DEED NO. 2021-12137-D-J1

All that part of Lot Ten (10), Block Twelve (12) of ORIGINAL LONG BEACH, in the Town of Long Beach, in Harrison County, Mississippi, as shown by the official map or plat of said Original Long Beach, commonly known and referred to as Porters Map of Long Beach, on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi, in Record of Plats Book 11 at Page 6 (Copy Book 4-A at Page 365), of the Records of Plats in Harrison County, Mississippi; and also a strip of land 30.25 feet East and West by 150 feet North and South and formerly being a part of the St. Thomas Church property located in the Widow N. Ladner Claim in Harrison County, Mississippi, acquired from St. Marys Seminary on or about November 11, 1970, all being more particularly described as follows:

Commencing at an iron pipe found marking the Northwest Corner of Lot Ten (10), Block Twelve (12) or ORIGINAL LONG BEACH and thence North 69 degrees 17 minutes 27 seconds East along the South margin of East Third Street, a distance of 75.06 feet to an iron rod found marking the POINT OF BEGINNING; thence from said point of beginning, North 69 degrees 22 minutes 19 seconds East along the South margin of East Third Street, a distance of 44.94 feet to the Northeast Corner of said Lot Ten (10); thence North 69 degrees 22 minutes 19 seconds East, a distance of 29.63 feet to a bent iron rod found; thence South 28 degrees 10 minutes 38 seconds East along property now or formerly of the State of Mississippi and property now or formerly of the Catholic Diocese of Biloxi (St. Thomas Church), a distance of 150.19 feet to a bent iron rod found; thence South 69 degrees 24 minutes 45 seconds West, a distance of 30.59 feet to an iron pipe found marking the Southeast Corner of Lot Ten (10), Block Twelve of said ORIGINAL LONG BEACH; thence South 69 degrees 24 minutes 40 seconds West, along the South line of said Lot Ten (10), a distance of 44.47 feet to an iron rod found; thence North 27 degrees 59 minutes 54 seconds West, a distance of 150.08 feet to the Point of Beginning, having an area of 11138.9 square feet, more or less.

PREPARED BY:

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

CLIENTS: GLYNN AND IANA ILLICH
DATE OF FIELD SURVEY: 9/13/2021
DRAWN BY: CAC
JOB NUMBER: 20497.dwg

SHEET 3 OF 5

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF TWO PARCELS INTO ONE AND LYING IN THE ORIGINAL LONG BEACH SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX PARCEL NUMBERS 0612A-01-034.000 AND 0612A-01-034.001

LONG BEACH PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

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The Case File Number is:

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION OF THE PROPOSED PARCEL:

Lot Ten (10) in Block Twelve (12) or ORIGINAL LONG BEACH, in the Town of Long Beach, in Harrison County, Mississippi, as shown by the official map or plat of said Original Long Beach, commonly known and referred to as Porters Map of Long Beach, on file and of record in the Office of the Chancery Clerk of the Harrison County, Mississippi, in Record of Plats Book 11 at Page 6, of the Records of Plat sin Harrison County, Mississippi, and a parcel of land adjoining the east side of said Lot Ten (10), altogether being more particularly described as follows with the bearings based on state plane grid north (MS east zone 2301):

Beginning at a 1/2" iron rod with cap set at the northwest corner of said Lot Ten (10); thence along the south margin of E. 3rd Street, N69°20'00"E 75.06' to a 1/2" iron rod found; thence further along said south margin and extension thereof, N69°23'27"E 74.57' to a mag. nail set in an asphalt driveway; thence S28°05'21"E 149.85' to a 1/2" iron rod with cap set; thence S69°19'57"W 30.06' to a 3/4" iron pipe found at the southeast corner of said Lot Ten (10); thence S69°19'57"W 120.00' to a 1/2" iron rod with cap set at the southwest corner of said Lot Ten (10); thence N27°55'21"W 149.87' to the Point of Beginning, containing 22,273.79 square feet.

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.

SIGNED BY: GLYNN ILLICH

DATE 9/13/21

Subscribed and sworn to before me, in my presence this 13th day of September 2021, a Notary Public in and for the County of Harrison, State of Mississippi.

NOTARY PUBLIC

My Commission Expires: 5/17/2022



PREPARED BY:

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

CLIENTS: GLYNN AND IANA ILLICH
DATE OF FIELD SURVEY: 9/13/2021
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**MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: Joe Culpepper <joe.culpepper@h2oinnovation.com>
Sent: Tuesday, September 14, 2021 2:25 PM
To: Tina Dahl
Subject: RE: Certificate of Resubdivision, 419 & 421 East 3rd Street

No special tap fee need.

Joe Culpepper, P.E.
Project Manager



Trusted Utility Partners

Office # (238) 883-0440
107 Kolby Street Long Beach, MS 39640
P.O. Box 90 Long Beach, MS 39606
joe.culpepper@h2oinnovation.com | www.h2oinnovation.com

use St., Suite 203
i, MS 39530
3-967-7137



**OVERSTREET
& ASSOCIATES
CONSULTING ENGINEERS**

630 Delmas Ave
Pascagoula, MS
228-967-7

September 23, 2021

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

RE: Certificate of Subdivision - Tax Parcel Nos. 0612A-01-034.000 & 0612A-01-034.001

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced parcels which have existing frontage on E 3rd St. The subdivision merely proposes to combine the two referenced lots into one single parcel, having approximately 120 feet of frontage on the E 3rd St. The Certificate itself appears to contain all appropriate certifications.

Although no additional water or sewer services are anticipated at this lot, approval of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

David Ball, P.E.

DB:539

**MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion, Commissioner Walters made motion, seconded by Commissioner Glenn 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 1125 East Old Pass Road, Tax Parcels 0611P-01-006.000, submitted by Robert L. Johnson, Jr and Cheryl B. Johnson, as follows:

MINUTES OF SEPTEMBER 23, 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 9-8-21
Zoning R-1
Agenda Date 9-23-21
Check Number 8027

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

TYPE OF CASE: CERTIFICATE OF RESUBDIVISION

AD VALOREM TAX PARCEL NUMBER(S): 0611P-01-006.000

I. GENERAL LOCATION OF PROPERTY INVOLVED: SW Corner of Old Pass Road + Edmund Circle

ADDRESS OF PROPERTY INVOLVED: #1125 E. Old Pass Road

GENERAL DESCRIPTION OF REQUEST: Resubdivision of one Parcel
Into Two Parcels

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.**

II. OWNERSHIP AND CERTIFICATION:

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

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

Robert L. Johnson, Jr
Name of Rightful Owner (PRINT)

107 College Avenue
Owner's Mailing Address

Long Beach MS 39560
City State Zip

228-297-0157
Phone

[Signature] 9/7/21
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) Cheryl B. Johnson
ADDRESS (STREET, CITY, STATE, ZIP CODE) 107 College Avenue, Long Beach, MS 39560
PHONE # (H) 228-596-5589 (C)
TAX PARCEL NUMBER(S) OWNED 0611 P-01-006.000
SIGNATURE Cheryl B Johnson

NAME OF OWNER (PRINT)
ADDRESS (STREET, CITY, STATE, ZIP CODE)
PHONE # (H) (C)
TAX PARCEL NUMBER(S) OWNED
SIGNATURE

NAME OF OWNER (PRINT)
ADDRESS (STREET, CITY, STATE, ZIP CODE)
PHONE # (H) (C)
TAX PARCEL NUMBER(S) OWNED
SIGNATURE

NAME OF OWNER (PRINT)
ADDRESS (STREET, CITY, STATE, ZIP CODE)
PHONE # (H) (C)
TAX PARCEL NUMBER(S) OWNED
SIGNATURE

(Use additional forms as needed)

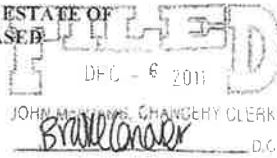
IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU:

**MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
FIRST JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE OF ANDREW DAURO, DECEASED NO. C2401-11-00263(3)

PAUL G. DAURO



PETITIONER

ORDER

TO THE HONORABLE CHANCERY COURT OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI :

THERE CAME to be heard this day, the Petition of PAUL G. DAURO to approve a Contract for the Sale and Purchase of Real Estate of the Estate of ANDREW DAURO and the Court having heard and considered said Petition and the evidence presented, and being fully advised in the premises, finds the following:

1. The Petitioner, PAUL G. DAURO, was previously appointed Executor of the Estate of ANDREW DAURO, which owns the property described as follows:

1125 East Old Pass Road
Long Beach, MS 39560
(Parcel #0611P-01-006.000)

All of the interested parties herein would like to liquidate this asset.

2. The Petitioner, PAUL G. DAURO, his brothers, ANDREW D. DAURO, GEORGE K. DAURO and RICHARD A. DAURO, his sisters SARILYN R. FREEMAN and KAY KAREN

Page 1 of 3

DAURO are the only heirs at law of the Deceased, ANDREW DAURO, and the only beneficiaries under the Will. All of said parties have executed a Waiver of Service of Process and Entry of Appearance which have been filed and are of record in this matter with the exception of GEORGE K. DAURO who has filed an Answer in this matter wherein he agreed to the action requested in the Petition. Said Answer is now on file in this cause.

3. The Petitioner, PAUL G. DAURO, has previously filed with this Court a Contract for the Sale and Purchase of Real Estate of The Estate of ANDREW DAURO. The Petitioner asks this Court to approve said contract and authorize the Petitioner to execute all documents necessary to consummate said sale on behalf of said Estate. The net proceeds from said sale are to be deposited into the Andrew Dauro Estate Account until further order of the Court.

IT IS, THEREFORE, ORDERED AND ADJUDGED AS FOLLOWS:

1. That the Contract for the Sale and Purchase of Real Estate of ANDREW DAURO, DECEASED, described as:

1125 E. Old Pass Road
Long Beach, MS 39560
(Parcel #0611P-01-006.000)

be approved.

2. That the Petitioner, PAUL G. DAURO be authorized by this Court to execute any and all documents as Executor of the Estate of ANDREW DAURO necessary to consummate said sale.

3. That the net proceeds from the sale of said property should be made payable to The Estate of ANDREW DAURO and deposited into the Andrew Dauro Estate account until

Page 2 of 3

MINUTES OF SEPTEMBER 23, 2021 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

further order of this Court.

SO ORDERED AND ADJUDGED on this the 6th day of DECEMBER, 2011,


CHANCELLOR

Presented to the Court by:
Bradley W. Rath, PLLC, Of Counsel
266 DeBuys Road
Biloxi, MS 39531
(228) 206-1400
MS Bar No. 100102



STATE OF MISSISSIPPI			
MISSISSIPPI STATE DEPARTMENT OF HEALTH VITAL RECORDS			
770		2010-015801	
CERTIFICATE OF DEATH			
STATE OF MISSISSIPPI			
DATE: AUG 04 2010		DECEASED: Alice Ruth Davro	
SEX: Female		AGE: 76	
RACE: White		DATE OF DEATH: July 29, 2010	
PLACE OF DEATH: Memorial Hospital #244		CITY OF DEATH: Gulfport	
COUNTY OF DEATH: Harrison		STATE OF DEATH: MS	
<p>DECLARANT: Harold Randolph Ruby Moore ADDRESS: 20020 Pileville Rd., Long Beach, MS 39566 RELATIONSHIP: Son</p> <p>DECLARANT: Donny McAdams ADDRESS: P.O. Box 228, Gulfport, MS 39501 RELATIONSHIP: Son</p> <p>DECLARANT: Jeanie Wadsworth, RN ADDRESS: 4500 Memorial Drive, Gulfport, MS 39501 RELATIONSHIP: Daughter</p>			
ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE MISSISSIPPI STATE DEPARTMENT OF HEALTH STATE REGISTRAR 8/9/2010 WARNING: THIS IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THIS OFFICE. VERIFY PRESENCE OF WATERMARK. HOLD TO LIGHT TO VIEW.			

MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

STATE OF MISSISSIPPI
MISSISSIPPI STATE DEPARTMENT OF HEALTH
VITAL RECORDS

10137121

FOR STATE REGISTER		CERTIFICATE OF DEATH		STATE FILE NUMBER	61-00407
DECEASED		NAME	Harold Leopold Dubuison	SEX	M
DATE OF DEATH		DATE OF BIRTH	August 28, 1899	AGE	81
PLACE OF DEATH		CITY	Gulfport	COUNTY	Harrison
HOSPITAL		HOSPITAL	Memorial Hospital @ Gulfport #244	INPATIENT	yes
CITY OF BIRTH		CITY OF BIRTH	Gulfport	COUNTY OF BIRTH	Harrison
COUNTRY OF BIRTH		COUNTRY OF BIRTH	USA	MARRIED	yes
MARRIAGE		SPOUSE NAME	Loretta Castanedo	PROFESSION	barbering industry
PARENTS		FATHER	Donacion Dubuison	MOTHER	Anastasia Dedeur
INFORMANT		NAME	Mr. Cecil S. Robinson	ADDRESS	1713 E. Old Page Rd., Long Beach, MS 39560
DISPOSITION		PLACE	Evergreen Cemetery	CITY	Gulfport, MS
PREPAREMENT		NAME	Rieman Funeral Home	ADDRESS	74 W. P.O. Drawer 1750, Gulfport, MS 39501
CERTIFIER		NAME	Ben Kitchings, M.D.	ADDRESS	300 E. Fifth St., Long Beach, Ms. 39560
CAUSE OF DEATH		CAUSE	Mycobacterial Infection A-Very Severe Heart Disease	ICD-10	I50.1 I65.9
REGISTRAR		NAME	S. J. Donahoe	DATE	Jan 12, 1981

NOV 28 2011
S. J. Donahoe
STATE REGISTRAR

WARNING: VERIFY PRESENCE OF WATERMARK HOLD TO LIGHT TO VIEW

STATE OF MISSISSIPPI
MISSISSIPPI STATE DEPARTMENT OF HEALTH
VITAL RECORDS

10137119

TYPE OR PRINT WITH BLACK INK		FILE NO.	2 & 200	CERTIFICATE OF DEATH		STATE FILE NUMBER	123-00-009849
DECEASED		NAME	Loretta Clementine Dubuison	SEX	Female	DATE OF BIRTH	3:35 a.m. April 29, 2000
DATE OF DEATH		DATE OF BIRTH	September 28, 1906	AGE	93	CITY OF DEATH	Harrison
HOSPITAL		HOSPITAL	Memorial Hospital @ Gulfport #244	INPATIENT	Mississippi	CITY OF BIRTH	Harrison
COUNTRY OF BIRTH		COUNTRY OF BIRTH	USA	MARRIED	yes	CITY OF BIRTH	Harrison
MARRIAGE		SPOUSE NAME	Albert Castanedo	PROFESSION	Honorement	CITY OF BIRTH	Harrison
PARENTS		FATHER	Albert Castanedo	MOTHER	Clementine Ladner	FATHER	Albert Castanedo
INFORMANT		NAME	Janette D'Ignazio	ADDRESS	3536 Walker Drive, Slidell, LA 70458	FATHER	Albert Castanedo
DISPOSITION		PLACE	Evergreen Cemetery	CITY	Gulfport, MS	FATHER	Albert Castanedo
PREPAREMENT		NAME	Rieman Funeral Home	ADDRESS	74 W. P.O. Drawer 1750, Gulfport, Mississippi 39502	FATHER	Albert Castanedo
CERTIFIER		NAME	S. Coakley, RN	ADDRESS	180 Debuys Road, Biloxi, MS 39531	FATHER	Albert Castanedo
CAUSE OF DEATH		CAUSE	Cardiovascular Accident	ICD-10	I65.9	FATHER	Albert Castanedo
REGISTRAR		NAME	S. J. Donahoe	DATE	Jan 12, 1981	FATHER	Albert Castanedo

NOV 28 2011
S. J. Donahoe
STATE REGISTRAR

WARNING: VERIFY PRESENCE OF WATERMARK HOLD TO LIGHT TO VIEW

467

**MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Prepared By & Return To:
Bobby R. Long, Esq. #1400
2909 13th Street - Suite 601
Gulfport, MS 39501
Ph 228-868-1111
#3017.0001

Grantor: Estate of Andrew Dauro
P. O. Box 1234
Long Beach, MS 39560
Ph 228-596-7046

Index In: Long Beach City Section
Block 4, Harrison County, MS,

Grantee: Robert L. Johnson, Jr. and
Cheryl B. Johnson
107 College Avenue
Long Beach, MS 39560
Ph 228-596-5589

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **PAUL G. DAURO, Executor of the ESTATE OF ANDREW DAURO, deceased**, Grantor, do hereby sell, convey and warrant unto **ROBERT L. JOHNSON, JR. & CHERYL B. JOHNSON**, as joint tenants with full rights of survivorship and not as tenants in common, any and all interest that I may hold in the following described real property situated in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

A parcel of land located in the Widow N. Ladner Claim, Long Beach, Harrison County, Mississippi, more particularly described as follows:

Parcel A: Beginning at the intersection of the West margin of Edmund Circle with the South margin of Old Pass Road and run thence S28°E 450 feet to a point, run thence S59°39'17"W 162 feet to a point, run thence N28°W 347.65 feet to a point, run thence N59°39'17"E 78 feet to a point, run thence N28°W 102.35 feet to a point on the South margin of Old Pass Road, run thence N59°39'17"E, along said South margin 84 feet to the Point of Beginning.

AND ALSO:

Parcel D: Commencing at the intersection of the West margin of Edmund Circle with the South margin of Old Pass Road and run thence S 59°39'17"W along said South margin 162.0 feet to a point, run thence S28°E 180.0 feet to the Point of Beginning, thence continue S28°E 270.0 feet to a point, run thence S59°39'17"W 96.0 feet to a point, run thence N28°W 270.0 feet to a point, run thence N59°39'17"E 96.0 feet to the Point of Beginning.

This conveyance is made pursuant to the authority of the Chancery Court of Harrison County, First Judicial District, Mississippi, by Judgment Granting Authority to Sell Real Estate, dated December 6, 2011, rendered in Cause No. C2401-11-00263(3), styled in the matter of the ESTATE OF ANDREW DAURO, DECEASED.

Taxes on the subject property are pro-rated as of the date of this instrument and are assumed by the Grantees for the remainder of the year 2011.

This conveyance is subject to any and all recorded rights-of-way, restrictions, reservations, covenants and easements.

Witness my signature, this the 15th day of December, 2011.

THE ESTATE OF ANDREW DAURO
DECEASED

By: 
Paul G. Dauro, Executor

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid County and State, on this 15th day of December, 2011, within my jurisdiction, the within named PAUL G. DAURO, who acknowledged that he is the Executor of the ESTATE OF ANDREW DAURO, DECEASED and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do by Court Order.

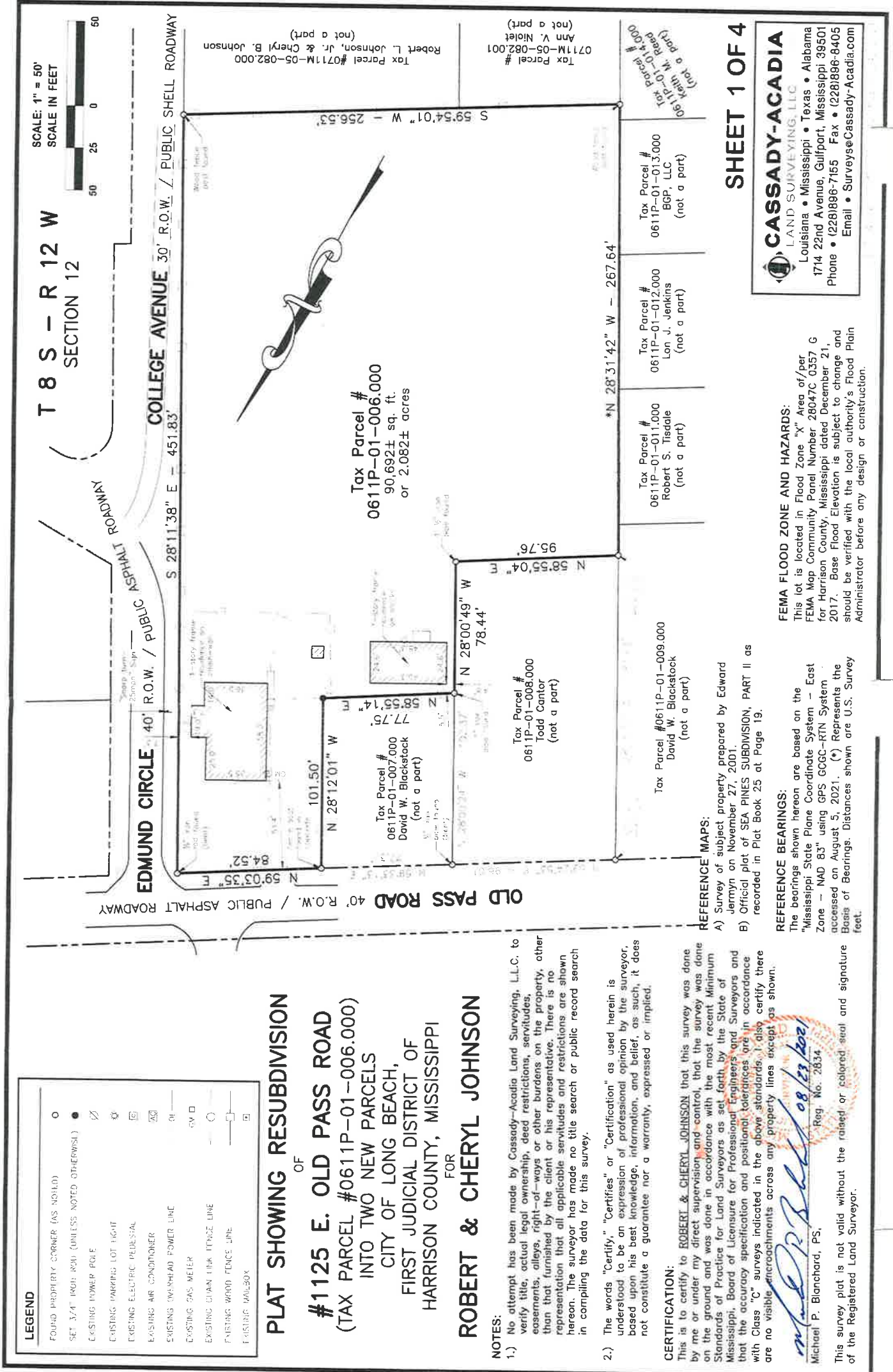

Notary Public

My commission expires:
September 20, 2015



J:\WP5\GANT\EDeeds-misc\Johnson, from Estate of Dauro WH1.wpd

MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCALE: 1" = 50'
SCALE IN FEET

T 8 S - R 12 W
SECTION 12

SHEET 1 OF 4

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

FEMA FLOOD ZONE AND HAZARDS:
This lot is located in Flood Zone "X" Area of/par
FEMA Map Community Panel Number 28047C 0357 G
for Harrison County, Mississippi dated December 21,
2017. Base Flood Elevation is subject to change and
should be verified with the local authority's Flood Plain
Administrator before any design or construction.

LEGEND

○	FOUND PROPERTY CORNER (AS NOTED)
●	SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)
⊗	EXISTING POWER POLE
⊙	EXISTING PARKING LOT LIGHT
⊛	EXISTING ELECTRIC PEDESTAL
⊠	EXISTING AIR CONDENSER
⊡	EXISTING OVERHEAD POWER LINE
⊞	EXISTING GAS METER
⊚	EXISTING CHAIN LINK FENCE LINE
⊜	EXISTING WOOD FENCE LINE
⊞	EXISTING MAILBOX

**PLAT SHOWING RESUBDIVISION
OF
#1125 E. OLD PASS ROAD
(TAX PARCEL #0611P-01-006.000)
INTO TWO NEW PARCELS
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI
FOR
ROBERT & CHERYL JOHNSON**

NOTES:
1.) No attempt has been made by Cassidy-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, dead restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

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

Michael P. Blanchard, PS,
Reg. No. 2834
08/29/2021
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

REFERENCE MAPS:
A) Survey of subject property prepared by Edward Jermyn on November 27, 2001.
B) Official plat of SEA PINES SUBDIVISION, PART II as recorded in Plat Book 25 at Page 19.

REFERENCE BEARINGS:
The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS CGCC-RTN System accessed on August 5, 2021. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

Tax Parcel # 0611P-01-007.000
David W. Blackstock
(not a part)

Tax Parcel # 0611P-01-008.000
Todd Cantor
(not a part)

Tax Parcel # 0611P-01-009.000
David W. Blackstock
(not a part)

Tax Parcel # 0611P-01-011.000
Robert S. Tisdale
(not a part)

Tax Parcel # 0611P-01-012.000
Lon J. Jenkins
(not a part)

Tax Parcel # 0611P-01-013.000
BGP, LLC
(not a part)

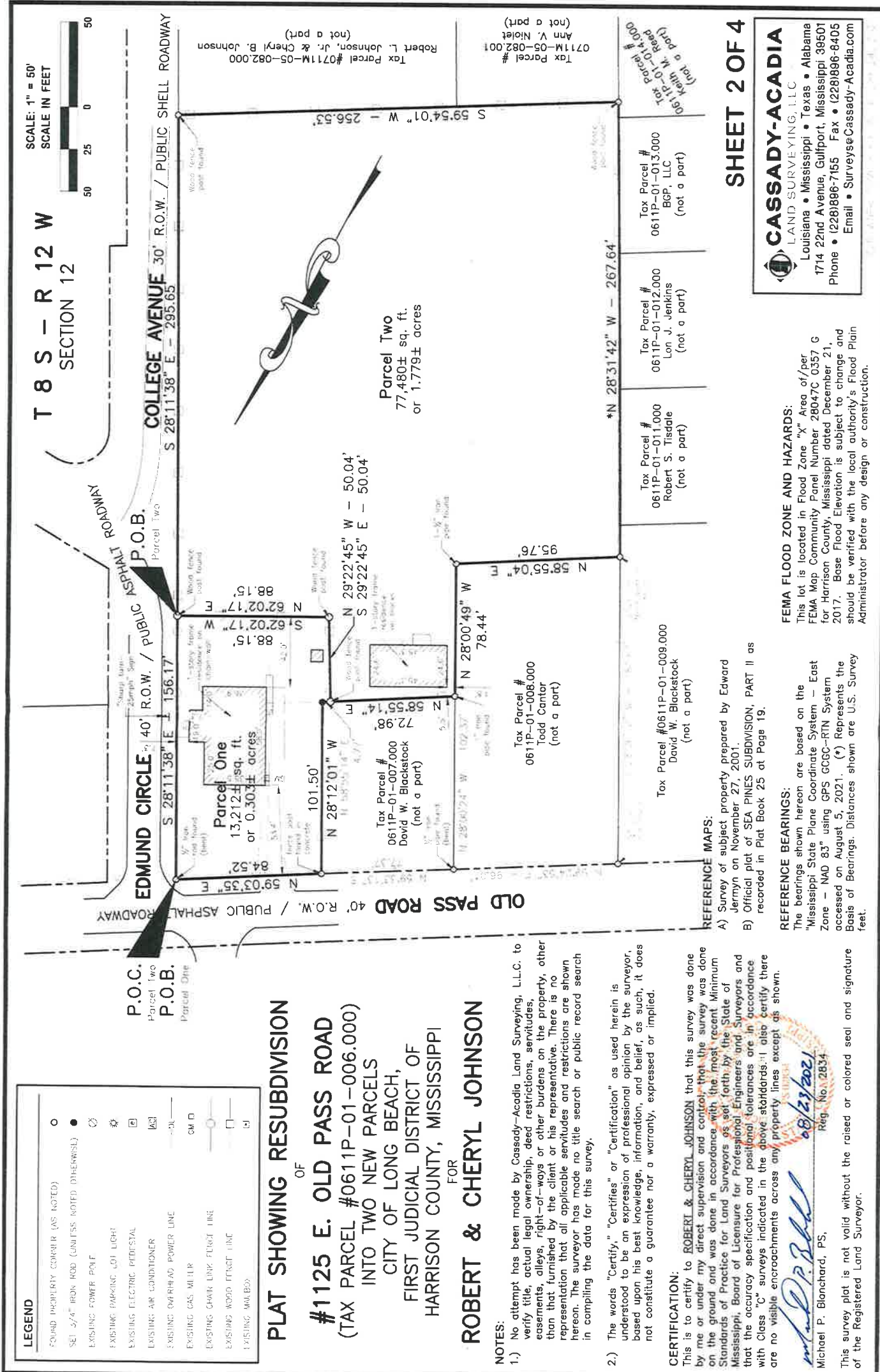
Tax Parcel # 0611P-01-014.000
(not a part)

Tax Parcel # 0611P-01-006.000
90,692± sq. ft.
or 2.082± acres

Tax Parcel # 0711M-05-082.000
Ann V. Niet
(not a part)

Tax Parcel # 0711M-05-082.000
Robert L. Johnson, Jr. & Cheryl B. Johnson
(not a part)

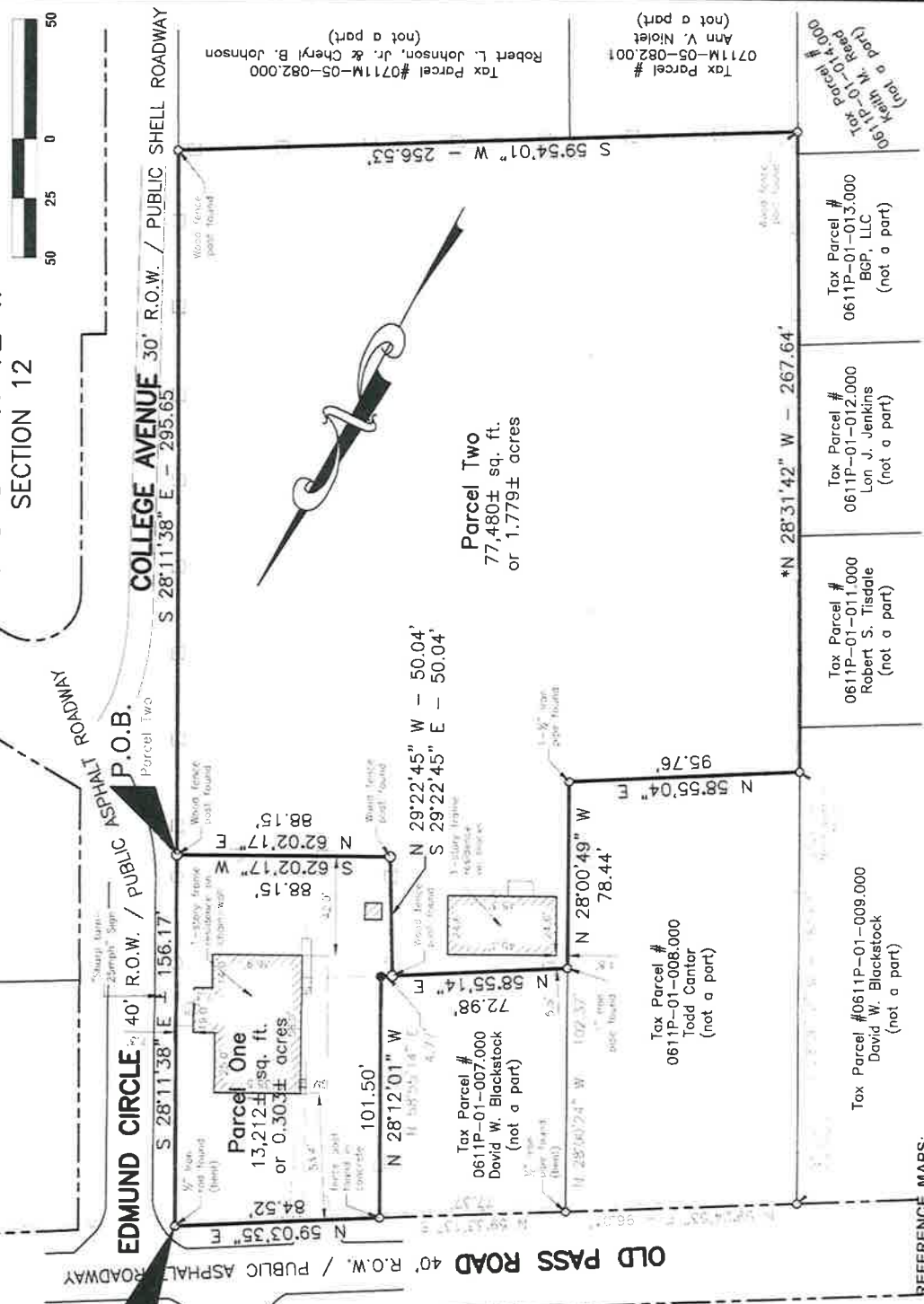
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



PLAT SHOWING RESUBDIVISION
OF
#1125 E. OLD PASS ROAD
(TAX PARCEL #0611P-01-006.000)
INTO TWO NEW PARCELS
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI
FOR
ROBERT & CHERYL JOHNSON

T 8 S - R 12 W
SECTION 12

SCALE: 1" = 50'
SCALE IN FEET



MINUTES OF SEPTEMBER 23, 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 numbers 0611P-01-006.000 into two new parcels. The subject properties are generally described as being located south of East Old Pass Road and west of Edmund Circle / College Avenue.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:
INSTRUMENT NO. 2014-8493-D-J1
PARCEL #0611P-01-006.000

A parcel of land located in the Widow N. Ladner Claim, Long Beach, Harrison County, Mississippi, more particularly described as follows:

Parcel A: Beginning at the intersection of the West margin of Edmund Circle with the South margin of Old Pass Road and run thence S 28° E 450 feet to a point, run thence S 59°39'17" W 162 feet to a point, run thence N 28° W 347.65 feet to a point, run thence N 59°39'17" E 78 feet to a point, run thence N 28° W 102.35 feet to a point on the South margin of Old Pass Road, run thence N 59°39'17" E, along said South margin 84 feet to the Point of Beginning.

AND ALSO:

Parcel D: Commencing at the intersection of the West margin of Edmund Circle with the South margin of Old Pass Road and run thence S 59°39'17" W along said South margin 162.0 feet to a point, run thence S 28° E 180.0 feet to the Point of Beginning, thence continue S 28° E 270.0 feet to a point, run thence S 59°39'17" W 96.0 feet to a point, run thence N 28° W 270.0 feet to a point, run thence N 59°39'17" E 96.0 feet to the Point of Beginning.

PLAT SHOWING RESUBDIVISION
OF

#1125 E. OLD PASS ROAD
(TAX PARCEL #0611P-01-006.000)

INTO TWO NEW PARCELS
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

FOR
ROBERT & CHERYL JOHNSON

LEGAL DESCRIPTIONS OF THE (2) NEW PARCELS READ AS FOLLOWS:

LEGAL DESCRIPTION OF PARCEL ONE:

A parcel of land situated and being located in the Widow N. Ladner Claim, Part of Section 12, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

BEGINNING at a 1/2-inch iron pipe at the intersection of the southerly margin of Old Pass Road with the westerly margin of Edmund Circle; thence run South 28 degrees 11 minutes 38 seconds East along the westerly margin of Edmund Circle a distance of 156.17 feet to a wooden fence post; thence run South 62 degrees 02 minutes 17 seconds West along an existing wooden fence a distance of 88.15 feet to a wooden fence post; thence run North 29 degrees 22 minutes 45 seconds West along an existing wooden fence a distance of 50.04 feet to a wooden fence post; thence run North 28 degrees 12 minutes 01 seconds West a distance of 4.77 feet to a 3/4-inch iron rod; thence run North 28 degrees 12 minutes 01 seconds West a distance of 101.50 feet to a fence post in concrete on the southerly margin of Old Pass Road; thence run North 59 degrees 03 minutes 35 seconds East along the southerly margin of Old Pass Road a distance of 84.52 feet to the POINT OF BEGINNING.
Said parcel contains 0.303 acres, more or less.

LEGAL DESCRIPTION OF PARCEL TWO:

A parcel of land situated and being located in the Widow N. Ladner Claim, Part of Section 12, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2-inch iron pipe at the intersection of the southerly margin of Old Pass Road with the westerly margin of Edmund Circle; thence run South 28 degrees 11 minutes 38 seconds East along the westerly margin of Edmund Circle a distance of 156.17 feet to a wooden fence post at the POINT OF BEGINNING of the parcel herein described;

Thence continue from said POINT OF BEGINNING South 28 degrees 11 minutes 38 seconds East along the westerly margin of Edmund Circle and College Avenue a distance of 295.65 feet to a wood fence post; thence departing the westerly margin of College Avenue run South 59 degrees 54 minutes 01 seconds West along a wooden fence line a distance of 256.53 feet to a wooden fence post; thence run North 28 degrees 31 minutes 42 seconds West along the east line of Sea Pines Subdivision, Part II, according to the official map or plat (Plat Book 25, Page 19) in the office of the Chancery Clerk, First Judicial District of Harrison County, Mississippi, a distance of 267.64 feet to a chain-link fence post; thence run North 58 degrees 55 minutes 04 seconds East distance of 95.76 feet to a 1.5-inch iron pipe; thence run North 28 degrees 00 minutes 14 seconds West a distance of 78.44 feet to a 1-inch iron pipe; thence run North 28 degrees 00 minutes 14 seconds East a distance of 72.98 feet to a wooden fence post; thence run North 58 degrees 55 minutes 04 seconds East along an existing wooden fence a distance of 50.04 feet to a wooden fence post; thence run North 62 degrees 02 minutes 17 seconds East along an existing wooden fence a distance of 88.15 feet to the POINT OF BEGINNING.
Said parcel contains 1.779 acres, more or less.

SHEET 3 OF 4

 **CASSADY-ACADIA**
LAND SURVEYING, LLC
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Survey@cassady-acadia.com

**MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING**

471

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNERSHIP:

I hereby certify that, Robert Johnson is the owner of the property described herein, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

Robert Johnson
Robert Johnson, Owner

Date: 9/8/21

Subscribed and sworn to before me, in my presence this 8th day of September, 2021, a Notary Public in and for the County of HARRISON, State of MISSISSIPPI.

Jeffrey Taylor
NOTARY PUBLIC



My Commission Expires: 10/18/2024

CERTIFICATE OF OWNERSHIP:

I hereby certify that, Cheryl Johnson is the owner of the property described herein, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

Cheryl Johnson
Cheryl Johnson, Owner

Date: 9/8/21

Subscribed and sworn to before me, in my presence this 8th day of September, 2021, a Notary Public in and for the County of HARRISON, State of MISSISSIPPI.

Jeffrey Taylor
NOTARY PUBLIC



My Commission Expires: 10/18/2024

PLAT SHOWING RESUBDIVISION

OF

#1125 E. OLD PASS ROAD
(TAX PARCEL #0611P-01-006.000)

INTO TWO NEW PARCELS
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

FOR
ROBERT & CHERYL JOHNSON

CERTIFICATE OF SURVEY AND ACCURACY:

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and was prepared in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 23rd day of August, 2021.

Michael P. Blanchard
Michael P. Blanchard, PS
Registration No. 28334

Subscribed and sworn to before me, in my presence this 23rd day of August, 2021, a Notary Public in and for the Parish of Lafourche, State of Louisiana.

Donna T. Notard
NOTARY PUBLIC

My Commission Expires: Upon my Death

CERTIFICATE OF APPROVAL:

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

Administrator _____

Date: _____

PLANNING COMMISSION:

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

Planning Commission Chairman _____

APPROVAL:

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

ATTEST:

ADOPT:

City Clerk _____

Mayor _____

Prepared by:
City of Long Beach
Planning Commission
201 Jeff Davis Avenue
Long Beach, MS 39560
228-863-1554

SHEET 4 OF 4

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

**MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Special Tap Fee: Edmund Circle				
Date: 9-16-2021				
SEWER AND WATER TAP				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
1	EA	1" Corp Stop	\$38.48	\$38.49
1	EA	1" Curb Stop	\$44.65	\$44.85
20	FT	Roll Tube	\$0.33	\$6.60
1	EA	Meter Box	\$39.90	\$39.90
1	EA	2"x1" Tap Saddle	\$18.00	\$25.00
1	FT	8X6" T	\$33.41	\$33.41
1	FT	6X6" T	\$26.75	\$26.75
2	FT	8" FERNCO	\$11.77	\$23.54
2	EA	6" CAPS	\$6.92	\$13.84
28	EA	6" SDR 26	\$2.70	\$75.60
2	TONS	ASPHALT	\$58.75	\$117.50
2	TONS	LIMESTONE	\$27.00	\$54.00
TOTAL MATERIAL COST				\$499.48
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
10	HRS	161-TRACK HOE	\$21.00	\$210.00
10	HRS	DUMP TRUCK/ Trailer	\$45.00	\$450.00
10	HRS	CREW TRUCK	\$10.00	\$100.00
2	HRS	ASPHALT TRUCK	\$43.00	\$86.00
2	HRS	ROLLER	\$21.00	\$42.00
TOTAL EQUIPMENT COST				\$888.00
LABOR:				
			LABOR	TOTAL
				\$1,035.74
TOTAL LABOR COST				\$1,035.74
FUEL:				
			TOTAL MATERIAL COST	TOTAL
				\$499.48
			TOTAL EQUIPMENT COST	\$888.00
			TOTAL LABOR COST	\$1,035.74
TOTAL				\$2,423.22
5% FUEL COST				\$121.16
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				<u>\$1,387.48</u>
City of Long Beach				
P.O. Box 929				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				<u>\$1,156.90</u>
Utility Partners, LLC				
P.O. Box 591				
Long Beach, MS 39560				
TOTAL WATER TAP FEE COST				<u>\$2,544.38</u>

MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

473

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



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

September 23, 2021

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

RE: Certificate of Subdivision - Tax Parcel No. 0611P-01-006.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property. The proposed subdivision proposes to divide an existing 2+ acre parcel with frontage on the corner of E. Old Pass Rd. and Edmund Cir./College Ave. into two new parcels. Parcel One contains an existing structure and will retain all the frontage on the referenced corner, nearly 85 feet on E. Old Pass Rd. and over 156 feet on Edmund Cir. Parcel Two also contains an existing structure and will have over 295 feet of frontage on Edmund Cir./College Ave.

The Certificate of Subdivision itself appears appropriate, containing all necessary certifications. 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

<https://overstreetengms.sharepoint.com/sites/AllTeam/Shared Documents/docs/0539/Cert Sub/Cert of Sub 0611P-01-006.000.docx>

Page 1 of 1

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

**MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

It came for discussion under new business, a Certificate of Resubdivision for property located at 18064 Allen Road, Tax Parcel 0611I-05-005.000, submitted by Robert J. Neale, as follows:



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	8-21-21
Zoning	R-1
Agenda Date	9-23-21
Check Number	3268

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: **CERTIFICATE OF RESUBDIVISION**
- II. ADVALOREM TAX PARCEL NUMBER(S): 0611I-05-005 000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: NORTH SIDE OF ALLEN ROAD
136' WEST OF THE INTERSECTION OF ALLEN RD AND PAULA DRIVE
- IV. ADDRESS OF PROPERTY INVOLVED: 18064 ALLEN ROAD, LONG BEACH, MS 39560
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 2.36 ACRES INTO
Into TWO PARCELS BEING PARCEL 1 (0.94 ACRES) AND PARCEL 2 (1.42 acres)
- VI. **REQUIRED ATTACHMENTS:**
 - A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
 - B. Cash or Check payable to the City of Long Beach in the amount of \$250.00
 - C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.

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

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

Ownership: I the undersigned 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.

ROBERT J. NEALE
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

18064 ALLEN ROAD
Owner's Mailing Address

Agent's Mailing Address

Long Beach MS 39560
City State Zip

City State Zip

228-669-7284
Phone

Phone

Robert J. Neale 8-24-21
Signature of Rightful Owner Date

Signature of Applicant Date

**MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

COPY 1270MR 421

Section 13, T08, N12W
Part of Lots 23, 24, 25,
Block 2, Cox Add.
Long Beach, Harrison County, MS

Document Prepared
Jack A. Borker
1991 24th Avenue
Gulfport, MS 39506
(601) 868-8328



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of \$10,000, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, JAMES R. ALLEN, do hereby sell, convey and warrant unto ROBERT J. NEALE the following-described property, together with the improvements situated thereon being located in the First Judicial District of Harrison County, Mississippi, to-wit:

A parcel of land located in and being a part of Lots 23, 24 and 25, Block 2, Cox Subdivision of Section 13, Township 8 South, Range 12 West, Long Beach, Harrison County, Mississippi, more particularly described as follows:

BEGINNING at an iron rod at the intersection of the North margin of Allen Road with the West margin of Paula Drive, and run thence N 00°21'11" W along said West margin 174.49 feet to an iron rod which is 100.00 feet South of the Northeast corner of said Lot 25, run thence S 89°04'47" W 140.00 feet to an iron rod, run thence N 00°15'51" W 100.16 feet to an iron rod, run thence S 89°08'41" W along the North line of said Lot 25 a distance of 329.51 feet to an iron rod which is 175 feet, more or less, East of the Northwest corner of said Lot 25, run thence S 00°23'31" E along the East line of Strawberry 70.58 feet to a point which is S 32°14'49" E 3.45 feet from an iron rod, run thence S 32°14'49" E along the Western edge of a drainage ditch 154.45 feet to a nail in an oak tree, run thence S 20°26'41" E 71.34 feet to an iron rod, run thence S 71°27'28" W 111.64 feet to the East line of Strawberry, said point being N 71°17'28" E 0.77 feet from an iron rod, run thence N 00°23'31" E 34.47 feet to an iron pipe, run thence S 57°50'40" W 22.38 feet to an iron rod, run thence S 70°45'17" E 161.42 feet to an iron pipe on the North margin of Allen Road, run thence N 61°20'41" E along said North margin 30.05 feet, run thence N 23°39'00" W 134.21 feet to an iron rod, run thence N 60°16'20" E 138.94 feet to an iron rod, run thence S 28°22'52" E 125.47 feet to an iron rod on the North margin of Allen Road, run thence

**CERTIFIED TRUE COPY
JOHN McADAMS
CLERK, CHANCERY COURT
HARRISON COUNTY, MISS.
First Judicial District
By: *John McAdams* DC**

COPY 1270MR 422

N 61°16'27" E along said North margin 310.52 feet to the POINT OF BEGINNING.

Said parcel contains 3.18 acres and is subject to an ingress and egress easement conveyed to Grover R. Strawberry by deed recorded in Deed Book 1560, Page 329, Harrison County, Mississippi.

This conveyance is subject to any and all restrictive covenants, easements, rights-of-way, and prior reservations of oil, gas, and minerals of record pertaining to the above-described property.

Ad valorem taxes for the year 1994 shall be prorated by the grantor and grantee.

WITNESS my signature on this the 19th day of April, 1994.

James R. Allen
JAMES R. ALLEN

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the above-named JAMES R. ALLEN, who acknowledged that he signed and delivered the above and foregoing instrument on the day and in the year therein mentioned.

WITNESS my signature and official seal of office, this the 19th day of April, 1994.

John McAdams
NOTARY PUBLIC

My Commission Expires:
May 22, 1995

Grantor: 18090 Allen Road
Long Beach, MS 39573
(601) 863-3920

Grantee: 18054 Allen Road
Long Beach, MS 39573
(601) 868-7283

STATEMENT OF FEES	
Recording Fee	\$5.00
Notary Public Fee	\$1.00
Marginal Fee	\$1.00
Other	
TOTAL FEES COLLECTED	\$7.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT

I hereby certify that this instrument was received and filed for record at 1 o'clock and 30 minutes PM on 22 day of April 1994 and recorded April 21 1994 in Records of Deeds 1876 Book 1876 Pages 421-422

By: *Cindy Wofford*
C. N. OFFEL, Chancery Clerk

**MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

ZONING

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

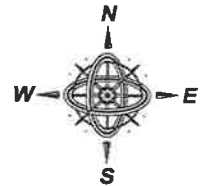
CONTACT THE CITY OF LONG BEACH FOR ALL ZONING REQUIREMENTS AND REGULATIONS.

LEGEND:

- ⊗ --- (IRF) IRON ROD FOUND
- --- (IRS) IRON ROD SET
- --- (IPF) IRON PIPE FOUND (MEASURED ON THE OUTSIDE)
- ⊙ --- (FCP) CENTER OF FENCE POST

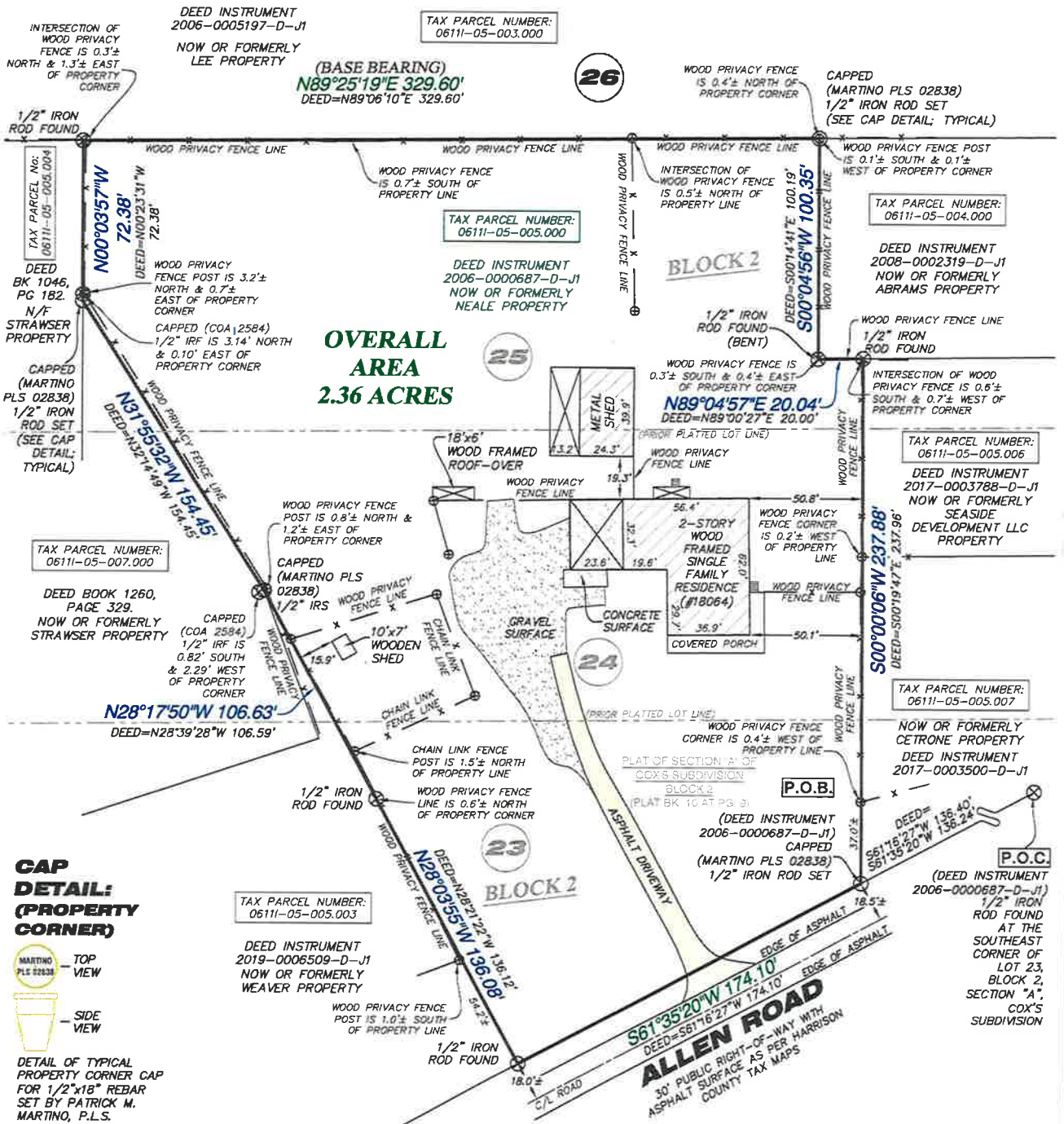
ABBREVIATION

- LEGEND:**
DEED = DEED DIMENSION
P.O.L = POINT ON LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT

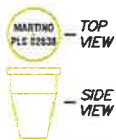


SCALE 1" = 50'

**BEARING REFERENCE:
GEODETIC NORTH
BY GPS
OBSERVATION
(NAD83; CORS96)**



**CAP
DETAIL:
(PROPERTY
CORNER)**



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



CLIENT: BOB & HEATHER NEALE	
SECTION A, BLOCK 2, COX SUBDIVISION	
PARCEL 18064 ALLEN ROAD ADDRESS: LONG BEACH, MS 39560	
TAX PARCEL NUMBER: 06111-05-005.000	
CREW CHIEF: P.M.M, R.W	DRAWN BY: PTPD
DATE: 8/18/2021	JOB#: P201303

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

(SHEET 1 OF 4)

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



REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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.

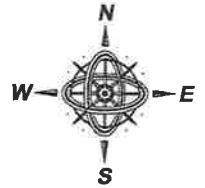
LEGEND:

- (IRF) IRON ROD FOUND
(IRS) IRON ROD SET
(IPF) IRON PIPE FOUND (MEASURED ON THE OUTSIDE)
(FCP) CENTER OF FENCE POST

ABBREVIATION

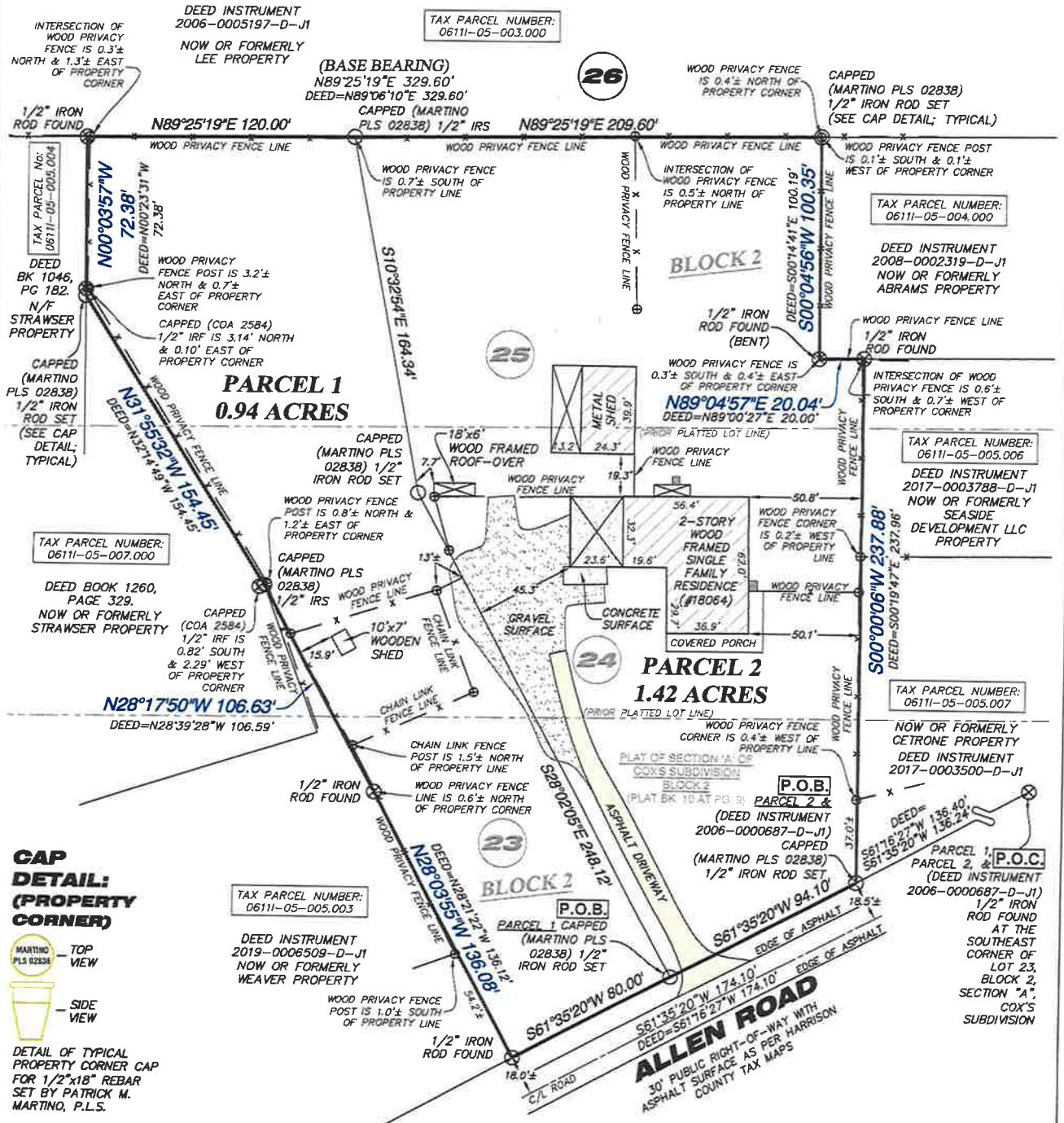
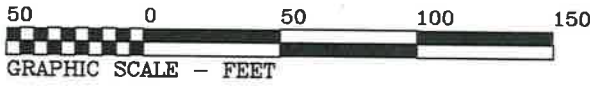
LEGEND:

- DEED = DEED DIMENSION
P.O.L. = POINT ON LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT



SCALE 1" = 50'

BEARING REFERENCE: GEODETIC NORTH BY GPS OBSERVATION (NAD83; CORS96)



CAP DETAIL: (PROPERTY CORNER)



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



Table with client information: CLIENT: BOB & HEATHER NEALE, SECTION A, BLOCK 2, COX SUBDIVISION, PARCEL 18064 ALLEN ROAD, ADDRESS: LONG BEACH, MS 39560, TAX PARCEL NUMBER: 06111-05-005.000, CREW CHIEF: PMM, RW, DRAWN BY: PTPD, DATE: 8/18/2021, JOB#: P201303

PROPERTY LINE CONFIGURATION AFTER PROPOSED NEW DIVISION

(SHEET 2 OF 4)

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



**MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**DEED DESCRIPTION: PARCEL A
AS PER DEED INSTRUMENT 2006-0000687-D-J1.**

A SURVEY OF A PARCEL OF LAND LOCATED IN AND BEING A PART OF LOTS 23, 24, AND 25, SECTION "A", BLOCK 2, COX SUBDIVISION OF FRACTIONAL SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 23, BLOCK 2 OF SAID COX SUBDIVISION, SAID POINT BEING THE INTERSECTION OF THE NORTHERN MARGIN OF ALLEN ROAD WITH THE WESTERN MARGIN OF PAULA DRIVE AND ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO MR. ROBERT J. NEALE PER DEED RECORDED IN DEED BOOK 1270, PAGE 421; THENCE SOUTH 61 DEGREES 16 MINUTES 27 SECONDS WEST 136.40 FEET ALONG SAID NORTHERN MARGIN OF ALLEN ROAD TO AN IRON ROD SET AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH 61 DEGREES 16 MINUTES 27 SECONDS WEST 174.10 FEET ALONG SAID NORTHERN MARGIN TO AN IRON ROD FOUND; THENCE NORTH 28 DEGREES 21 MINUTES 22 SECONDS WEST 136.12 FEET TO AN IRON ROD FOUND; THENCE NORTH 28 DEGREES 39 MINUTES 28 SECONDS WEST 106.59 FEET TO A POINT WHOSE TRUE POSITION LIES IN AN OAK TREE, SAID POINT BEING WITNESSED BY AN IRON ROD FOUND SOUTH 28 DEGREES 39 MINUTES 28 SECONDS EAST 5.00 FEET AND ALSO AN IRON ROD FOUND NORTH 32 DEGREES 14 MINUTES 49 SECONDS WEST 5.00 FEET; THENCE NORTH 32 DEGREES 14 MINUTES 49 SECONDS WEST 154.45 FEET TO AN IRON ROD FOUND; THENCE NORTH 00 DEGREES 23 MINUTES 31 SECONDS WEST 72.38 FEET TO AN IRON ROD FOUND ON THE SOUTHERN LINE OF THE PROPERTY OF ROGER D. POTEET AS RECORDED IN DEED BOOK 1161, PAGE 194; THENCE NORTH 89 DEGREES 06 MINUTES 10 SECONDS EAST 329.60 FEET ALONG THE SOUTHERN LINE OF SAID POTEET PROPERTY TO AN IRON ROD FOUND; THENCE SOUTH 00 DEGREES 14 MINUTES 41 SECONDS EAST 100.19 FEET TO AN IRON ROD FOUND; THENCE NORTH 89 DEGREES 00 MINUTES 27 SECONDS EAST 20.00 FEET TO AN IRON ROD FOUND; THENCE SOUTH 00 DEGREES 19 MINUTES 47 SECONDS EAST 237.96 FEET TO THE NORTHERN MARGIN OF ALLEN ROAD AND THE POINT OF BEGINNING, SAID PARCEL CONTAINING 2.364 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION: PROPOSED PARCEL '1'
(AS PER SURVEY DIMENSION)**

A SURVEY OF A PARCEL OF LAND LOCATED IN AND BEING A PART OF LOTS 23, 24, AND 25, SECTION "A", BLOCK 2, COX SUBDIVISION OF FRACTIONAL SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 23, BLOCK 2 OF SAID COX SUBDIVISION, SAID POINT BEING THE INTERSECTION OF THE NORTHERN MARGIN OF ALLEN ROAD WITH THE WESTERN MARGIN OF PAULA DRIVE AND ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO MR. ROBERT J. NEALE PER DEED RECORDED IN DEED BOOK 1270, PAGE 421; THENCE ALONG THE NORTH MARGIN OF ALLEN ROAD, S61°35'20"W 136.24 FEET TO A 1/2" IRON ROD SET CAPPED MARTINO PLS 02838; THENCE CONTINUE ALONG SAID NORTH MARGIN, S61°35'20"W 94.10 FEET TO A 1/2" IRON ROD SET CAPPED MARTINO PLS 02838, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH MARGIN, S61°35'20"W 80.00 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OF WEAVER, BEING DESCRIBED IN DEED INSTRUMENT 2019-006509-D-J1; THENCE ALONG THE EAST LINE OF SAID WEAVER PROPERTY, N28°03'55"W 136.08 FEET TO A 1/2" IRON ROD FOUND; THENCE CONTINUE ALONG SAID EAST LINE, N28°17'50"W 106.63 FEET TO A SET 1/2" IRON ROD SET CAPPED MARTINO PLS 02838; THENCE N31°55'32"W 154.45 FEET TO A SET 1/2" IRON ROD CAPPED MARTINO PLS 02838, SAID POINT LYING ON THE EAST LINE OF STRAWSER, BEING DESCRIBED IN DEED BOOK 1046, PAGE 182; THENCE N00°03'57"W 72.38 FEET TO A 1/2" IRON ROD FOUND LYING ON THE SOUTH LINE OF THE LEE PROPERTY, BEING DESCRIBED IN DEED INSTRUMENT 2008-005197-D-J1; THENCE ALONG THE SOUTH LINE OF SAID LEE PROPERTY, N89°25'19"E 120.00 FEET TO A SET 1/2" IRON ROD CAPPED MARTINO PLS 02838; THENCE S10°32'54"E 164.34 FEET TO A SET 1/2" IRON ROD CAPPED MARTINO PLS 02838; THENCE S28°02'05"E 248.12 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 0.94 ACRES.

**LEGAL DESCRIPTION: PROPOSED PARCEL '2'
(AS PER SURVEY DIMENSION)**

A SURVEY OF A PARCEL OF LAND LOCATED IN AND BEING A PART OF LOTS 23, 24, AND 25, SECTION "A", BLOCK 2, COX SUBDIVISION OF FRACTIONAL SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 23, BLOCK 2 OF SAID COX SUBDIVISION, SAID POINT BEING THE INTERSECTION OF THE NORTHERN MARGIN OF ALLEN ROAD WITH THE WESTERN MARGIN OF PAULA DRIVE AND ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO MR. ROBERT J. NEALE PER DEED RECORDED IN DEED BOOK 1270, PAGE 421; THENCE ALONG THE NORTH MARGIN OF ALLEN ROAD, S61°35'20"W 136.24 FEET TO A 1/2" IRON ROD SET CAPPED MARTINO PLS 02838, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH MARGIN, S61°35'20"W 94.10 FEET TO A 1/2" IRON ROD SET CAPPED MARTINO PLS 02838; THENCE N28°02'05"W 248.12 FEET TO A 1/2" IRON ROD SET CAPPED MARTINO PLS 02838; THENCE N10°32'54"W 164.34 FEET TO A 1/2" IRON ROD SET CAPPED MARTINO PLS 02838, SAID POINT LYING ON THE SOUTH LINE OF THE PROPERTY NOW OR FORMERLY OF LEE, BEING DESCRIBED IN DEED INSTRUMENT 2006-005197-D-J1; THENCE ALONG THE SOUTH LINE OF SAID LEE PROPERTY, N89°25'19"E 209.60 FEET TO A 1/2" IRON ROD SET CAPPED MARTINO PLS 02838, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY OF ABRAMS BEING DESCRIBED IN DEED INSTRUMENT 2008-002319-D-J1; THENCE ALONG THE WEST LINE OF SAID ABRAMS PROPERTY, S00°04'56"W 100.35 FEET TO A 1/2" IRON ROD FOUND; THENCE N89°04'57"E 20.04 FEET TO A 1/2" ROD FOUND AT THE NORTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY OF SEASIDE DEVELOPMENT LLC, BEING DESCRIBED IN DEED INSTRUMENT 2017-03788-D-J1; THENCE ALONG THE WEST LINE OF SAID SEASIDE DEVELOPMENT LLC PROPERTY, S00°00'06"W 237.88 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 1.42 ACRES.



REFERENCE MATERIALS:

- 1.) HARRISON COUNTY GIS WEBSITE AND TAX MAP, CURRENT EDITION.
- 2.) CITY OF LONG BEACH ZONING MAPS.
- 3.) INFORMATION PROVIDED BY CLIENT.
- 4.) LONG BEACH PLANNING COMMISSION CERTIFICATE OF RESUBDIVISION PER DEED INSTRUMENT 2006-0000687-D-J1.
- 5.) WARRANTY DEED BOOK 1270 AT PAGE 421.
- 6.) PLAT OF SECTION "A" OF COX SUBDIVISION PER PLAT BOOK 10 AT PAGE 9 (COPY BOOK 4 AT PAGE 305).
- 7.) PRIOR SURVEY PERFORMED BY JEFFREY C. COLLINS, P.S., DATED OCTOBER 26, 2000 AND UPDATED ON DECEMBER 7, 2005.

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.

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, P.L.S.

2/4/2021
DATE OF ORIGINAL FIELD SURVEY (SHEET 3 OF 4)



NOTES:

- 1.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.
- 2.) 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.
- 3.) THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, AND RIGHTS-OF-WAY OF RECORD.
- 4.) REDIVISION OF THIS PROPERTY IS SUBJECT TO CURRENT SUBDIVISION AND ZONING REGULATIONS AND ET CETERA. APPROVAL NEEDS TO BE OBTAINED FROM THE APPROPRIATE GOVERNING BODIES.

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.

THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.		THIS PROPERTY IS LOCATED IN F.J.R.M. ZONE "X" ACCORDING TO MAP NUMBER 28047C0357G, DATED JUNE 16, 2009.	
CLIENT: BOB & HEATHER NEALE	SURVEY CLASS "B"	BEARINGS SHOWN HEREON ARE DERIVED BY: GEODETIC NORTH BY GPS OBSERVATION (NAD83; CORS96); ALL LINES RELATIVE TO.	
PARCEL 18064 ALLEN ROAD ADDRESS: LONG BEACH, MS 39560	SCALE: N/A	<p>PATRICK M. MARTINO, PLS 13010 KAYLEIGH COVE BILOXI, MISSISSIPPI 39532 PHONE: 228-396-2283 EMAIL: PATRICK@MARTINOSURVEYING.COM PROFESSIONAL LAND SURVEYOR</p>	
SECTION A, BLOCK 2, COX SUBDIVISION	TAX PARCEL NUMBER: 06111-05-005.000		
CREW CHIEF: P.M.M., R.W.	DRAWN BY: P.T.P.D.		
DATE: 2/22/2021	JOB# P201303		
REVISED: 8/19/2021	OLD JOB#		

**MINUTES OF SEPTEMBER 23, 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 # (06111-05-005.000) INTO TWO (2) NEW PARCELS. THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING BOUNDED ON THE SOUTH BY ALLEN ROAD, BOUNDED ON THE WEST BY THE PROPERTIES NOW OR FORMERLY OF WEAVER AND OF STRAWSER, BOUNDED ON THE NORTH BY THE PROPERTY NOW OR FORMERLY OF LEE, AND BOUNDED ON THE EAST BY THE PROPERTIES NOW OR FORMERLY OF ABRAMS, SEASIDE DEVELOPMENT LLC, AND CETRONE.

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 24th DAY OF August 2021 2021.

BY: [Signature]
OWNER

SUBSCRIBED AND SWORN TO BEFORE ME, IN MY PRESENCE THIS 24th

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



[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug. 26, 2024

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 2006-00887-D-J1, IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND

SEAL THIS THE 20th DAY OF August, 2021.



[Signature]
PATRICK M. MARTINO, PROFESSIONAL LAND SURVEYOR

02838
REGISTRATION NUMBER



SUBSCRIBED AND SWORN TO BEFORE ME, IN MY PRESENCE THIS 20th

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



[Signature]
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: _____ DATE _____
PLANNING COMMISSION CHAIRMAN

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: _____ ATTEST: _____
MAYOR CITY CLERK

THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.		THIS PROPERTY IS LOCATED IN F.L.R.M. ZONE "X" ACCORDING TO MAP NUMBER 28047C03576, DATED JUNE 16, 2009.	
CLIENT: BOB & HEATHER NEALE	SURVEY CLASS "B"	BEARINGS SHOWN HEREON ARE DERIVED BY: GEODETIC NORTH BY GPS OBSERVATION (NAD83; CORS96); ALL LINES RELATIVE TO.	
PARCEL 18064 ALLEN ROAD ADDRESS: LONG BEACH, MS 39560	SCALE: N/A	 <p>PATRICK M. MARTINO, PLS 13010 KAYLEIGH COVE BILOXI, MISSISSIPPI 39532 PHONE: 228-396-2283 EMAIL: PATRICK@MARTINOSURVEYING.COM PROFESSIONAL LAND SURVEYOR</p>	
SECTION A, BLOCK 2, COX SUBDIVISION			
TAX PARCEL NUMBER: 06111-05-005.000			
CREW CHIEF: P.M.M., RW	DRAWN BY: P.T.P.D.		
DATE: 2/22/2021	JOB#: P201303		
REVISED: 8/19/2021	OLD JOB#:		

**MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: Joe Culpepper <joe.culpepper@h2oinnovation.com>
Sent: Friday, September 10, 2021 1:33 PM
To: Tina Dahl; 'David Ball'
Cc: 'Jan Berry'; sbowes@cityoflongbeachms.com; jamie@cityoflongbeachms.com
Subject: RE: Certificate of Resubdivision, 18064 Allen Road
Attachments: Special Tap Fee 18064 Allen Rd.pdf

Attached is Special Tap Fee for this resubdivision. This property looks like it will require a Sewer Grinder System.

Also the Existing water service for the existing home runs through the proposed lot. This will need to be rerouted or an easement (btw home owners) will be needed for this service.

Furthermore I believe that the City has a drainage pipe that runs along the west property line I would like a City Easement along this west property line.

Joe Culpepper, P.E.
Project Manager



Trusted Utility Partners

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

**MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING**

481

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Special Tap Fee: 18064 Allen Rd

Date: 09-09-2021

***SEWER AND WATER TAP**

MATERIALS:

QTY.		ITEM	PRICE	TOTAL
1	EA	1" Corp Stop	\$38.48	\$38.49
1	EA	1" Curb Stop	\$44.65	\$44.85
40	FT	Roll Tube	\$0.50	\$20.00
1	EA	Meter Box	\$39.90	\$39.90
1	EA	4"x1" Tap Saddle	\$18.25	\$18.25
2	FT	4X4 T-wyes	\$10.61	\$21.22
2	FT	4" FERNCO	\$3.95	\$7.90
2	EA	4" CAPS	\$6.92	\$13.84
28	EA	4" SDR 26	\$2.70	\$75.60
TOTAL MATERIAL COST				\$280.05

EQUIPMENT:

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
TOTAL EQUIPMENT COST				\$608.00

LABOR:

		LABOR	TOTAL
			\$863.81
TOTAL LABOR COST			\$863.81

FUEL:

	TOTAL
TOTAL MATERIAL COST	\$280.05
TOTAL EQUIPMENT COST	\$608.00
TOTAL LABOR COST	\$863.81
TOTAL	\$1,751.86
5% FUEL COST	\$87.59

PLEASE REMIT MATERIAL AND EQUIPMENT COST TO: \$888.05

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

PLEASE REMIT LABOR & FUEL COST TO: \$951.40

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

TOTAL WATER TAP FEE COST **\$1,839.45**

*This area may require a sewer grinder system.

**MINUTES OF SEPTEMBER 23, 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

September 23, 2021

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

RE: Certificate of Subdivision - Tax Parcel No. 06111-05-005.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property. The proposed subdivision proposes to divide the parcel into two parcels, one approximately 0.94 acres with 80 feet of frontage on the north side of Allen Rd., and the other being approximately 1.42 acres with just over 94 feet of frontage.

The Certificate of Subdivision itself appears appropriate, containing all necessary certifications. However, the City believes there is an existing drainage culvert which runs along the west side of proposed Parcel 1, which conveys public drainage from the Pinecrest Subdivision. The City hereby requests that a 15' minimum easement be granted to the City along the western property line of proposed Parcel 1 covering that existing drainage infrastructure.

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

After considerable discussion, Commissioner Walters made motion, seconded by Commissioner Fields and unanimously carried recommending to table the resubdivision based on the City Engineer's letter advising the survey indicate the 15' minimum easement along the western property line of proposed parcel 1.

**MINUTES OF SEPTEMBER 23, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

There being no further business to come before the Planning and Development Commission at this time, Commissioner Walters made motion, seconded by Commissioner Levens 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