

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
OCTOBER 14, 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**
 - 1. Variance- 700 Old Savannah Drive, Tax Parcel 0511P-01-003.050, Submitted by David Fayard (owner) and Ed Reich (Agent).
 - 2. Short Term Rental- 203 Joyce Avenue, Tax Parcel 0612D-01-041.000, Submitted by Don Van Speybroeck (owner) and Phillip Leblanc (property manager).
 - 3. Short Term Rental- 109 South Lang Avenue, Tax Parcel 0512H-02-003.000, Submitted by Scott A. Stauffer (owner and manager).
 - 4. Short Term Rental- 504 Gulf View Avenue, Tax Parcel 0612A-03-024.000, Submitted by Martin and Mary Brady (owners) and Kristin Allen (property manager).
 - 5. Short Term Rental- 107 South Nicholson Avenue, Tax Parcel 0612A-01-010.000, Submitted by RDK Rentals, LLC, Kristinia and Ronnie Dupuy (owners) and Stacy Garcia (property manager).
 - 6. Short Term Rental- 122 Shelter Rock Drive, Tax Parcel 0612F-02-048.000, Submitted by Timothy and Ava Carver (owners) and Ava Carter (property manager).
 - 7. Short Term Rental- 311 Meadow Wood Circle, Tax Parcel 0611O-04-073.000, Submitted by Michael Payne (owner) and Frank Gammon (property manager).
- IV. ANNOUNCEMENTS**
- V. APPROVE MINUTES**
 - 1. September 23, 2021
- VI. UNFINISHED BUSINESS**
 - 1. Short Term Rental- 100 A North Street, Tax Parcel 0612E-02-026.000, Submitted by Amazing Homes of Mississippi, LLC (owner) and Tanya Darrow (property manager).
- VII. NEW BUSINESS**
 - 1. Tree Removal- 500 Mason Avenue, Tax Parcel 0612G-02-035.000, Submitted by Andrew Tims and Dixie Tims.
 - 2. Tree Removal- 114 East Third Street, Tax Parcel 0612B-03-026.000, Submitted by Barlow Builders, INC.
 - 3. Planning Commission Approval- 114 East Third Street, Tax Parcel 0612B-03-026.000, Submitted by Barlow Builders, INC (owner) and Shawn B. Barlow (agent).
 - 4. Certificate of Resubdivision- 6092 Beatline Road, Tax Parcel 0511G-02-008.001, Submitted by Theresa Redo and Henry Schepens, Jr.
 - 5. Certificate of Resubdivision- 668 North Seal Avenue, Tax Parcel 0611K-02-003.000, Submitted by Compass Investments, LLC (owner) and Tammy Triplett (agent).
 - 6. Certificate of Resubdivision- 18064 Allen Road, Tax Parcel 0611I-05-005.000, Submitted by Robert J. Neale.
 - 7. Preliminary Plat Approval- Sumner Grove, Commission Road, Tax Parcel 0611J-01-027.000, Submitted by Sumner Grove.
- 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 19, 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.

Chairman Frank Olaivar suspended the rules whereupon Commissioner Shaw made motion, seconded by Commissioner Levens and unanimously carried to add a Tree Removal Application for property located at 20015 Merinda Lane, Tax Parcel 0512A-01-002.014, submitted by Doug and Natalie Auger, as number 8 under New Business.

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Be it remembered that seven (7) Public Hearings were heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 14th day of October 2021, in said City, and the same being the time, date and place fixed for holding said Public Hearings.

There were present and in attendance on said Commission and at the Public Hearings the following named persons: Chairman Frank Olaivar, Commissioners Shawn Barlow, Sawyer Walters, Jeff Hansen, Justin Shaw, Michael Levens, Chris Fields, Jennifer Glenn and Marcia Kruse, City Advisor Bill Hesell, Building Officials Mike Gundlach and Ryan Ladner and Minutes Clerk Tina M. Dahl.

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

The first public hearing to consider a Variance for the property located at 700 Old Savannah Drive, Tax Parcel 0511P-01-003.050, submitted by David Fayard (owner) and Ed Reich (agent), as follows:

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH
201 Jeff Davis Avenue
PO BOX 929
Long Beach, MS 39560
(228) 863-1554 office
(228) 863-1558 fax

Office use only	
Date Received	9-20-21
Zoning	R-1
Agenda Date	10-14-21
Check Number	119
Ward	5

APPLICATION FOR
SPECIAL-USE APPROVAL

I. Tax Parcel Number(s): 0011P-01-003.050

II. Address of Property Involved: 700 OLD SAVANNAH RD

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
10' VARIANCE OFF THE BACK OF HOUSE for the purpose of constructing a deck.

PLEASE COMPLETE THE FOLLOWING:

A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement? NO EGRESS BACK OF HOUSE

B. Describe how the special condition discussed above is not the result of action taken by the applicant. Show that the applicant did not cause the need for this request. PURCHASED HOME AS IS.

C. Show that unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request? EGRESS

D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. EGRESS, LIFE+LIMB HAZARDOUS CONDITION.

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IV. REQUIRED ATTACHMENTS:

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$100.00 made payable to the City of Long Beach to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application. The City of Long Beach will notify, by certified letter, adjacent property owners within 200' (feet), to the requested action identified in this application, using the Harrison County Tax Assessor's Land Roll database.

INCOMPLETE APPLICATIONS MAY DELAY APPROVAL OF YOUR REQUEST, PLEASE SUBMIT ALL REQUIRED DOCUMENTS.

V. OWNERSHIP AND CERTIFICATION:

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

I the undersigned 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.

DAVID FAYARD
(PRINT) Name of Rightful Owner

700 OLD SAVANNAH DR
Owner's Mailing Address

LONG BEACH MS 39560
City State Zip

228-861-4223
Phone

[Handwritten Email]
Email address
(*You may be contact by email regarding your application)

[Signature] _____
Signature of Owner

Date

ED REICH (MYOB CO.)
(PRINT) Name of Agent

1516 COOK ST
Agent's Mailing Address

OCEAN SPRINGS MS 39564
City State Zip

228-239-9706
Phone

[Handwritten Email]
Email address
(*You may be contact by email regarding your application)

[Signature] _____
Signature of Agent

9-20-21
Date

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**David Fayard
700 Old Savannah Drive
Long Beach, MS 39560**

September 21, 2021

City of Long Beach
201 Jeff Davis Avenue
Long Beach, MS 39560

To Whom it May Concern:

I David Fayard, residing at 700 Old Savannah Drive in Long Beach, MS authorize Ed Reich of MYOB Co. to handle all things necessary in obtaining a variance to build a deck and landing off the back of my home to meet the egress. Please let me know if I need to provide any other information to you. Thank you.

Sincerely,

David Fayard
David Fayard

Notary Acknowledgement

State of Mississippi}

County of Harrison}

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 21st day of September, in the year 2021, within my jurisdiction, the within named David Fayard, who acknowledged that he executed the above and foregoing instrument or conveyance.

Brennan G. Johnson Jr.
Notary Public Signature

Brennan G. Johnson Jr.
Print



(Seal)

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION
UNOFFICIAL

Index as follows: Lot 93, Pecan Park Estates, Phase 2, Harrison County, 1st ID, 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, WE, JULIE CLAY formerly known as JULIE BLOODSWORTH and RYAN CLAY, does hereby grant, bargain, sell, convey and warrant, unto DAVID FAYARD and ELISE FAYARD, as joint tenants with full rights of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereto situated and located in the First Judicial District of the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

Lot Ninety-Three (93), PECAN PARK ESTATES, PHASE II, a subdivision according to the official map or plat thereof on file and of record in the Office of the Clerk of the First Judicial District of Harrison County, Mississippi, Deed Book 36 at Page 56 thereof, reference to which is hereby made in all of and as a part of this description.

This being the same property previously conveyed to Julie Bloodsworth in Special Warranty Deed dated March 7, 2002 and recorded in Deed Book 1574 at Page 625 in the records of the First Judicial District of Harrison County, Mississippi.

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.

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

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.



UNOFFICIAL

UNOFFICIAL

WITNESS THE SIGNATURE of the Grantor on this the 28th day of September, 2005.

JULIE CLAY formerly known as
JULIE BLOODSWORTH

RYAN CLAY

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, JULIE CLAY formerly known as JULIE BLOODSWORTH and RYAN CLAY, who acknowledged that they signed, executed and delivered the above and foregoing instrument as their voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 28th day of September, 2005.



Celeste Paige Hammond
NOTARY PUBLIC
CELESTE PAIGE HAMMOND

UNOFFICIAL

ADDRESS OF GRANTOR:
700 OLD SAVANAH DRIVE
LONG BEACH, MS 39560
228-596-2467

ADDRESS OF GRANTEES:
700 OLD SAVANAH DRIVE
LONG BEACH, MS 39560
228-863-5212

PREPARED BY AND RETURN TO:

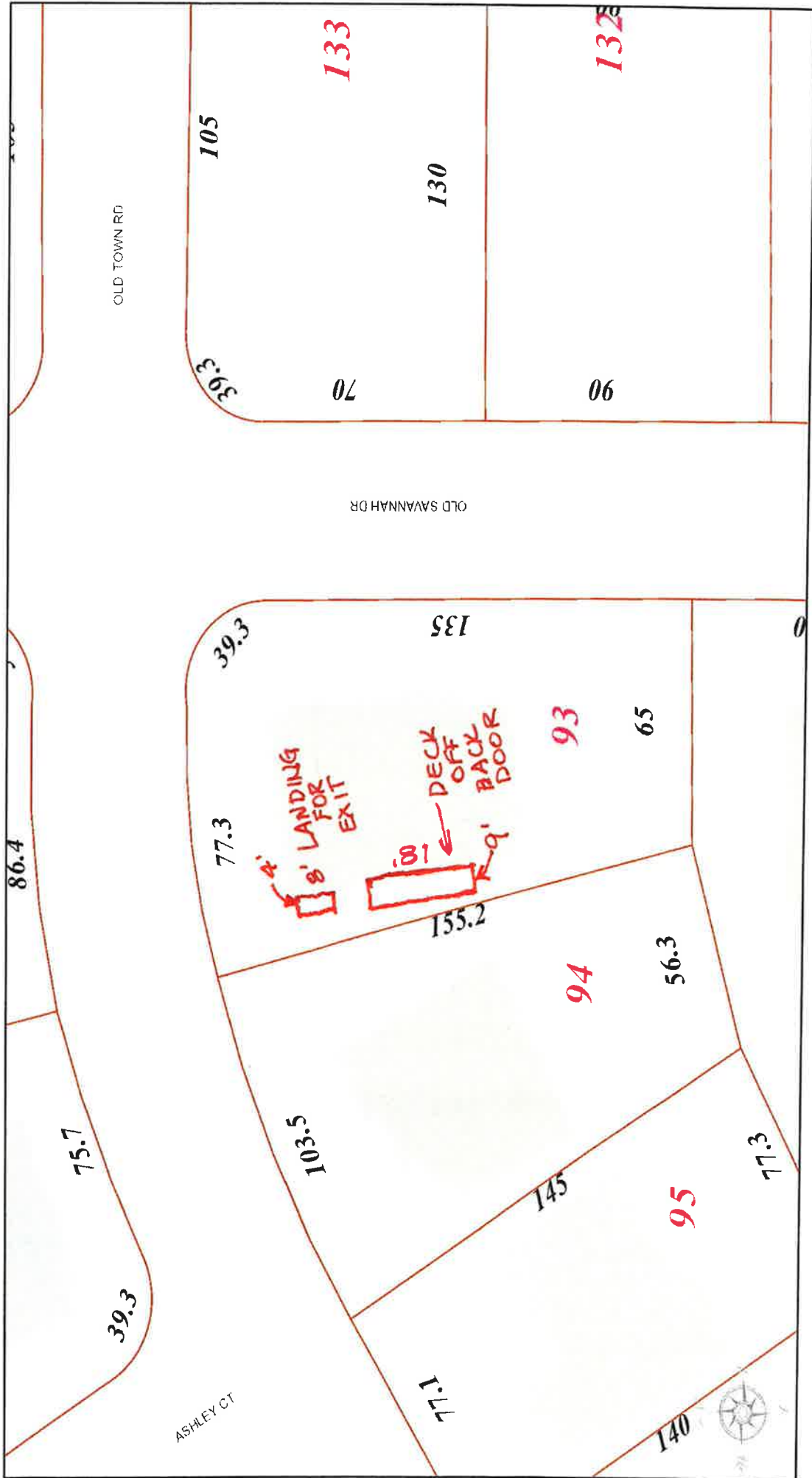
FILE# 051051

Schwartz, Ogler & Jordan, PLLC
15487 Oak Lane Drive, Suite 200-1
Gulfport, MS 39503
(228) 832-8550

UNOFFICIAL

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Fayard



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
TAL FLURRY, TAX ASSESSOR.

MAP DATE: September 20, 2021

The Clerk reported that seventeen (17) notices of public hearing were sent by regular mail to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's

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Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



**LEGAL NOTICE
PUBLIC HEARING**

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a **Variance**.

David Fayard (owner) and Ed Reich (Agent), have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. **The applicant is requesting a 10' variance off the back of the house for the purpose of constructing a deck. The City's requirement is 15' feet off of rear property line.** The location of the request is 700 Old Savannah Drive, Long Beach, Mississippi, 39560, Tax Parcel Number 0511P-01-003.050. The legal description is as follows:

LOT 93 PECAN PARK ESTATES PH II

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, October 14, 2021, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

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

<p>Lipski, Thomas and Jacqueline 973 Old Town Road Long Beach, MS 39560</p>	<p>Whitmer, Mina Miller and Miller, Steve 975 Old Town Road Long Beach, MS 39560</p>	<p>Burton, Laura A 702 Old Savannah Drive Long Beach, MS 39560</p>
<p>Peno, Mark A 704 Old Savannah Drive Long Beach, MS 39560</p>	<p>Logan, Brian and Christie 707 Old Savannah Drive Long Beach, MS 39560</p>	<p>Bass, Reginald T and Jaime L 705 Old Savannah Drive Long Beach, MS 39560</p>
<p>NCH Construction, LLC PO Box 5082 Spring Hill, FL 34611</p>	<p>Owen, Layden N 701 Old Savannah Drive Long Beach, MS 39560</p>	<p>Val's Property Development LLC ETAL PO Box 2863 Gulfport, MS 39505</p>
<p>Meadows, William A and Candace 621 Old Savannah Drive Long Beach, MS 39560</p>	<p>Helwig, Kelly Susanna and Troy Justin 619 Old Savannah Drive Long Beach, MS 39560</p>	<p>Stevison, Russell Brian and Janice 970 Old Town Road Long Beach, MS 39560</p>
<p>Gundlach, Jennifer and Michael 713 Old Savannah Drive Long Beach, MS 39560</p>	<p>Rushing, Nathan Ray and Brandon L 972 Old Town Road Long Beach, MS 39560</p>	<p>Baber, Charles Brandon and Lissa Kelly 2 Ashley Court Long Beach, MS 39560</p>
<p>Chatham, Mark A and Tracy L 3 Ashley Court Long Beach, MS 39560</p>	<p>Lishen, Mark E and Donna H 9 Ashley Court Long Beach, MS 39560</p>	

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AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred Feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on September 20, 2021, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to seventeen (17) property owners within 160' of 700 Old Savannah Drive - Tax Parcel Number 0511P-01-003.050 notifying them that a public meeting will be held, October 14, 2021, to consider an application for a Variance filed by David Fayard.

Given under my hand this the 20th of September 2021.

Tina M Dahl
TINACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 20th day of September 2021.

Kini Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

LEGAL NOTICE PUBLIC HEARING

In accordance with Article III of the Constitution of the State of Mississippi and the Charter of the City of Long Beach, Mississippi, 2021, an application, made to the Planning and Development Commission for the City of Long Beach, will have a public hearing for the purpose of considering a variance.

Such Report (owners) will be mailed to each property owner within 160 feet of the subject property and the Clerk of the City of Long Beach will have a public hearing for the purpose of considering a variance.

LOT 03 PLUMB PARK 0511P-01-003.050

In witness whereof, I have signed and affixed my seal to this notice of public hearing, this 20th day of September, 2021, at Long Beach, Mississippi. My commission expires on August 27, 2025.

Tina M Dahl
TINACEY DAHL
Minutes Clerk
Planning and Development Commission

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

- Vol. XVI No. 39 dated 24 day of September, 2021
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

Hunter Dawkins
Publisher

Sworn to and subscribed before me this 20 day of Sept, A.D. 2021.

Debbie A. G.R.P.
Notary Public



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

Commissioner Hansen made motion, seconded by Commissioner Walters and unanimously carried to close the Public Hearing.

After considerable discussion, Commissioner Barlow made motion, seconded by Commissioner Walters and unanimously carried recommending to approve the Variance as submitted.

The second public hearing to consider a Short-Term Rental for the property located at 203 Joyce Avenue, Tax Parcel 0612D-01-041.000 submitted by Don Speybroeck (owner) and Phillip Leblanc (property manager), as follows:

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

PROPERTY INFORMATION:

ADDRESS: 203 Joyce Ave Long Beach MS 39560 Tax Parcel # 0612D-01-041.000
(Location of Short-Term Rental)

OWNER'S INFORMATION:

Property Owner's Name: Don Van Speybroeck

Property Owner's Address: 1742 Ashford Hollow Ln Houston TX 77077

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

Property Owner's Phone No: 832-775-4549 City State Zip
Email Address: dv66nova@gmail.com

Is there a homeowner's association for the neighborhood? No If so, please provide written statement of support of short term rental?

PROPERTY MANAGER INFORMATION:

Property Manager's Name: Philip Leblanc

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

9153 Lorraine Road Gulfport MS MS, 39503
City State, Zip

Property Manager's Phone No.: (228)-860-0082 Email Address: pleblanc.realtor@gmail.com

PLEASE PROVIDE THE FOLLOWING:

- Mississippi Sales Tax ID # Taxes paid by Airbnb or VRBO
- Recorded Warranty Deed
- Parking Rules & Plan
- Trash Management Plan
- Copy of Proposed Rental Agreement
- Proof of Liability Insurance, which included short term rental coverage

ADDITIONAL INFORMATION:

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

AFFIDAVIT

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

Don Van Speybroeck *Don Van Speybroeck* 8/25/2021
PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
<u>6</u>	<u>4</u>	<u>3</u>	<u>6</u>

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

Building Official Signature: _____ Date: _____

Fire Inspector Signature: *Jonathan Davis* Date: 9/23/2021

COMMENTS: _____

Date Received: <u>8-25-21</u>
Agenda Date: <u>10-14-21</u>
Amount Due/Paid: <u>200.00</u>
Check #: <u>1883</u>

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



1st Judicial District
Instrument 2020 14650 D -J1
Filed/Recorded 11/12/2020 02:30 P
Total Fees \$ 26.00
2 Pages Recorded

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

Grantors:
James Caudill
Jessie Caudill
1171 Lynn City Rd.
Sacramento, KY 42372
(618) 841-0579

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

Grantees:
Donald James Van Speybroeck
Mary Louise Van Speybroeck
1742 Ashford Hollow Ln.
Houston, TX 77077
(832) 775-4549

File No. Z208870N

INDEXING INSTRUCTIONS: Lot 3, Blk A, Reinike S/D, 4th ADD, 1st JD, 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, **James Caudill** and **Jessie Caudill**, do hereby sell, convey and warrant unto **Donald James Van Speybroeck** and **Mary Louise Van Speybroeck**, as joint tenants with right of survivorship and not as tenants in common, 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:

Lot Three (3), Block A, Reinike Subdivision, Fourth (4th) Addition, a subdivision according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of the First Judicial District County, MS, in Plat Book 31, at Page 20, reference to which is hereby made in aid of and as a part of the description.

This being the same property as that conveyed to James Caudill and Jessie Caudill, by Quitclaim Deed recorded as Instrument No. 2012-5122-DJ1, Land Deed Records of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantors quitclaim any and all oil, gas, and other minerals owned, if any, to Grantees. No mineral search was requested or performed by preparer.

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

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

WITNESS OUR SIGNATURES, on this the 7 day of October, 2020.

James Caudill
James Caudill

Jessie Caudill
Jessie Caudill

ACKNOWLEDGMENT

STATE OF Kentucky
COUNTY OF Muhlenberg

PERSONALLY, APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **James Caudill** and **Jessie Caudill**, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 7 day of October, 2020.

(AFFIX SEAL)



Angela D. Wood
NOTARY PUBLIC

My commission expires: 5-7-22

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Parking Rules & Plan**

Property Address:

203 Joyce Ave Long Beach MS, 39560

Parking Rules:

Parking is provided free of charge to rental occupants for up to 4 vehicles in the driveway.
No parking on the grass or yard at any time.
No overnight parking on the street anywhere.
Parking on the street during the day should not block any neighbors driveway, mailbox, or trash pickup.



Trash Management Plan

Property Address:

203 Joyce Ave Long Beach MS, 39560

Trash Management Plan:

The owners pay the standard rate for residential trash and recycling pick up to the City of Long Beach. The assigned tan trash and green recycle bins are kept inside the garage for street aesthetics and guest access.

Guests are to collect and place their trash and recyclables in the bins provided in the garage during their stay and upon check-out. The home is cleaned after every guest check-out and the cleaning service will place any remaining trash and recyclables in the bins in the garage.

The cleaning service will place the trash and recycle bins at the curb on Sunday evening, for Monday pickup, and return them to the garage on Monday evening after pickup.



**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
SHORT-TERM RENTAL AGREEMENT**

THE PARTIES. This Short-Term Rental Agreement ("Agreement") made on ____TBD_____, 2021 between the following:

TENANT: _____, with a mailing address of _____ ("Tenant"), and

LANDLORD: Don Van Speybroeck, with a mailing address of 1742 Ashford Hollow Ln, Houston TX, 77077 ("Landlord").

THE PREMISES. The Landlord agrees to lease the described property below to the Tenant, and the Tenant agrees to rent from the Landlord:

Property Address: 203 Joyce Ave Long Beach MS, 39560.

- Residence Type: House
- Bedroom(s): 3
- Bathroom(s): 2
- Other: Furnished.

Hereinafter known as the "Premises."

LEASE TERM. The Tenant shall have access to the Premises under the terms of this Agreement for the following time period:

- **Day-to-Day Lease.** The Tenant shall be allowed to occupy the Premises on a day-to-day arrangement starting on ____TBD_____, 2021, and ending on ____TBD_____, 2021 ("Lease Term"). The minimum rental shall be 2 nights.

QUIET HOURS. The Landlord requires: (check one)

- **Quiet Hours.** Quiet hours begin at 09:00 PM each night and continue until 07:00 AM. Quiet hours consist of no music and keeping all audio at a minimum level out of respect for the surrounding residents.

OCCUPANTS. The total number of individuals staying on the Premises during the Lease Term shall be a total of 6 guests.

If more than the authorized number of guests listed above are found on the Premises, this Agreement will be subject to termination by the Landlord.

RENT. The Tenant shall pay the Landlord:

- **Daily Amount.** The Tenant shall be required to pay the Landlord \$200.00 through Airbnb or VRBO services.

UTILITIES. The Landlord shall be responsible for all utilities to the Premises.

SECURITY DEPOSIT. The Tenant shall be obligated to pay the following amounts upon the execution of this Agreement:

- **No Security Deposit:** There is no deposit required for the security of this Agreement ("Security Deposit").

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

PETS. The Landlord:

- **Does Not Allow Pets:** There are no pets allowed on the Premises. If the Tenant is found to have pets on the Premises, this Agreement and any Security Deposit shall be forfeited.

PARKING. Parking is provided free of charge to rental occupants for up to 4 vehicles in the driveway.

- No parking on the grass or yard at any time.
- No overnight parking on the street anywhere.
- Parking on the street during the day should not block any neighbors driveway, mailbox, or trash pickup.

FEES. The Landlord requires the Tenant pays the following fees at the execution of this Agreement: (check all that apply)

- **Cleaning Fee:** \$150.00
- **Taxes:** \$ As collected and distributed by Airbnb or VRBO

SMOKING POLICY. Smoking on the Premises is:

- **Prohibited.**

PERSON OF CONTACT. The Landlord:

- **Does not** have an agent/manager on the Premises, although the Landlord can be contacted for any emergency, maintenance, or repair at:

Landlord's Name: Don Van Speybroeck

Telephone: (832) 775-4549

E-Mail: dv66nova@gmail.com

SUBLETTING. The Tenant:

- **Does not** have the right to sublet the Premises.

MOVE-IN INSPECTION. Before, at the time of the Tenant accepting possession, or shortly thereafter, the Landlord and Tenant may:

- **Inspect** the Premises and contact the Landlord with any present damages or needed repairs on check-in.

INSPECTION. The Landlord has the right to inspect the Premises with prior notice as in accordance with State law. Should the Tenant violate any of the terms of this Agreement, the rental period shall be terminated immediately in accordance with State law. The Tenant waives all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenant shall vacate the Premises at the expiration time and date of this agreement.

MAINTENANCE AND REPAIRS. The Tenant shall maintain the Premises in a good, clean, and ready-to-rent condition and use the Premises only in a careful and lawful manner. The Tenant shall leave the Premises in a ready to rent condition at the expiration of this Agreement, defined by the Landlord as being immediately habitable by the next tenant. The Tenant shall pay for maintenance and repairs should the Premises be left in a lesser condition. The Tenant agrees that the Landlord shall deduct costs of said services from any Security Deposit prior to a refund if Tenant causes damage to the Premises or its furnishings.

TRASH. The owners pay the standard rate for residential trash and recycling pick up to the City of Long Beach. The assigned tan trash and green recycle bins are kept inside the garage for street aesthetics and guest access.

Guests are to collect and place their trash and recyclables in the bins provided in the garage during their stay and upon check-out. The home is cleaned after every guest check-out and the cleaning service will place any remaining trash and recyclables in the bins in the garage.

The cleaning service will place the trash and recycle bins at the curb on Sunday evening, for Monday pickup, and return them to the garage on Monday evening after pickup.

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

QUIET ENJOYMENT. The Tenant, along with neighbors, shall enjoy each other's company in a quiet and respectful manner to each other's enjoyment. The Tenant is expected to behave in a civilized manner and shall be good neighbors with any residents of the immediate area. Creating a disturbance of the area by large gatherings or parties shall be grounds for immediate termination of this Agreement.

LANDLORD'S LIABILITY. The Tenant and any of their guests hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from the use of the Premises regardless of the nature of the accident, injury or loss. The Tenant expressly recognizes that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Tenant and that Tenant should purchase their own insurance for their guests if such coverage is desired.

ATTORNEY'S FEES. The Tenant agrees to pay all reasonable costs, attorney's fees, and expenses that shall be made or incurred by the Landlord enforcing this agreement.

USE OF PREMISES. The Tenant shall use the Premises for residential use only. The Tenant is not authorized to sell products or services on the Premises or conduct any commercial activity.

ILLEGAL ACTIVITY. The Tenant shall use the Premises for legal purposes only. Any other such use that includes but is not limited to illicit drug use, verbal or physical abuse of any person or illegal sexual behavior shall cause immediate termination of this Agreement with no refund of pre-paid Rent.

POSSESSIONS. Any personal items or possessions that are left on the Premises are not the responsibility of the Landlord. The Landlord shall make every reasonable effort to return the item to the Tenant. If claims are not made within the State's required time period or two (2) weeks, whichever is shorter, the Landlord shall be able to keep such items to sell or for personal use.

GOVERNING LAW. This Agreement shall be governed and subject to the laws located in the jurisdiction of Premise's location.

Landlord Signature: _____ **Date:** _____

Print Name: Don Van Speybroeck

Tenant Signature: _____ **Date:** _____

Print Name: _____

Tenant Signature: _____ **Date:** _____

Print Name: _____

MINUTES OF OCTOBER 14, 2021 REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Host Protection Insurance Program Summary

Last updated: December 31, 2020

About Host Protection Insurance

The Host Protection Insurance Program ("HPI Program") insures Hosts, in certain countries, for their legal liability for bodily injury or property damage to guests or others resulting from an event that happens during a guest's Airbnb Stay at the Host's Accommodation, subject to the terms, conditions, and exclusions of the Host Protection Insurance policy. There is no cost to Hosts for them to be insured under the HPI Program.

The HPI Program does not insure Hosts for damage or loss to their own property or Accommodation. For damage to a Host's property, [learn more about Airbnb's Host Guarantee program](#).

Subject to the policy's terms, insurance coverage under the HPI Program provides Hosts with primary liability insurance while hosting guests. The Host has the option to make a claim first under the HPI Program instead of their own insurance policy as long as the Host's own insurance policy allows them to do so. Hosts or their insurance advisers should check the terms and conditions of their own insurance policy. For information about the claims process, please see the [claims section](#) of this document.

Disclaimer

This HPI Program summary does not contain the full terms, conditions, and exclusions. In the United States, in certain instances, the HPI Program is underwritten by a non-admitted insurer and may not be subject to your state's insurance laws and regulations and is not protected by the insolvency guaranty fund. The insurance provided through the HPI Program does not apply to hosts who offer accommodations through Airbnb Travel, LLC or hosts of experiences.

Insurance providers and countries included

The HPI Program currently extends to Hosts globally, except for jurisdictions subject to applicable sanctions laws. The HPI Program does not apply to hosts who offer accommodations through Airbnb Travel, LLC.

In the majority of jurisdictions, the HPI Program provides Insurance through a policy Issued by Zurich Insurance plc, one of the world's most reputable insurance providers. In some jurisdictions, where a locally issued policy is required by local laws or regulations, coverage may be provided by a Zurich Insurance plc partner company.

The HPI program provides Insurance through policies issued by different insurance companies in the United States, Japan and China and is placed by Airbnb UK Services Limited in the United Kingdom, an appointed representative of Aon UK Limited as more fully set out as follows:

- In the United Kingdom, the HPI Program has been arranged and concluded for the benefit of United Kingdom hosts by Airbnb UK Services Limited, an appointed representative of Aon UK Limited¹.
- In the United States, coverage is provided under policies Issued by Generali US Branch or Assicurazioni Generali SpA.
- In Japan, coverage is provided under a policy issued by Sampo Japan Nipponkoa Insurance Inc. [Learn more about coverage in Japan](#)
- In China, coverage is provided under a policy issued by the People's Insurance Company of China as part of the China Host Protection Plan. [Learn more about coverage in China](#)

Note that different coverage limits and terms may apply depending on the jurisdiction.

Insurance policy period

The current term of the HPI Program is December 31, 2020 to December 31, 2021.

Coverage eligibility

Hosts of Accommodations are covered under the HPI Program. As described above, The HPI Program covers Hosts for incidents that result in the Host's legal liability resulting from a bodily injury or a property damage claim arising during a guest's Airbnb Stay at the Host's Airbnb Accommodation. The incident must also occur during the Airbnb Stay and the Stay arranged using Airbnb's Platform.

1. **Accommodation:** Accommodation is a residential or other property location that is owned or controlled by a Host, listed on the Airbnb Platform, and booked by a third party using the Airbnb Platform who has consented to the Airbnb Terms of Service (available at <https://www.airbnb.com/terms>).
2. **Airbnb Platform:** Airbnb Platform refers to [airbnb.com](https://www.airbnb.com) and [luxuryretreats.com](https://www.luxuryretreats.com) online platforms, and mobile applications associated with each.
3. **Host:** Host is a person or entity who has completed the Airbnb account registration process, including consenting to the Airbnb Terms of Service and lists their Accommodation on the Airbnb Platform. Host also includes a person providing host

¹Airbnb UK Services Limited is an appointed representative of Aon UK Limited is a UK entity authorised and regulated by the Financial Conduct Authority (FCA). Aon's FCA register number is 310451. You can check this on the Financial Services Register by visiting the FCA's website or contacting the FCA on 0800 111 6768.

MINUTES OF OCTOBER 14, 2021 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

related services on behalf of the Host, including full or part time domestic staff, family members, and roommates.

Anyone otherwise living at the Accommodation is included as an additional insured to the extent of claims brought against the Host. The Host's landlord, homeowners association or condo-owners association, or any other similar entity of which the Host is a member, is also an Insured, but only with respect to liability arising out of the ownership, maintenance, or use of that part of the Host's Accommodation, including related common areas, during an Airbnb Stay.

4. **Airbnb Stay:** An Airbnb Stay begins on the guest's check-in date and ends on the checkout date from the Host's Accommodation as shown in the Airbnb Platform. There must be an actual Airbnb Stay in order for the coverage to apply; canceled Airbnb Stays and no-show situations are not entitled to coverage.

Covered locations

Covered locations are Accommodations as described above.

Accommodations can include mobile homes, buses, air streams, watercrafts, tree houses, and other such unique locations that are parked and used as an Accommodation. Additionally, Accommodations include treehouses, yurts, and other such unique locations.

Liability limits

\$1,000,000 USD each occurrence with a total limit available per Host property of USD 1,000,000 during the HPI Program policy term (generally an annual term).

Coverages

The HPI Program provides insurance that covers Hosts for their legal liability to a guest or third party for bodily injury or property damage due to an incident that occurs during a guest's Airbnb Stay at the Host's Accommodation. If the HPI Program applies to the claim, the insurance includes coverage for claim investigation costs and expenses, as well as costs of defending a formal complaint such as a lawsuit.

Exclusions

The HPI Program excludes from coverage:

- Aircraft, Auto, and Mobile Equipment – injury or damage connected in any way to aircraft, autos, and mobile equipment, except where these are listed on Airbnb and being used as

Accommodations, or where the auto is used by the Host in connection with their host-related services during a relevant Airbnb Stay, of which coverage is contingent.

To be an Accommodation, the Aircraft, Auto, or Mobile equipment must be parked.

- Assault and Battery – any loss or expense caused by, arising out of, or resulting directly or indirectly, in any way from assault and/or battery of any person committed by or alleged to have been committed by any Insured under the policy.
- Chinese Drywall – injury or damage arising from or connected in any way to drywall, plasterboard, sheetrock, gypsum board, or any materials used in the manufacture of drywall used in the construction of interior walls, that were manufactured in, originated from, or exported from China or incorporated any component parts or materials made in, originated from, or exported from China.
- Communicable Disease - any bodily injury, property damage, or other loss arising out of the actual or alleged transmission of a communicable disease.
- Contractual Liability – liability for bodily injury or property damage where the insured is obligated to pay damages they have assumed in a contract or agreement. This exclusion doesn't include legal liability the insured would have without a contract or agreement.
- Cross Suits – any claims brought by one insured against another insured.
- Distribution of Material in Violation of Statutes – bodily injury or property damage arising directly or indirectly out of any action or omission that violates or is alleged to violate any statute, ordinance, or regulation that prohibits or limits the sending, transmitting, communicating, or distributing of material or information.
- Electronic Data – damages arising out of the loss of, loss of use of, damage to, corruption of, inability to access, or inability to manipulate electronic data.
- Employment Related Practices - bodily injury arising out of refusal to employ a person; termination of a person's employment; or employment-related practices, policies, acts or omissions, such as coercion, demotion, evaluation, reassignment, discipline, defamation, harassment, humiliation, discrimination or malicious prosecution directed at that person. This exclusion applies whether the injury-causing event occurs before employment, during employment, or after employment of that person, and whether the insured may be liable as an employer or in any other capacity.
- Expected or Intended Injury – bodily injury or property damage the insured intended to happen, or should have expected to happen. For example, if a Host were to deliberately

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

destroy property of a guest, this coverage wouldn't apply, even if the Host were legally responsible for that damage.

- Exterior Insulation and Insulation Systems – bodily injury or property damage related in any way to “exterior insulation and finish systems” or any part of them, including the application or use of conditioners, primers, accessories, flashings, coatings, caulking, or sealants in connection with such a system.
- Fungi or Bacteria – bodily injury or property damage arising from or connected to inhalation of, ingestion of, contact with, exposure to, existence of, or presence of, any fungi or bacteria on or within a building or structure, including its contents. This exclusion does not apply to any fungi or bacteria that are, are on, or are contained in a good or product intended for consumption.
- Liquor Liability – injury or damage for which any insured may be held liable because they:
 - Caused or contributed to the intoxication of any person
 - Provided alcoholic beverages to a person under the legal drinking age or under the influence of alcohol
 - Violated any statute, ordinance, or regulation relating to the sale, gift, distribution, or use of alcoholic beverages.

This exclusion only applies if you are in the business of manufacturing, distributing, selling, serving, or furnishing alcoholic beverages.

- Loss of, or Damage to, Certain Property – property damage to:
 - Property you own, rent, or occupy
 - Property loaned to you
- Damage to Property, Impaired Property, and Your Product - certain types of losses that would normally only be covered if you make products or work as a contractor at a location. These excluded losses involve property damage to:
 - The exact part of any real property that you, or any contractors or subcontractors are working on, if the property damage arises from that work
 - The exact part of any property that must be restored, repaired, or replaced, because your work was incorrectly performed on it
 - Impaired property or property that has not been physically injured but is still less useful, arising from a defect, deficiency, inadequacy, or dangerous condition in your product or your work
 - Impaired property or property that has not been physically injured but is still less useful, arising from a delay or failure by you or anyone acting on your behalf to perform a contract or agreement in accordance with its terms
 - Your product, including losses arising out of your product or any part of it or your work, including losses arising out of it or any part of it
- Nuclear Risks – any loss or damage resulting from the hazardous properties of nuclear material.
- Personal and Advertising Injury – losses, including consequential bodily injury that arise out of claims, such as:
 - False arrest, detention, or imprisonment
 - Malicious prosecution
 - Wrongful eviction from, wrongful entry into, or invasion of the right of private occupancy of a room, dwelling or premises that a person occupies, committed by or on behalf of its owner, landlord, or lessor
 - Oral or written publication, in any manner, of material that slanders or libels a person or organization, or disparages a person's or organization's goods, products, or services
 - Oral or written publication, in any manner, of material that violates a person's right of privacy
 - Use of another's advertising idea in your advertisement
 - Infringing upon another's copyright, trade dress, or slogan in your “advertisement”
- Pollution - bodily injury or property damage arising from pollutants of any kind. There is an exception for losses originating from equipment that is used to heat, cool or dehumidify the building, or equipment used to heat water, for personal use, by the building's occupants or their guests. There is also an exception for injury or damage arising out of a fire that escapes its normal location (hostile fire).
- Products and Completed Operations – bodily injury or property damage occurring away from premises you own or rent and arising out of any goods or products, other than real property, manufactured, sold, handled, distributed, or disposed of by you or other trading under your name.
- Products Recall – damages claimed for any loss, cost or expense incurred by you or others for the loss of use, withdrawal, recall, inspection, repair, replacement, adjustment, removal, or disposal of your product, your product, work, or impaired property. Impaired property means tangible property that cannot be used or is less useful because it incorporates your product or work and such product or work is thought to be defective, deficient, inadequate or dangerous.
- Punitive or Exemplary Damages - punitive or exemplary damages, fines, or penalties, except where such damages are insurable by law.

**MINUTES OF OCTOBER 14, 2021
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- Recording of Material or Information - damages related to bodily injury or property damage arising out of actual or alleged recording, printing, dissemination, disposal, collecting, sending, transmitting, communicating, or distribution of any material or information by a camera that is:
 1. Not previously disclosed by a Host in the Airbnb listing, including the specific location whether recording occurs during the reservation, or
 2. placed in or observing the interior of private spaces such as a bathroom, bedroom, or sleeping area, or
 3. Not concealed
- Sexual Assault - any loss or expense caused by, arising out of, or resulting directly or indirectly, in any way from sexual abuse or molestation of any person committed by or alleged to have been committed by any insured.
- Silica, Silica Dust, Lead, and Asbestos -- bodily injury or property damage arising from or connected in any way to asbestos, lead, silica, or silica dust.
- Watercraft -- injury or damage connected in any way to watercraft, with a few exceptions:
 1. Watercraft listed on Airbnb and while being used as Accommodation and is docked or on a mooring
 2. Watercraft under 26 feet in length
 3. Watercraft which is an Accommodation while being used within inland or coastal waters, but any separate insurance coverage maintained by the Host or anyone else that's applicable to the loss will apply first
- War -- bodily injury or property damage arising, directly, or indirectly, out of:
 - War, including undeclared or civil war
 - Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign, or other authority using military personnel or other agents
 - Insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these.
- Workers Compensation and Employers Liability -- any obligation of the insured under a workers' compensation, disability benefits, or unemployment compensation law or any similar law. Bodily injury to any employees of the insured (or any of their family members) arising out of their employment by an insured or performing duties related to the conduct of an insured's business. This exclusion applies whether the insured may be liable as an employer or in any other capacity.

Claims

Please inform Airbnb immediately by submitting the [Insurance Program Intake Form](#) if you become aware of any bodily injury or property damage that may be a subject to coverage under the HPI Program. After the intake form is completed, a third-party claims adjuster appointed by the insurer will get in touch with you to discuss the claim and gather information. The adjuster will then settle the claim in accordance with the terms of the HPI Program, and applicable laws and regulations in the applicable jurisdiction.

Questions

Please visit airbnb-host-protection-insurance.com/inquiry if you have questions regarding the coverage made available under this program.

Complaints

In the United Kingdom, if you or another insured under the policy wishes to raise a complaint, you can do so by contacting the address below, and a member of the team will ensure that your complaint is referred to an appropriate person:

Aon UK Limited, Central Complaints Team
Briarcliff House, Kingsmead, Farnborough, GU14 7TE
By phone: Telephone 01252 768662
By e-mail: Central.Complaints@aon.co.uk

Copies of our complaint handling procedures are available on request.

If you cannot settle your complaint with us, you may be entitled to refer it to the Financial Ombudsman Service. Visit [this site](#) for further details or contact them at: The Financial Ombudsman Service, Exchange Tower, London, E14 9SR, telephone 0800 023 4567.

Alternatively, if you are based outside of the United Kingdom, you can register your complaint on the Online Dispute Resolution (ODR) Platform [here](#).

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF INSURANCE COMMON POLICY DECLARATIONS State of Mississippi		
Previous Number NEW		Certificate Number 20SSIU801039
This Declaration is attached to and forms part of certificate provisions. Insurance effected with Chubb European		AUTHORITY REF. NO. B1284UB201126A
INSURED NAME & MAILING ADDRESS: Don James Van Speybroeck and Mary Loise Van Speybroeck 1742 Ashford Hollow Lane Houston, TX 77077	BROKER: SSIU, LLC 7801 State Hwy 59, Ste E Foley, AL 36535	PRODUCING AGENT: Mattina Insurance Agency, Inc - Biloxi Roy Mattina MS LIC #: 7707216
POLICY PERIOD FROM: 10/02/2020 TO 10/02/2021 POLICY TERM: 12:01 A.M. Standard Time at the Residence Premises		
LOCATION ADDRESS(s): 203 Joyce Avenue Long Beach, MS 39560	POLICY TYPE: HO3 OCCUPANCY: Secondary	
COVERAGES	LOSS SETTLEMENT TYPE	LIMIT OF LIABILITY
SECTION I - AS PER FORM A) DWELLING B) OTHER STRUCTURES C) PERSONAL PROPERTY D) LOSS OF USE / RENTS	RCV RCV	\$190,000 No Coverage \$50,000 No Coverage
SECTION II - AS PER FORM E) PREMISES LIABILITY F) MEDICAL EXPENSE LOSS ASSESSMENT		\$300,000 \$1,000 \$1,000
		Total Premium: \$2,303.96 POLICY FEE - STANDARD \$100.00 INSPECTION FEE \$150.00 MWUA TAX \$76.62 Surplus Lines Tax \$102.16 MS Stamping \$6.38 TOTAL: \$2,739.12
DEDUCTIBLES (Section 1 Only):	ALL OTHER PERILS: \$2,500 WIND & HAIL: 3% OF COVERAGE A = \$5,700 FLOOD: NO COVERAGE	
FORMS AND ENDORSEMENTS: This policy is made and accepted subject to the above statement together with the provisions, stipulations and agreements contained in the following form(s) and endorsement(s): See Schedule of Forms and Endorsements		
NOTE: This insurance policy is issued pursuant to Mississippi Law covering surplus lines insurance. The company issuing the policy is not licensed by the State of Mississippi but is authorized to do business in Mississippi as a non-admitted company. The policy is not protected by the Mississippi Insurance Guaranty Association in the event of the insurer's insolvency. LICENSE #: 10310158 NAME: Joseph Taylor Norton		
MORTGAGEE(s): Home Point Financial ISAOA/ATIMA PO Box 5017 Troy, MI 48007-7050 LOAN # 8000710021		
This policy shall not be valid unless countersigned by our authorized agent: COUNTERSIGNED Date: 11/11/2020		
		By: <i>J. Taylor Norton</i>

The Clerk reported that twenty-four (24) notices of public hearing were sent by regular mail to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

**MINUTES OF OCTOBER 14, 2021
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION
City of Long Beach**



LEGAL NOTICE

PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a **Short-Term Rental**.

Don Van Speybroeck, 1742 Ashford Hollow Lane, Houston TX, 77077 (owner) and Philip Leblanc, 9153 Lorraine Road, Gulfport, MS, 39503 (property manager), have filed an application for a short-term rental in accordance with the City of Long Beach Ordinance 622, Short-Term Rentals-Residential. The location of the short-term rental is 203 Joyce Avenue, Long Beach, Mississippi, 39560, Tax Parcel Number 0612D-01-041,000. The legal description is as follows:

LOT 3 BLK A REINIKE SUBD 4TH ADD

A Public Hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, October 14, 2021, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • 863-1554 • FAX 863-1538

AVERY Van Vloten Govert 205 Joyce Avenue Long Beach, MS 39560	5150 Matthews, Eric C and Alice F 207 Joyce Avenue Long Beach, MS 39560	5150 Howl, Laura Carrie 301 Joyce Avenue Long Beach, MS 39560
Carlisle, Homer R Jr and Linda K 201 Joyce Avenue Long Beach, MS 39560	Pendley, David W and Amy M 722 West Old Pass Road Long Beach, MS 39560	Calvert, Melinda G 798 West Old Pass Road Long Beach, MS 39560
Dilorenzo, Thomas P and Sharon M 202 North Island View Avenue Long Beach, MS 39560	Olroyd, Marie H and Petry, John F 826 Pennsylvania Avenue Slidell, LA 70458	Harvey, Peter S and Shannon E 206 North Island View Avenue Long Beach, MS 39560
Sellmeyer, Daniel and Courtney 208 North Island View Avenue Long Beach, MS 39560	Davis, Jeanette J 210 North Island View Avenue Long Beach, MS 39560	Greenhill, Jennifer 252 North Island View Avenue Long Beach, MS 39560
Morosko, Michael E and Tamitha 250 North Island View Avenue Long Beach, MS 39560	Inghram, Gloria Bueno 248 North Island View Avenue Long Beach, MS 39560	Galster, Donald J and Lucy H 800 West Old Pass Road Long Beach, MS 39560
Graybeal, Brenda G 122 North Island View Avenue Long Beach, MS 39560	Brehob, Lauren E and Scott R 2198 Cox Avenue Long Beach, MS 39560	Suehr, Lisa Diane 727 West Old Pass Road Long Beach, MS 39560
Kaul, Stephen T 200 Joyce Avenue Long Beach, MS 39560	Tran, Yen Thi and Nguyen Stephanie D 716 West Old Pass Road Long Beach, MS 39560	McCoy, Ronald L and Brenda H 202 Joyce Avenue Long Beach, MS 39560
Fahnestock, Lewis W Jr and Kimberly L 705 Rita Lane Long Beach, MS 39560	Lista, Nestor S and Luzviminda A 7 Rosalie Drive Long Beach, MS 39560	Olcott, Michael and Zeigler, Mildred 702 Rita Lane Long Beach, MS 39560

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred Feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on September 20, 2021, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-four (24) property owners within 200' of 209 Joyce Avenue - Tax Parcel Number 0612D-01-041,000 notifying them that a public meeting will be held, October 14, 2021, to consider an application for a Short-term Rental filed by Martin and Mary Brady.

Given under my hand this the 20th of September 2021.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 20th day of September 2021.

Kini Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

Vol. XI No. 39 dated 24 day of September, 2021

Vol. ___ No. ___ dated ___ day of ___, 20___

Vol. ___ No. ___ dated ___ day of ___, 20___

Vol. ___ No. ___ dated ___ day of ___, 20___

Vol. ___ No. ___ dated ___ day of ___, 20___

Vol. ___ No. ___ dated ___ day of ___, 20___

Vol. ___ No. ___ dated ___ day of ___, 20___

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

Hunter Dawkins
Publisher

Sworn to and subscribed before me this 28 day of Sept, A.D. 2021.

Debbie A. Orin
Notary Public

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

Commissioner Walters made motion, seconded by Commissioner Hansen and unanimously carried to close the Public Hearing.

After considerable discussion, Commissioner Hansen made motion, seconded by Commissioner Walters and unanimously carried recommending to approve the Short-Term Rental in accordance with Ordinance 622, as submitted.

The third public hearing to consider a Short-Term Rental for the property located at 109 South Lang Avenue, submitted by Scott A. Stauffer (owner and manager), as follows:

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

PROPERTY INFORMATION:
 ADDRESS: 109 S Lang Ave Tax Parcel # 05124-02-003
(Location of Short-Term Rental) 000

OWNER'S INFORMATION:
 Property Owner's Name: SCOTT A STAUFFER
 Property Owner's Address: 144 Sea Oaks Blvd, Long Beach MS
 Property Owner's Mailing Address, if different from above: _____

Property Owner's Phone No: 970-567-3320 City State Zip
 Email Address: beachbumscotty61@gmail.com

Is there a homeowner's association for the neighborhood? No If so, please provide written statement of support of short term rental?

PROPERTY MANAGER INFORMATION:
 Property Manager's Name: SCOTT STAUFFER
 Property Manager's Address: (Must be a local contact)
144 Sea Oaks Blvd Long Beach MS 39560
City State Zip

Property Manager's Phone No.: _____ Email Address: _____

PLEASE PROVIDE THE FOLLOWING:

- Mississippi Sales Tax ID # 524130229
- Recorded Warranty Deed
- Parking Rules & Plan
- Trash Management Plan
- Copy of Proposed Rental Agreement
- Proof of Liability Insurance, which included short term rental coverage

ADDITIONAL INFORMATION:

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

AFFIDAVIT

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

SCOTT STAUFFER [Signature] 9/17/21
 PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
<u>5</u>	<u>4</u>	<u>2</u>	<u>5</u>

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

Building Official Signature: _____ Date: _____
 Fire Inspector Signature: [Signature] Date: 9/23/2021

COMMENTS: _____

Date Received: <u>9-13-21</u>	
Agenda Date: <u>10-14-21</u>	
Amount Due/Paid: <u>200.00</u>	
Check #: <u>CC</u>	

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNER



1st Judicial District
Instrument 2021-16810-11
Filed/Recorded 12/20/2020 01:10 P
Total Fees \$ 25.00
2 Pages Recorded

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 202776

Index As:

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

REEL MOODY, L.L.C.,
a Mississippi limited liability company
10603 ANTIOCH ROAD
VANLEAVE, MS 39565
(228) 217-6019

does hereby sell, convey and warrant unto

SCOTT ALLEN STAUFFER and wife, JOYCE GLORIA STAUFFER
as tenants by the entirety with full rights of
survivorship and not as tenants in common,
1233 E COUNTY ROAD 16E
, LOVELAND, CO 80537
C O 8 0 0 8 - 8 3 9 8 5 5 7 0

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

Lots Four (4), and Five (5), Block Eight (8), of HARBOR VIEW ADDITION TO THE TOWN OF LONG BEACH, First Judicial District County of Harrison, State of Mississippi, as per the Map or Plat thereof on file in the Office of the Chancery Clerk of Harrison County, Mississippi, together with all improvements thereon and appurtenances thereto belonging.

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

2

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

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

IN WITNESS WHEREOF, REEL MOODY, L.L.C., a Mississippi limited liability company has caused this conveyance to be executed by its duly authorized officer, she having first been duly authorized to do so, on this the 28th day of December, 2020,

REEL MOODY, L.L.C.
a Mississippi limited liability company

Kimberly Moody
By: **KIMBERLY MOODY, MEMBER**

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, KIMBERLY MOODY, who acknowledge that she is MEMBER of REEL MOODY, L.L.C., a Mississippi limited liability company and as its act and deed, she signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, she having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 28th day of December, 2020,

[Signature]
NOTARY PUBLIC

My Commission Expires:



**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

VACATION RENTAL AGREEMENT for 109 S Lang Ave., Long Beach MS 39560

This Vacation Rental Agreement (the "Agreement") is for good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. **Property:** The property is located at 109 S Lang Ave., Long Beach MS 39560, USA. The property is furnished and includes linens, towels, kitchen appliances, and some pantry items.
2. **Rental Party:** The rental party shall consist of up to 4 persons only. The Leaseholder and three guests.
3. **Maximum Occupancy:** the maximum number of guests is limited to 7 persons if they are all part of the same family (parents and children). An additional charge of \$100.00 per person per night for guests in addition to 7 will be assessed.
4. **Term of the Lease:** The lease begins at 4:00 pm (The "Check-in Date") and ends at 10:00 am on (The "Check-out Date").
5. **Rental Rules :** Guest agrees to abide by the RENTAL RULES (attached) at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all time while at the property.
6. **Access:** Guest shall allow Homeowner and/or Property Manager access to the property for the purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.
7. **Damage Deposit** is for security and shall be refunded to Guest provided no deductions are made for damage to the property or the furnishings; messes requiring excessive cleaning; or any other cost incurred by Homeowner due to Guest's stay.
8. **Insurance:** We encourage all renters to purchase traveler insurance in case of unforeseen circumstances, accidents or other issues that may prohibit Guest from traveling or fulfilling rental terms.

RENTAL RULES: 109 S Lang Ave, -

1. **SMOKING IS NOT ALLOWED ANYWHERE ON THE PREMISES, INSIDE OR OUTSIDE.**
2. **People other than those in the RENTAL PARTY (Four (4) People Only), set forth in the RENTAL AGREEMENT may NOT stay overnight on the property. Any other person on the property is the sole responsibility of the GUEST.**
3. **THIS PROPERTY IS PRIVATELY OWNED: THE OWNERS ARE NOT RESPONSIBLE FOR ANY ACCIDENTS, INJURIES OR ILLNESS THAT OCCURS WHILE ON THE PREMISES OR IT'S FACILITIES. THE OWNERS ARE NOT RESPONSIBLE FOR LOSS OF PERSONAL BELONGINGS OF THE GUESTS. BY ACCEPTING THIS RESERVATION, IT IS AGREED THAT ALL GUESTS ARE EXPRESSLY ASSUMING THE RISK OF ANY HARM OR DAMAGES ARISING FROM THEIR USE OF THE PROPERTY OR FROM OTHERS WHOM THEY INVITE TO THE PROPERTY.**
4. **Keep the house and furnishings in good order. DO NOT REMOVE ANY PROPERTY FROM THE HOUSE.**
5. **Only use appliances for their intended use.**
6. **PETS ARE NOT ALLOWED.**
7. **DO NOT MOVE THE FURNITURE!!!**

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

8. **PARKING:** Parking is limited to long driveway. Parking on the city street is prohibited. All illegally parked vehicles are subject to towing; applicable fees are the sole responsibility of the GUEST.
9. **HOUSEKEEPING:** There is no daily housekeeping service. The house is professionally cleaned before your stay and after your stay to ensure that you enjoy a clean "home away from home". We appreciate your help in keeping the house tidy, so that we can more quickly prepare for other guests
10. **TRASH SERVICE-** Please use Trash Bin and Recycle Bin for all recycling products located outside the back door.
11. **OUTDOOR QUITE TIME:** With respect to our neighbors, no loud music or activity after 10:00pm.

CERTIFICATE OF INSURANCE COMMON POLICY DECLARATIONS State of Mississippi		
Previous Number NEW		Certificate Number 20SSIU401560
This Declaration is attached to and forms part of certificate provisions. Insurance effected with Chaucer		AUTHORITY REF. NO. Per Insurer Participation Schedule
INSURED NAME & MAILING ADDRESS: Scott Stauffer 144 Sea Oak Boulevard Long Beach, MS 39560	BROKER: SSIU, LLC PO Box 639 Daphne, AL 36526	PRODUCING AGENT: LMS, Inc - Ocean Springs Scott Lemon MS LIC #: 0005556
POLICY PERIOD FROM: 09/10/2021 TO 09/10/2022 POLICY TERM: 12:01 A.M. Standard Time at the Residence Premises		
LOCATION ADDRESS(s): 109 South Lang Avenue Long Beach, MS 39560		POLICY TYPE: DP-3 OCCUPANCY: Rental(Short-Term)
COVERAGES	LOSS SETTLEMENT TYPE	LIMIT OF LIABILITY
SECTION I - AS PER FORM A) DWELLING B) OTHER STRUCTURES C) PERSONAL PROPERTY D) LOSS OF USE / RENTS	RCV RCV RCV	\$150,000 No Coverage \$25,000 \$15,000
SECTION II - AS PER FORM E) PERSONAL LIABILITY F) MEDICAL EXPENSE		\$500,000 \$5,000
Total Premium:		\$2,484.18
POLICY FEE - STANDARD		\$125.00
INSPECTION FEE		\$150.00
MWUA TAX		\$82.78
Surplus Lines Tax		\$110.37
MS Stamping		\$6.90
TOTAL:		\$2,959.23
DEDUCTIBLES (Section 1 Only):	ALL OTHER PERILS: \$2,500 WIND & HAIL: 5% OF COVERAGE A = \$7,500 FLOOD: EXCL.	
FORMS AND ENDORSEMENTS: This policy is made and accepted subject to the above statement together with the provisions, stipulations and agreements contained in the following form(s) and endorsement(s): See Schedule of Forms and Endorsements		
<small>NOTE: This insurance policy is issued pursuant to Mississippi Law covering surplus lines insurance. The company issuing the policy is not licensed by the State of Mississippi but is authorized to do business in Mississippi as a non-admitted company. The policy is not protected by the Mississippi Insurance Guaranty Association in the event of the insurer's insolvency. LICENSE #: 10310158 NAME: Joseph Taylor Norton</small>		
MORTGAGEE(s):		
This policy shall not be valid unless countersigned by our authorized agent: COUNTERSIGNED Date: 09/10/2021		
		By: <i>J. Taylor Norton</i>

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that twenty-four (24) notices of public hearing were sent by regular mail to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



**LEGAL NOTICE
PUBLIC HEARING**

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a **Short-Term Rental**.

Scott A. Stauffer, 144 Sea Oaks Blvd, Long Beach, MS, 39560, (owner and property manager), has filed an application for a short-term rental in accordance with the City of Long Beach Ordinance 622, Short-Term Rentals-Residential. The location of the short-term rental is 109 South Lang Avenue, Long Beach, Mississippi, 39560. Tax Parcel Number 0512H-02-003.000. The legal description is as follows:

LOTS 4 & 5 BLK 9 HARBOR VIEW

A Public Hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, October 14, 2021, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • 863-45-4 • FAX 863-1578

AVERY 5160	Property Address Labels	City of Long Beach/Template
Beavers, Baxter 113 Lake Harbor Pt Brandon, MS 39117	Rousell, Camber and Wendy Mese 101 South Lang Avenue Long Beach, MS 39560	Tucker, Stacy P and Julian D Thomas 210 Boggs Circle Long Beach, MS 39560
Gremillion, Bruce and Rosemary -L/E- 212 Boggs Circle Long Beach, MS 39560	Carroll, Thomas E and Jamie S 214 Boggs Circle Long Beach, MS 39560	Lewis, Philip I and Laura E 216 Boggs Circle Long Beach, MS 39560
Morrison, Mary V -L/E- 218 Boggs Circle Long Beach, MS 39560	Peters, Michael A and Carmen M 220 Boggs Circle Long Beach, MS 39560	Black, Heather W 222 Boggs Circle Long Beach, MS 39560
Gipson, Martha M 215 Boggs Circle Long Beach, MS 39560	Roberts, Forrest W Revocable Trust 217 Boggs Circle Long Beach, MS 39560	Waynick, Belinda A and Danny R 219 Boggs Circle Long Beach, MS 39560
Harrison, Janel and Stuart 221 Boggs Circle Long Beach, MS 39560	Lee, Walter James Jr PO Box 22507 Jackson, MS 39225-2507	Tejera, Enrique Luis and Ella Faith 109 Driftwood Drive Long Beach, MS 39560
Barlow Builders, Inc PO Box 3295 Gulfport, MS 39503	Coastal Rental LLC 630 West Beach Blvd Long Beach, MS 39560	Van Dremel, Jeffrey and Julia 1423 Ruffner Avenue Birmingham, MI 48009
Holliman, Timothy O and Amy S 108 North Burke Avenue Long Beach, MS 39560	Bulmer, Charles 124 South Lang Avenue Long Beach, MS 39560	Sadler, Richard A and Bulmer, Charles 108 South Lang Avenue Long Beach, MS 39560
McLeod, B L 106 South Lang Avenue Long Beach, MS 39560	Tucker, Blake Len and Lori Frances 104 South Lang Avenue Long Beach, MS 39560	Clark, Kenneth L and Ramona Leonard 119 South Lang Avenue Long Beach, MS 39560

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred Feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning Commission in and for the City of Long Beach;
3. That on September 20, 2021, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-four (24) property owners within 200' of 109 South Lang Avenue - Tax Parcel Number 0512H-02-003.000 notifying them that a public meeting will be held, October 14, 2021, to consider an application for a Short-term Rental filed by Scott A. Stauffer.

Given under my hand this the 20th of September 2021.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 20th day of September 2021.

Kini Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

Vol. XVI No. 39 dated 24 day of September, 2021

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

Hunter Dawkins
Publisher

Sworn to and subscribed before me this 28 day of Sept, A.D. 2021.

Debbie A. Orr
Notary Public

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Noted for the record:

Date: 9/28/2021

Subject: Short Term Rental Application

From: Ken and Mona Clark
119 South Lang Avenue
Long Beach, Ms. 39560

To: City of Long Beach, Mississippi, 39560
Planning Commission

Re: Scott and Gloria Stauffer
144 Sea Oaks Blvd.
Long Beach, Ms. 39560

This letter written in support of Scott and Gloria Stauffer in their effort to establish a short term rental approval from the City of Long Beach, Mississippi, at 109 South Lang Ave.

Mona and I have observed the outstanding work Scott and Gloria have done to improve the property and renovate the house at 109 S. Lang Avenue. Based on our experience, we have confidence that they will make a positive contribution to the community of Long Beach.

Sincerely,
Ken and Mona Clark



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

Commissioner Hansen made motion, seconded by Commissioner Walters and unanimously carried to close the Public Hearing.

After considerable discussion, Commissioner Glenn made motion, seconded by Commissioner Walters and unanimously carried recommending to approve the Short-Term Rental in accordance with Ordinance 622, as submitted.

The fourth public hearing to consider a Short-Term Rental for property located at 504 Gulf View Avenue, Tax Parcel 0612A-03-024.000, submitted by Martin and Mary Brady (owners) and Kristin Allen (property manager), as follows:

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI											
APPLICATION FOR SHORT-TERM RENTAL											
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560									
PROPERTY INFORMATION:											
ADDRESS: <u>504 Gulf View Ave</u>		Tax Parcel # <u>0612A-03-0244.000</u>									
<small>(Location of Short-Term Rental)</small>											
OWNER'S INFORMATION:											
Property Owner's Name: <u>Martin + Mary Brady</u>											
Property Owner's Address: <u>997 Eastward Cir Zanesville, OH 43701</u>											
Property Owner's Mailing Address, if different from above:											
<small>City State Zip</small>											
Property Owner's Phone No.: <u>740-319-3918</u> Email Address: <u>martin@bradypad.com</u>											
Is there a homeowner's association for the neighborhood? <u>NO</u> If so, please provide written statement of support of short term rental?											
PROPERTY MANAGER INFORMATION:											
Property Manager's Name: <u>Kristin Allen</u>											
Property Manager's Address: (Must be a local contact)											
<u>1715 25th Ave Gulfport, MS 39501</u>											
<small>City State Zip</small>											
Property Manager's Phone No.: <u>228-697-1155</u> Email Address: <u>vacation@br-gulfcoast.com</u>											
PLEASE PROVIDE THE FOLLOWING:											
<ul style="list-style-type: none"> • Mississippi Sales Tax ID # <u>47-4933398</u> • Recorded Warranty Deed <input checked="" type="checkbox"/> • Parking Rules & Plan <input checked="" type="checkbox"/> • Trash Management Plan <input checked="" type="checkbox"/> • Copy of Proposed Rental Agreement <input checked="" type="checkbox"/> • Proof of Liability Insurance, which included short term rental coverage <input checked="" type="checkbox"/> 											
ADDITIONAL INFORMATION:											
<ul style="list-style-type: none"> • OWNERSHIP: Please provide a recorded warranty deed • FEES: \$200, nonrefundable application fee, plus mailing cost. \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach. • LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee). • INCOMPLETE APPLICATIONS will not be processed. 											
AFFIDAVIT											
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT TERM RENTALS (Ord 622), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.											
<u>Martin A. Brady</u>	<u>Martin A. Brady</u>	<u>6/11/2021</u>									
<small>PRINT NAME</small>	<small>SIGNATURE</small>	<small>DATE</small>									
BELOW IS FOR OFFICE USE ONLY											
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:								
<u>6</u>	<u>3</u>	<u>3</u>	<u>6</u>								
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.											
Building Official Signature: _____		Date: _____									
Fire Inspector Signature: <u>Jamethy Bond</u>		Date: <u>9/23/2021</u>									
COMMENTS: _____											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Date Received: <u>8-8-21</u></td> <td style="width: 50%;"></td> </tr> <tr> <td>Agenda Date: <u>10-14-21</u></td> <td></td> </tr> <tr> <td>Amount Due/Paid: <u>200.00</u></td> <td></td> </tr> <tr> <td>Check #: <u>1080</u></td> <td></td> </tr> </table>				Date Received: <u>8-8-21</u>		Agenda Date: <u>10-14-21</u>		Amount Due/Paid: <u>200.00</u>		Check #: <u>1080</u>	
Date Received: <u>8-8-21</u>											
Agenda Date: <u>10-14-21</u>											
Amount Due/Paid: <u>200.00</u>											
Check #: <u>1080</u>											

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Grantors:
DAVID W. POWELL
LINDA H. POWELL
7 Nelson Lane
Pass Christian, MS 39571
(901) 246-8845

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

Grantees:
MARTIN BRADY
MARY BRADY
997 Eastward Circle
Zanesville, OH 43701
(740) 319-3918

File No. Z197598S

INDEXING INSTRUCTIONS: A parcel of land located in Sec. 18, Township 9, Range 12, Harrison County, MS, 1st JD

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, DAVID W. POWELL and LINDA H. POWELL, do hereby sell, convey and warrant unto MARTIN BRADY and MARY BRADY, as joint tenants with right of survivorship and not as tenants in common, 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"

This being the same property as that conveyed to David W. Powell and Linda H. Powell, by Warranty Deed recorded as Instrument No. 2011-8422-D-J1, Land Deed Records of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

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

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

Attached is proof that Harriet B. Cheman is one and the same as Harriet B. Fiore to clear up any ambiguity in Deed Book 1495, at Page 173.

WITNESS OUR SIGNATURES, on this the 3rd day of September 2019.

David W. Powell
DAVID W. POWELL

Linda H. Powell
LINDA H. POWELL

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY, APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, DAVID W. POWELL and LINDA H. POWELL, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 3rd day of September 2019.

(AFFIX SEAL)



Elizabeth B. Norman
NOTARY PUBLIC

My commission expires:

DEED ACCEPTED BY:

Martin Brady
MARTIN BRADY, Grantee

Mary Brady
MARY BRADY, Grantee

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Exhibit "A"
Legal Description

A parcel of land being part of Lots One (1) and Two (2), GULF VIEW COURT ADDITION and a part of Lots Thirteen (13) and Fourteen (14), Block Two (2), of the RESURVEY OF GULF VIEW COURT and being more particularly described as:

Commencing at the corner common to the Southeast corner of said Lot One (1) of GULF VIEW COURT ADDITION and the Southwest corner of said Lot Fourteen (14), Block Two (2), of the RESURVEY OF GULF VIEW COURT for the Point of Beginning; thence run North 62 degrees 06 minutes East along the South line of said Lot Fourteen (14) a distance of 119.03 feet to the point of the West margin of Gulf View Avenue; said point being the Southeast corner of said Lot Fourteen (14), thence run North 28 degrees West along the West margin of Gulf View Avenue a distance of 80 feet; thence run South 62 degrees 06 minutes West a distance of 152.76 feet; thence run South 28 degrees East a distance of 75.10 feet to the point on the South line of Lot One (1), GULF VIEW COURT ADDITION; thence run North 70 degrees 21 minutes 40 seconds East along the South line, a distance of 34.1 feet to the Point of Beginning, said property being located in the City of Long Beach, First Judicial District of Harrison County, Mississippi.

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Bear Point Beach House

Parking Rules

- Parking in **ONLY** allowed in the driveway and underneath the home.
- **DO NOT** park in the street or on the grass. If you park in the street or on the grass, your vehicle is subject to being towed at your expense.

Garbage Pickup

- Garbage pickup is every Monday morning.
- Recycle pickup is every Monday afternoon.
- Place cans at the end of the driveway, as close to the road as possible, without the cans being in the road, on Sunday night.
- **DO NOT** place cans close to any mailboxes, landscaping, or anything else that would prevent the garbage company from being able to empty the cans.
- Once cans have been emptied, bring them in and place them back up under the house.
- During inclement weather, ensure that cans have

Please Note: This property IS in a FLOOD RISK area, which means that during inclement weather, there is a potential risk of flooding. Property Management division of Busch Realty Group, it's Agents, and/or Property Owner, are not liable or responsible for any damages caused by this agreement not being followed, nor or they responsible for any injury to you, your guests, or loss of personal property due to theft, fire, flooding, and/or other natural disaster/cause.

I hereby agree that I, the person making the reservation, will be occupying the property for the entire duration of the reservation. I am responsible for ALL of my guests listed on this reservation and I will assure that ALL guests will follow the terms of this rental agreement.

_____	_____	_____	_____
Responsible Guest	Date	Property Manager	Date

*Busch Realty Group is a licensed Real Estate Brokerage the State of Mississippi. The MS Real Estate Commission requires us to disclose that you that our relationship with you is as a customer, not as a client.
Please sign the attached form. Working with a Real Estate Broker. as a customer.

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Bear Point Beach House



Rental Agreement

Rental Agreement and House Rules:

Check In: Check in for arriving guest will be 4:00pm.
Check Out: Check out for departing guests will be 10:00am.

- Absolutely **NO SMOKING** inside the property! Please dispose of cigarette butts safely and do not leave them on the grounds of the property. **IF YOU OR ANY OF YOUR GUESTS SMOKE INSIDE OF THE PROPERTY, A \$500 FEE WILL BE ASSESSED. PRIMARY GUEST IS RESPONSIBLE FOR ALL COSTS INCURRED WITH DAMAGES AND MITIGATION IF COSTS EXCEED \$500.**
- **NO PARTIES OR EVENTS OF ANY KIND** are to be held at this property. Unauthorized parties or events will be assessed a **\$500 FINE!**
- **MAX NUMBER OF GUESTS ALLOWED IS 6.** **NO** overnight guest other than those listed on your guest registration when your reservation was made. If you have any overnight guests, other than those listed on your reservation, they will be required to leave, and **you will be fined \$100 per guest** that is not listed on our registration.
- The City of Long Beach noise ordinance states that **QUIET HOURS** are between 10:00pm – 8:00am. This simply means no loud music or high-energy activity outside during these hours.
- **NO PETS** of any kind are permitted. Unauthorized pets will be assessed a **\$500 FINE.**
- **ALL GUESTS** are subject to removal from the property, by Property Management, for violating any terms of this agreement. **NO REFUNDS** will be given.
- Parking is **ONLY** allowed in the driveway and under the house. **NO PARKING** is allowed on the street or grass.
- **NO** sandy or dirty beach items, shoes, etc. allowed inside the property. Please use the hose downstairs to rinse off all sandy/dirty items. Shake out towels and clothing and remove sandy shoes prior to entry.
- **NO PETS** of any kind are permitted. Unauthorized pets will be assessed a **\$500 FINE.**
- **DO NOT** move furniture for its current placement. No inside furniture is to be moved outside. No outside furniture is to be moved inside.
- **NO** wet towels or clothing items on any of the furniture, beds, flooring, or carpet/rugs.
- **NO** trailers, boats or RV's are permitted without prior approval.
- When checking out, I agree to follow the check-out instructions at the property.
- Any loss/damages are to be reported **IMMEDIATELY.** You are responsible for any loss or damage to items, apart from normal wear-and-tear items such as light bulbs, etc. Any damages or missing items during your visit will forfeit or be deducted from your security deposit.

Please Note: This property IS in a FLOOD RISK area, which means that during inclement weather, there is a potential risk of flooding. Property Management division of Busch Realty Group, it's Agents, and/or Property Owner, are not liable or responsible for any damages caused by this agreement not being followed, nor or they responsible for any injury to you, your guests, or loss of personal property due to theft, fire, flooding, and/or other natural disaster/cause.

I hereby agree that I, the person making the reservation, will be occupying the property for the entire duration of the reservation. I am responsible for ALL my guests listed on this reservation and I will assure that ALL guests will follow the terms of this rental agreement.

Responsible Guest

Date

Property Manager

Date

37

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

INVOICE

Agent's Copy



Heflin & Associates Insurance Agency LLC
612 Courthouse Road
Gulfport, MS39507

Agency Acct:	AGY2576
Customer:	H000449549
Invoice Number:	939763
Invoice Date:	Aug-13-2021
Invoice Amount Due:	\$2,580.44

Martin Brady
504 Gulfview Avenue
Long Beach, MS, US
39560

Policy Information	
Policy Number:	OUA10111667-00
Policy Desc:	Homeowners
Company:	QBE Specialty Insurance Company
Insured Name:	Martin Brady
Policy Period:	Sep-03-2021 to Sep-03-2022
Transaction Desc:	New Business
Effective Date:	Sep-03-2021

	Gross Amount	Commission	Net Amount
Base Premium	1,572.79	157.28	1,415.51
Policy Fee	90.00	0.00	90.00
Inspection Fee	225.00	0.00	225.00
State Tax	96.24	0.00	96.24
Stamping Fee	6.02	0.00	6.02
MWUA Fee	72.18	0.00	72.18
Other Coverage Premium	518.21	51.82	466.39
Total	\$2,580.44	209.10	\$2,371.34
PREMIUM MUST BE PAID BY			
	Sep-11-2021		

PLEASE REMIT PAYMENT TO THE FOLLOWING ADDRESS:
Orchid Underwriters Agency Holdings, LLC
DEPT. #265
P.O. BOX 1000
MEMPHIS, TENNESSEE 38148-1000
ACH or Credit Card payment – Visit our website at: www.orchidinsurance.com
Click on the payment options tab.

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

THIS DECLARATION PAGE IS ATTACHED TO AND FORMS PART OF CERTIFICATE PROVISIONS																																														
Expiring Policy #: New	Policy Number: OUA10111667-00																																													
AUTHORITY REF:																																														
1. NAME AND ADDRESS OF THE INSURED: Martin Brady 504 Gulfview Avenue Long Beach, MS, 39560	INSURED LOCATION: 504 Gulfview Avenue, Long Beach, MS, 39560																																													
2. POLICY PERIOD: EFFECTIVE FROM 09/03/2021 TO 09/03/2022 BOTH DAYS AT 12:01A.M. LOCAL STANDARD TIME																																														
3. COVERAGES-INSURANCE IS EFFECTIVE WITH: QBE Specialty Insurance Company																																														
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Limits:</td> <td style="width: 35%;">Coverage A</td> <td style="width: 20%;">Dwelling</td> <td style="width: 10%;">\$</td> <td style="width: 20%;">\$250,000.00</td> </tr> <tr> <td></td> <td>Coverage B</td> <td>Other Structures</td> <td>\$</td> <td>0</td> </tr> <tr> <td></td> <td>Coverage C</td> <td>Personal Property</td> <td>\$</td> <td>\$30,000.00</td> </tr> <tr> <td></td> <td>Coverage D</td> <td>Fair Rental Value</td> <td>\$</td> <td>\$15,000.00</td> </tr> <tr> <td></td> <td>Coverage L</td> <td>Personal Liability</td> <td>\$</td> <td>\$500,000.00</td> </tr> <tr> <td></td> <td>Coverage M</td> <td>Medical Payments</td> <td>\$</td> <td>\$1,000.00</td> </tr> <tr> <td></td> <td>Loss Assessment</td> <td></td> <td>\$</td> <td>Nocoverage</td> </tr> <tr> <td style="vertical-align: top;">Deductibles:</td> <td></td> <td>All Other Perils</td> <td>\$</td> <td>2,500</td> </tr> <tr> <td></td> <td></td> <td>Named Storm</td> <td></td> <td>3%(\$7,500.00)</td> </tr> </table> <p style="text-align: center;">*25%Minimum Earned Premium Applies</p>	Limits:	Coverage A	Dwelling	\$	\$250,000.00		Coverage B	Other Structures	\$	0		Coverage C	Personal Property	\$	\$30,000.00		Coverage D	Fair Rental Value	\$	\$15,000.00		Coverage L	Personal Liability	\$	\$500,000.00		Coverage M	Medical Payments	\$	\$1,000.00		Loss Assessment		\$	Nocoverage	Deductibles:		All Other Perils	\$	2,500			Named Storm		3%(\$7,500.00)	
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4. PREMIUMS AND OTHER CHARGES:																																														
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5. COVERAGE FORMS: See Schedule of Forms & Endorsements Attached																																														
THE TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS TO COVERAGE ARE DETERMINED BY THE CONTRACT OF INSURANCE SUPPLIED WITH THIS DECLARATION.																																														
6. SERVICE OF SUIT MAY BE MADE UPON: SEE POLICY FORM																																														
7. MORTGAGEE(S)																																														
8. ADDITIONAL INTEREST(S)																																														
9. ADDITIONAL INSURED(S)																																														
10. IN THE EVENT OF A CLAIM - PLEASE NOTIFY THE FOLLOWING AGENT Hefflin & Associates Insurance Agy LLC 612 Courthouse RoadGulfportMS39507 228-896-2222	PRODUCING AGENT Ronald Terzer PRODUCER LICENSE #:10752733																																													
THIS DECLARATION PAGE WITH POLICY PROVISIONS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART, THERE OF, COMPLETES THE ABOVE NUMBERED POLICY.																																														
SURPLUS LINES AGENT: Orchid Underwriters Agency LLC 1201 19th Place Suite A110, Vero Beach Fl 32960 License: 15015264	DATE ISSUED: 08/16/2021 AUTHORIZED REPRESENTATIVE: Ronald Terzer 10752733																																													

The Clerk reported that seventeen (17) notices of public hearing were sent by regular mail to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a **Short-Term Rental**.

Martin and Mary Brady 997 Eastward Circle, Zanesville, OH, 43701 (owners), and Kristin Allen, 1715 25th Avenue, Gulfport, MS, 39501 (property manager), have filed an application for a short-term rental in accordance with the City of Long Beach Ordinance 622, Short-Term Rentals-Residential. The location of the short-term rental is 504 Gulf View Avenue, Long Beach, Mississippi, 39560, Tax Parcel Number 0612A-03-024.000. The legal description is as follows:

LOT ON GULF VIEW AVE BEING PART OF LOTS 13 & 14 BLK 2 & PART OF LOTS 1 & 2 RESURVEY OF GULFVIEW COURTS ADDSEC 13-B-12

A Public Hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, Thursday, October 14, 2021, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

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

Wilson, Barry C and Debra A 2500 Elm Lawn Drive Marrero, LA 70072	Ingram, George and Kelly 12520 Alysha Drive Denham Springs, LA 70726	Baywatch Suites, Inc 211 Miller Street Vicksburg, MS 39180
Wambolt, Charles B 420 East 3 rd Street Long Beach, MS 39560	Sneed, John O'Beirne 114 Driftwood Drive Long Beach, MS 39560	Wedgeworth, Dempsey D and Debbie L 156 Fountains Blvd Brandon, MS 39047
Smith, Terry and Donna 102 New London Drive Lafayette, LA 70508	Piper, Diane D 18220 Commission Road Long Beach, MS 39560	Gonzales, Tara E Stieber and Damon J 36507 Lake Bend Avenue Prairieville, LA 70769
Hill, Barney PO Box 825 Long Beach, MS 39560	Henderson, Charles Keeler -Trustee- 4476 Beatline Road Long Beach, MS 39560	Millard, Janet C 419 Gulf View Avenue Long Beach, MS 39560
Nicosia, Stephen F and Peggy A 515 Gulf View Avenue Long Beach, MS 39560	Smith, Frank R Sr -L/E- 500 East Beach Blvd Long Beach, MS 39560	Embry, James W and Melissa Boudreaux 10122 Lagan Street Bay St Louis, MS 39520
Fricks, Tom R and Carolyn 35986 AL Hwy 75 S Fyffe, AL 35971	Taylor, Katherine D 500 South Nicholson Avenue Long Beach, MS 39560	

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred Feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on September 20, 2021, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to seventeen (17) property owners within 200' of 504 Gulf View Avenue - Tax Parcel Number 0612A-03-024.000 notifying them that a public meeting will be held, October 14, 2021, to consider an application for a Short-term Rental filed by Martin and Mary Brady.

Given under my hand this the 20th of September 2021.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 20th day of September 2021.

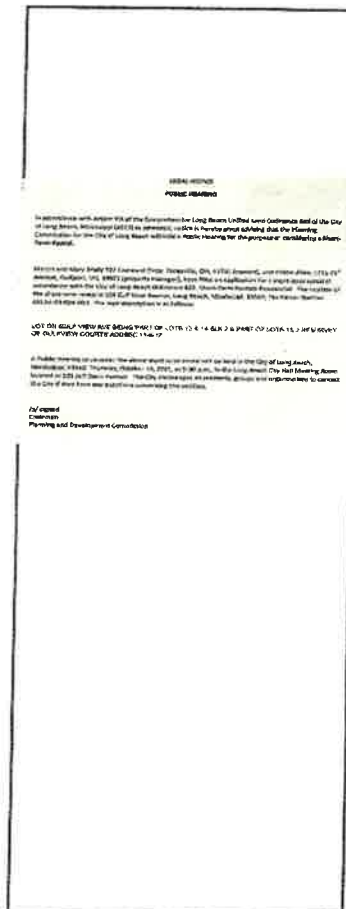
Kini Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication



STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

- Vol. XVI No. 39 dated 24 day of September, 2021
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

Hunter Dawkins
Publisher

Sworn to and subscribed before me this 25th day of Sept, A.D. 2021.

Debbie A. Orie
Notary Public



**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

Commissioner Walters made motion, seconded by Commissioner Glenn and unanimously carried to close the Public Hearing.

After considerable discussion, Commissioner Walters made motion, seconded by Commissioner Glenn and unanimously carried recommending to approve the Short-Term Rental in accordance with Ordinance 622, as submitted.

The fifth public hearing to consider a Short Term Rental for the property located at 107 South Nicholson Avenue, Tax Parcel 0612A-01-010.000, submitted by RDK Rentals, LLC, Kristinia and Ronnie Dupuy (owners) and Stacy Garcia (property manager), as follows:

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

PROPERTY INFORMATION:
 ADDRESS: 107 S. Nicholson St. Long Beach MA 39560 Tax Parcel # 0612A-01-010.000
 (Location of Short-Term Rental)

OWNER'S INFORMATION:
 Property Owner's Name: RDK Rentals LLC (Kristinia & Ronnie Dupuy)
 Property Owner's Address: 1709 Riviere Ave Metairie LA 70003
 Property Owner's Mailing Address, if different from above:

City State Zip
 Property Owner's Phone No: 504-813-2168 Email Address: kristinia@rdkrentalsllc.com

Is there a homeowner's association for the neighborhood? No If so, please provide written statement of support of short term rental?

PROPERTY MANAGER INFORMATION:
 Property Manager's Name: Stacy Garcia
 Property Manager's Address: (Must be a local contact)
 1002 Castine Point Blvd Long Beach MS 39560

City State, Zip
 Property Manager's Phone No.: 504-570-0633 Email Address: seg700@yahoo.com

- PLEASE PROVIDE THE FOLLOWING:**
- Mississippi Sales Tax ID # 1347-7971
 - Recorded Warranty Deed ✓
 - Parking Rules & Plan ✓
 - Trash Management Plan ✓
 - Copy of Proposed Rental Agreement ✓
 - Proof of Liability Insurance, which included short term rental coverage

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

AFFIDAVIT

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

Kristinia Dupuy *K Dupuy* 9/7/2021
 PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
6	3	3	6

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

Building Official Signature: _____ Date: _____
 Fire Inspector Signature: *Janeth Danks* Date: 9/8/2021

COMMENTS: _____

Date Received: 9-7-21
Agenda Date: 10-14-21
Amount Due/Paid: 200.00
Check #: 1102

43

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

COPY

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

Indexing Instructions:
Lot 8, Blk 4, Original Long Beach
S/D, Harrison County, 1st JD, MS

File#211283

**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,

**SUSAN MARIE RIEHLE
214 MOLOKAI VILLAGE
DIAMONDHEAD, MS 39525
(504) 441-8720**

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

**RDK RENTALS, LLC
A MS Limited Liability Company
1709 RIVIERE AVENUE
METAIRIE, LA 70003
(504) 813-2168**

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:

**Lot Eight (8), Block Four (4) of ORIGINAL LONG BEACH SUBDIVISION,
a subdivision according to the official map or plat thereof designated as
"PORTER'S MAP" on file and of record in the Office of the Chancery Clerk**

**A MS Limited Liability Company
1709 RIVIERE AVENUE
METAIRIE, LA 70003
(504) 813-2168**

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:

**Lot Eight (8), Block Four (4) of ORIGINAL LONG BEACH SUBDIVISION,
a subdivision according to the official map or plat thereof designated as
"PORTER'S MAP" on file and of record in the Office of the Chancery Clerk
of the First Judicial District of Harrison County, Mississippi, in Plat Book 11
at Page 6 thereof, reference to which is hereby made in aid of and as a part of
this description.**

**The Grantor hereby covenants that the property described herein does not
constitute as a part of her 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.

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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 23rd day of July, 2021.

Susan Marie Riehle
SUSAN MARIE RIEHLE

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the therein mentioned.

GIVEN under my hand and official seal on this the 23rd day of July, 2021.

Celeste Paige
NOTARY PUBLIC

(SEAL)

My Commission Expires:



Short Term Rental Name: Beach Oak Cottage
Short Term Rental Location: 107 S. Nicholson Ave Long Beach MS 39560
Owners: RDK Rentals LLC (Ronnie and Kristinia Dupuy)

Trash Management Plan:

We have specific instructions that guests remove all trash/ recycles from property before checking out and place in the bins provided for trash and recycles. We have posted in the kitchen what goes in which bin to help guests understand what is trash and what is recyclable. On Sunday of each week our cleaning company and/or local contact Stacy Garcia will move the trash and recycle bins to the front of the property (end of driveway). Stacy or the cleaning crew will ensure that bins are returned to the back of the house by the end of the day Monday.

Parking Rules & Plan:

Per our rental agreement we will only allow 3 vehicles to be parked during each guest's stay (this would include cars, golf carts or trailers/boats). We will install security cameras on the exterior of the house and shed to monitor this and ensure compliance to the rules set by our rental agreement and any state/local rules as well. We do not allow vehicles to be parked on any grassy area (front yard or backyard), only the shell/gravel driveway is parkable.

Emergency Contact Plan:

We will communicate with each guest all check in details 2-3 days before they arrive with information, rental agreements etc. along with owners contact information, local emergency contact person and our cleaning company as back up. We will also have this information posted on the refrigerator for the guests to easily access. We of course will instruct our guest to use 911 when appropriate.

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Booking Confirmation for
Beach Oaks Cottage
at Long Beach, Mississippi

Date:

Dear

Thank you for choosing our home for your stay. We hope that you have a pleasant stay.

The property is located at: 107 S. Nicholson Ave. Long Beach, MS 39560

Your confirmation is as follows:

Check-in date		after
Check-out date		by

Number of adults: _____
Number of children: _____

Your deposit of \$ _____ is due immediately

Rental rate and fees are as follows:

\$ _____ per night x _____ nights = \$ _____

Cleaning fee \$ _____

Sales Tax \$ _____

Less deposit \$(_____)

TOTAL Due \$ _____

The total payment is due on or before _____.

Please sign and return the attached rental agreement. As soon as full payment is received, I will key code and instructions for entry.

Thanks, and have a great stay!

Ronnie & Kristinia Dupuy
RDK Rentals, LLC



Short Term Rental Agreement

This Short Term Rental Agreement (the "Agreement") is made by and between RDK Rentals ("Homeowner") and _____ ("Guest") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

- Property.** The property is located at: 107 S. Nicholson Ave. Long Beach, MS 39560

The property is furnished and includes: all major kitchen appliances, TV and associated electronics, pots/pans, plates, drinkware, silverware, bed linens, and bath linens.
- Rental Party:** The rental party shall consist of Guest and the following persons:

- Maximum Occupancy:** The maximum number of guests, at any given time, is limited to 4 persons.
- Term of the Lease.** The lease begins at _____ p.m. on _____ (the "Check-in Date") and ends at _____ a.m. on _____ (the "Checkout Date").
- Minimum Stay:** This property requires a 2 night minimum stay. Longer minimum stays may be required during holiday/special event periods. If a rental is taken for less than 2 days, the guest will be charged the 2 night amount.
- Rental Rules:** Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.
- Access:** Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.
- Insurance:** We encourage all renters to explore purchasing travel insurance.
- Payment:** Acceptable payment methods are credit card, debit card, or personal check. If you wish to use a card, please provide the following information on the payment information form.
- Rental Rate and Fees:**
Deposit:
 - A deposit of 50% or \$ _____ is due if booking 30 or more days before Check-In date. The remainder is due at least 30 days before Check-In date.
 - If booking for Check-In less than 30 days in advance, entire amount is due upon booking.**Security Deposit:**
A security deposit of \$500 is held for damages and/or expenses and shall be refunded within 7 days of the Check-out date provided no deductions are made due to:
 - damage to the property or furnishings;
 - dirt or other mess requiring excessive cleaning; or
 - any other cost incurred by Homeowner due to Guest's stay.

If the premises appear dirty/damaged on Check-in, Guest shall inform Owner immediately.

MINUTES OF OCTOBER 14, 2021 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Rental Rate. Payment in full of the following fees shall be due within 30 days of the Check-in Date:

\$ _____ per night x _____ nights = \$ _____	
Cleaning fee	\$ _____
Sales Tax	\$ _____
Less deposit (if applicable)	\$(_____)
TOTAL Due	\$ _____

11. Cancellation Policy: If Guest wishes to cancel his/her reservation, any monies already paid will be refunded as follows:
 50% if cancelled 14 days prior to the Check-in Date
 100% if cancelled 30 days prior to the Check-in Date

By my signature below, I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance. The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Homeowner _____	Guest: _____
_____ RDK Rentals _____	_____
Name (print) <u>RDK Rentals</u>	Name (print): _____
Date: _____	Date: _____
Phone # (during stay): _____	Phone # (during stay): _____

Payment Information Form

Name on credit card: _____

Credit card billing address: _____

City _____ State _____ Zip Code _____

Credit Card Number _____ Type: Visa / MC / AmEx / Disc

Exp date _____ CVV (Security) Code _____

Exhibit A RENTAL RULES

1. Smoking is NOT allowed in the unit, smoking is only allowed outside.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest. Guests are not allowed to exceed the occupancy limit agreed to above.
3. Guests should not create excessive noise at a level that disturbs neighbors; neighborhood quiet hours are from 10:00p.m. – 8:00a.m.
4. Owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
5. Keep the property and all furnishings in good order and only use appliances for their intended uses.
6. Pets are NOT allowed.
7. Parking: This property allows up to three vehicles in a straight line in the driveway/tree-lined area. Please do not pull across the yard, or park in the yard/grassy area.
8. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring your own beach towels. Bath towels or linens are not to be taken from the unit.
9. Garbage: Trash Pickup occurs on Monday mornings. If your stay includes a Sunday Night, Monday morning, please put the trash and recycling containers to the street on Sunday night, and bring them back to the garage area after pickup on Monday.
10. Water and Sewer: The sewer system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products, diapers, etc. should be flushed at any time. If it is found that improper items have been flushed and clog the system, you could be charged for the cost to unclog.
11. Storms: If there is a storm or hurricane, no refunds will be given unless:
 - The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
 - A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.

The day that the authorities order a mandatory evacuation order in a Tropical Storm/Hurricane Warning, area, *after confirming the intent of the guest*, we will refund:

 - Any unused portion of rent from a guest currently registered;
 - Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Warning is lifted; and
 - Any advance rents collected or deposited for a reservation that is scheduled to arrive during the Warning period.

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**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

THIS DECLARATION PAGE IS ATTACHED TO AND FORMS PART OF CERTIFICATE PROVISIONS																													
Expiring Policy #: New	Policy Number: OUA10109162-00																												
AUTHORITY REF:																													
1. NAME AND ADDRESS OF THE INSURED: Kristinia Dupuy 316 Trudeau Dr Metairie, LA, 70003	INSURED LOCATION: 107 South Nicholson Avenue, Long Beach, MS, 39560																												
2. POLICY PERIOD:	EFFECTIVE FROM 07/23/2021 TO 07/23/2022 BOTH DAYS AT 12:01A.M. LOCAL STANDARD TIME																												
3. COVERAGES—INSURANCE IS EFFECTIVE WITH: QBE Specialty Insurance Company																													
Limits:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Coverage A</td> <td style="width: 30%;">Dwelling</td> <td style="width: 10%;">\$</td> <td style="width: 30%; text-align: right;">250,000</td> </tr> <tr> <td>Coverage B</td> <td>Other Structures</td> <td>\$</td> <td style="text-align: right;">\$10,000.00</td> </tr> <tr> <td>Coverage C</td> <td>Personal Property</td> <td>\$</td> <td style="text-align: right;">\$30,000.00</td> </tr> <tr> <td>Coverage D</td> <td>Fair Rental Value</td> <td>\$</td> <td style="text-align: right;">\$12,500.00</td> </tr> <tr> <td>Coverage L</td> <td>Personal Liability</td> <td>\$</td> <td style="text-align: right;">\$500,000.00</td> </tr> <tr> <td>Coverage M</td> <td>Medical Payments</td> <td>\$</td> <td style="text-align: right;">\$1,000.00</td> </tr> <tr> <td>Loss Assessment</td> <td></td> <td>\$</td> <td style="text-align: right;">Nocoverage</td> </tr> </table>	Coverage A	Dwelling	\$	250,000	Coverage B	Other Structures	\$	\$10,000.00	Coverage C	Personal Property	\$	\$30,000.00	Coverage D	Fair Rental Value	\$	\$12,500.00	Coverage L	Personal Liability	\$	\$500,000.00	Coverage M	Medical Payments	\$	\$1,000.00	Loss Assessment		\$	Nocoverage
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Deductibles:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">All Other Perils</td> <td style="width: 10%;">\$</td> <td style="width: 60%; text-align: right;">1,000</td> </tr> <tr> <td>Named Storm</td> <td></td> <td style="text-align: right;">3%(\$7,500.00)</td> </tr> </table>	All Other Perils	\$	1,000	Named Storm		3%(\$7,500.00)																						
All Other Perils	\$	1,000																											
Named Storm		3%(\$7,500.00)																											
*25%Minimum Earned Premium Applies																													
4. PREMIUMS AND OTHER CHARGES:																													
Base Premium	\$3,363.00																												
Mechanical Breakdown Premium	\$74.00																												
Policy Fee	\$90.00																												
Inspection Fee	\$250.00																												
Agency Fee	\$50.00																												
State Tax	\$155.00																												
Stamping Fee	\$9.69																												
MWUA Fee	\$116.25																												
Other Coverage Premium	\$48.00																												
TOTAL	\$4,155.94																												
5. COVERAGE FORMS: See Schedule of Forms & Endorsements Attached																													
THE TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS TO COVERAGE ARE DETERMINED BY THE CONTRACT OF INSURANCE SUPPLIED WITH THIS DECLARATION.																													
6. SERVICE OF SUIT MAY BE MADE UPON:	SEE POLICY FORM																												
7. MORTGAGEE(S) Keesler Federal Credit Union Attn: Business Services, 13083-A Seaway Rd, Gulfport, MS, 39503 Mortgagee Loan #																													
8. ADDITIONAL INTEREST(S)																													
9. ADDITIONAL INSURED(S) RDK Rentals LLC, 316 Trudeau Dr Metairie, LA 70003																													
10. IN THE EVENT OF A CLAIM - PLEASE NOTIFY THE FOLLOWING AGENT Riverlands Insurance Services, Inc. 492 West 5th StreetLa PlaceLA70068 985- 652-5505	PRODUCING AGENT Ronald Terzer PRODUCER LICENSE #: 10752733																												
THIS DECLARATION PAGE WITH POLICY PROVISIONS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART, THERE OF, COMPLETES THE ABOVE NUMBERED POLICY.																													
SURPLUS LINES AGENT: Orchid Underwriters Agency LLC 1201 19th Place Suite A110, Vero Beach Fl 32960 License: 15015264	DATE ISSUED: 07/22/2021 AUTHORIZED REPRESENTATIVE: Ronald Terzer 10752733																												

The Clerk reported that thirty-four (34) notices of public hearing were sent by regular mail to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
City of Long Beach**



**LEGAL NOTICE
PUBLIC HEARING**

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a **Short-Term Rental**.

RDK Rentals, LLC, Kristinia and Ronnie Dupuy, 1709 Riviere Avenue, Metairie, LA, 70003, (owners) and Stacy Garcia, 1002 Castine Pointe Blvd, (property manager), have filed an application for a short-term rental in accordance with the City of Long Beach Ordinance 622, Short-Term Rentals-Residential. The location of the short-term rental is 107 South Nicholson Avenue, Long Beach, Mississippi, 39560, Tax Parcel Number 0612A-01-010 000. The legal description is as follows:

LOT 2 BLK 4 ORIGINAL LONG BEACH BEING 175 X 100 FT

A Public Hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, October 14, 2021, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

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

AVERY 5160 Smith, Betty Kay Woodward 402 East Second Street Ridgeland, MS 39157	Stubbs, Joyce M 407 West 1 st Street Long Beach, MS 39560	Herman, Edward L -Trustee- PO Box 606 Long Beach, MS 39560
Woodward, Kenneth Vernon III 402 East Second Street Long Beach, MS 39560	Woodward, Daniel A 402 East 2 nd Street Long Beach, MS 39560	Allen, Norma J 7126 Timber Trail South Haven, MS 38672
Richards, Geraldine B 412 East 2 nd Street Long Beach, MS 39560	Schruff, Rebecca E 414 East 2 nd Street Long Beach, MS 39560	Lam, Hue T 413 East 2 nd Street Long Beach, MS 39560
Bartman, Marcy Mullins 418 East 3 rd Street Long Beach, MS 39560	Santana, Tiodosa 2012 West 2 nd Street Apt 15C Long Beach, MS 39560	Reid, Edward O Jr and Donna T 405 East 2 nd Street Long Beach, MS 39560
Nguyen, Alain D ETAL 401 East 2 nd Street Long Beach, MS 39560	Quin, Sherrie 201 South Nicholson Avenue Long Beach, MS 39560	Stringer, Bonnie Aileen 322 Jeff Davis Avenue Waveland, MS 39576
Barlow, Hubert Lee Jr and Brenda K 205 South Nicholson Avenue Long Beach, MS 39560	Jones, Colin W 400 East 3 rd Street Long Beach, MS 39560	Gautier, Teri 202 South Nicholson Avenue Long Beach, MS 39560
Seliga, Daniel and Sarah Gail 96498 Diamondhead Drive West Diamondhead, MS 39525	Thompson, Robin Joy 333 East 2 nd Street Long Beach, MS 39560	Sawyer, Kay Dywana 329 East 2 nd Street Long Beach, MS 39560
Cuevas John W Jr and Theresa D 108 Thompson Drive Long Beach, MS 39560	Stoeger, Candace Lewis 106 Thompson Drive Long Beach, MS 39560	Smith, Jennifer Carrel 104 Thompson Drive Long Beach, MS 39560
Nelson, Thomas W and Frances T ETAL 102 Thompson Drive Long Beach, MS 39560	James, Michael Gary and Teena L 101 Thompson Drive Long Beach, MS 39560	Killgore, Jamie 100 South Nicholson Avenue Long Beach, MS 39560
Seal, Michael and Phyllis M PO Box 163 Hattiesburg, MS 39403	Homes, Robert O III 108 South Nicholson Avenue Long Beach, MS 39560	Stringer, Myra -EST- 110 South Nicholson Avenue Long Beach, MS 39560

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AVERY 5760
Messina, Vicki F and Bryant M
109 Thompson Drive
Long Beach, MS 39560

5760
Burns, Christy
107 Thompson Drive
Long Beach, MS 39560

5760
Stiles, Fred W III
105 Thompson Drive
Long Beach, MS 39560

Smith, Tracy W
103 Thompson Drive
Long Beach, MS 39560

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on September 20, 2021, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to thirty-four (34) property owners within 200' of 107 South Nicholson Avenue - Tax Parcel Number 0612A-01-010,000 notifying them that a public meeting will be held, October 14, 2021, to consider an application for a Short-term Rental filed by RDK Rentals, LLC, Kristina and Ronnie Dupuy.

Given under my hand this the 20th of September 2021.

Stacey Dahl
STACEY DAHL, AFFIANTE

SWORN TO AND SUBSCRIBED before me on this the 20th day of September 2021.

Kini Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice aforesaid attached has been made in the following number of weeks in the following numbers and on the following dates of each paper:

Vol. 33 No. 33 dated 24 day of September, 2021
 Vol. No. ___ dated ___ day of ___, 20__
 Vol. No. ___ dated ___ day of ___, 20__
 Vol. No. ___ dated ___ day of ___, 20__
 Vol. No. ___ dated ___ day of ___, 20__
 Vol. No. ___ dated ___ day of ___, 20__
 Vol. No. ___ dated ___ day of ___, 20__
 Vol. No. ___ dated ___ day of ___, 20__

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than nine months prior to the first publication of said notice.

Hunter Dawkins
Publisher

Sworn to and subscribed before me this ___ day of _____, A.D. 2021.

Debbie A. Dink
Notary Public

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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


Commissioner Shaw made motion, seconded by Commissioner Walters and unanimously carried to close the Public Hearing.

After considerable discussion, Commissioner Walters made motion, seconded by Commissioner Glenn and unanimously carried recommending to approve the Short-Term Rental in accordance with Ordinance 622, as submitted.

The sixth public hearing to consider a Short-Term Rental for the property located at 122 Shelter Rock Drive, Tax Parcel 0612F-02-048.000, submitted by Timothy and Ava Carver (owners) and Ava Carver (property manager), as follows:

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI											
APPLICATION FOR SHORT-TERM RENTAL											
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560									
PROPERTY INFORMATION: ADDRESS: <u>122 Shelter Rock Dr</u> Tax Parcel # <u>0012F-02-048,000</u> (Location of Short-Term Rental)											
OWNER'S INFORMATION: Property Owner's Name: <u>Timothy & Ava Carver</u> Property Owner's Address: <u>605 Magnolia Dr. Long Beach Ms. 39560</u> Property Owner's Mailing Address, if different from above: <u>4624 Oak River Circle</u> <u>Valrico</u> <u>FL</u> <u>33596</u> City State, Zip Property Owner's Phone No.: <u>813-770-4757</u> Email Address: <u>Timava715@gmail</u> <u>813 481-0976</u>											
Is there a homeowner's association for the neighborhood? _____ If so, please provide written statement of support of short term rental?											
PROPERTY MANAGER INFORMATION: Property Manager's Name: <u>Ava Carver</u> Property Manager's Address: (Must be a local contact) <u>605 Magnolia St</u> <u>Long Beach Ms</u> <u>39560</u> City State, Zip Property Manager's Phone No.: <u>813-481-0976</u> Email Address: <u>Timava715@gmail</u>											
PLEASE PROVIDE THE FOLLOWING: <ul style="list-style-type: none"> • Mississippi Sales Tax ID # <u>87-2268696</u> • Recorded Warranty Deed <input checked="" type="checkbox"/> • Parking Rules & Plan <input checked="" type="checkbox"/> • Trash Management Plan <input checked="" type="checkbox"/> • Copy of Proposed Rental Agreement <input checked="" type="checkbox"/> • Proof of Liability Insurance, which included short term rental coverage <input checked="" type="checkbox"/> 											
ADDITIONAL INFORMATION: <ul style="list-style-type: none"> • OWNERSHIP: Please provide a recorded warranty deed • FEES: \$200, nonrefundable application fee, plus mailing cost. \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach. • LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee). • INCOMPLETE APPLICATIONS will not be processed. 											
AFFIDAVIT											
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT TERM RENTALS (Ord 622), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.											
<u>Ava Carver</u> PRINT NAME	 SIGNATURE	<u>9-16-21</u> DATE									
BELOW IS FOR OFFICE USE ONLY											
Maximum Occupancy: <u>6</u>	Maximum Vehicles allowed: <u>4</u>	Number of bedrooms: <u>3</u>	Number of people home can accommodate: <u>6</u>								
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.											
Building Official Signature: <u>Murf 2 Felder</u>		Date: <u>10/13/2021</u>									
Fire Inspector Signature: _____		Date: _____									
COMMENTS: _____											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> Date Received: <u>9-16-21</u> </td> <td style="width: 50%;"></td> </tr> <tr> <td> Agenda Date: <u>10-14-21</u> </td> <td></td> </tr> <tr> <td> Amount Due/Paid: <u>200.00</u> </td> <td></td> </tr> <tr> <td> Check #: <u>1384</u> </td> <td></td> </tr> </table>				Date Received: <u>9-16-21</u>		Agenda Date: <u>10-14-21</u>		Amount Due/Paid: <u>200.00</u>		Check #: <u>1384</u>	
Date Received: <u>9-16-21</u>											
Agenda Date: <u>10-14-21</u>											
Amount Due/Paid: <u>200.00</u>											
Check #: <u>1384</u>											

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED



1st Judicial District
Instrument 2020 5501 B - J1
Filed/Recorded 5/25/2020 02:22 P
Total Fees \$ 25.00
2 Pages Recorded

Our File #B200398
Prepared by & Return To:
Schwartz, Orgler & Jordan, PLLC
P O Box 4682
Biloxi, MS. 39535
228-388-7441

INDEX: Lot 2, Shelter Rock Estates

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

REVIEWED

David L. Gant,

9326 LoBouy Road, Pass Christian, MS 39571, (228) 326-5648

does hereby sell, convey and warrant unto

Timothy Carver and wife, Ava Ingram Carver,

88 Hunters Trace, Picayune, MS 39466, (813) 481-0976,

as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lot Two (2), Shelter Rock Estates, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 19 at Page 39 thereof; reference to which is hereby made in aid of and as a part of this description.

THE ABOVE DESCRIBED property is no part of the homestead of the grantor herein.

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

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

WITNESS MY SIGNATURE, on this the 22nd day of May, 2020.

David L. Gant

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, David L. Gant, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantor on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 22nd day of May, 2020.



NOTARY PUBLIC

My Commission Expires

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**Parking
122 Shelter Rock Dr**

Parking is limited to 4 vehicles max . Must be parked on the concrete driveway which extends under the home and into the driveway. No parking is permitted on the street, grass or neighboring properties.

**Trash Plan
122 Shelter Rock Dr**

The property will be utilizing the city trash service. All trash should be out to the curb Sunday evening for pick up on Monday. Cans should be retrieved from the curb by Monday evening.

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

SHORT-TERM RENTAL AGREEMENT

I. The Parties

This Short-Term Rental Agreement ("Agreement") made on _____ is between the following:
Six (6) individual(s) known as John Doe, Jane Doe, John Doe1, Jane Doe1, John Doe2, and Jane Doe2 with a mailing address the same as the Property Address. ("Tenant(s)")

AND

A business entity known as Magnolia Hills LLC with a mailing address of 605 Magnolia St Long Beach MS 39560 ("Landlord").

Landlord and Tenant(s) ("Parties") agree to the following terms and conditions:

II. The Property

The Tenant(s) agrees to rent the residential dwelling described as a(n) single-family home with a mailing address of 122 Shelter Rock Dr, Long Beach, Mississippi, 39560 ("Property"). The Property consists of 3 bedroom(s) and has 2 bathroom(s).

III. Furnishings

The Property shall be furnished by the Landlord. Landlord shall provide the following furnishings as part of this Agreement:

Bedroom Set(s) - Including but not limited to beds, pillows, sheets, nightstands, and lighting fixtures.

Dining Room Set(s) - Including but not limited to tables, chairs, and other items that complete a dining room set.

Kitchenware - Including but not limited to pots, pans, utensils, cleaning supplies, and other everyday items that complete a kitchen set.

Living Room Set(s) - Including but not limited to couches, chairs, sofas, televisions, desks, and other common living room items.

Page

IV. Parking

The Landlord shall provide parking as part of this Agreement in the form of 4 parking space(s). There shall be no fee for the parking space(s).

V. Period and Guests

The total amount of individuals allowed to stay at the Property for any period will be limited to 6 people. In addition, the Tenant(s) are allowed to have a total number of 6 Guests on the Property.

VI. Start and End Dates

The term of this Agreement shall begin _____ end on _____ ("Rental Period").

The Tenant(s) shall be allowed to check-in at 03:00 PM and check-out at 11:00 AM.

VII. Rent

The rent due by the Tenant(s) to the Landlord shall be in the amount of \$300.00 per night during the Rental Period.

VIII. Security Deposit

The Tenant(s) shall not be obligated to pay a Security Deposit as part of this Agreement.

IX. Pets

Under no circumstance shall the Tenant(s) be allowed to have any type of pet on the Property unless a licensed physician has authorized its use due to a psychiatric or physical disability.

X. Fees, Taxes, and Deposit

The Tenant(s) shall be responsible for the following fee(s):

AirbnB Cleaning Fee - \$125.00

Page 2

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

IV. Parking

The Landlord shall provide parking as part of this Agreement in the form of 4 parking space(s). There shall be no fee for the parking space(s).

V. Period and Guests

The total amount of individuals allowed to stay at the Property for any period will be limited to 6 people. In addition, the Tenant(s) are allowed to have a total number of 6 Guests on the Property.

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The rent due by the Tenant(s) to the Landlord shall be in the amount of \$300.00 per night during the Rental Period.

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The Tenant(s) shall not be obligated to pay a Security Deposit as part of this Agreement.

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Under no circumstance shall the Tenant(s) be allowed to have any type of pet on the Property unless a licensed physician has authorized its use due to a psychiatric or physical disability.

X. Fees, Taxes, and Deposit

The Tenant(s) shall be responsible for the following fee(s):

AirbnB Cleaning Fee - \$125.00

Page 2

XI. Termination

Landlord has the right to inspect the premises with prior notice in accordance with applicable State laws. Should the Tenant(s) violate any of the terms of this agreement, the rental period shall be terminated immediately in accordance with State law. Tenant(s) waive all rights to process if they fail to vacate the premises upon termination of the rental period. Tenant(s) shall vacate the premises at the expiration time and date of this agreement.

XII. Utilities

The Landlord shall be responsible for providing the following utilities: Cable / Satellite TV, Electricity, Internet, Trash Collection, Water and Sewer, and all other utilities to be paid by the Tenant(s).

XIII. Maintenance and Repairs

The Tenant(s) shall maintain the premises in a good, clean, and ready to rent condition, and use the premises only in a careful and lawful manner. Tenant(s) shall leave the premises in a ready to rent condition at the expiration of the rental agreement, defined by the Landlord as being immediately habitable by the next tenants. Landlord shall pay for maintenance and repairs should the premises be left in a lesser condition.

XIV. Trash

Landlord requires the Tenant(s) to use the following instructions for trash removal on the Property: All trash must be placed outside on Sunday night for Monday removal.

XV. Subletting

Tenant(s) shall not be allowed to sublet the Property. If Landlord does allow the Tenant(s) the right to sublet, an amendment must be signed by both Landlord and Tenant(s) and shall be attached to this Agreement.

XVI. Quiet Enjoyment

The Tenants shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The Tenants shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and Tenants shall then immediately vacate the premises.

Any and all noise must be kept to a minimum each night beginning at 10:00 PM

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**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

XVII. Smoking

Any and all forms of smoking shall not be permitted inside the Property. All smoking activities MUST occur outside.

XVIII. Landlord's Liability

The Tenants and Tenants' Guests shall hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Tenant(s) expressly recognize that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Tenant(s), and that Tenant(s) should purchase their own insurance for Tenant(s) and Guest(s) if such coverage is desired.

XIX. Attorney's Fees

Tenants agree to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by Landlord enforcing this agreement.

XX. Use of Property

Tenant(s) expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Tenant(s) do not intend to make the property a residence or household.

XXI. Shortened Stays and Conditions

There shall be no refunds of rents due to shortened stays or ruined expectations because of weather conditions.

XXII. Showings

If the property should go on the MARKET FOR SALE, it may be shown to qualified buyers during the stay of the Tenant(s). Every effort will be made to schedule the showing at a convenient time and not interrupt the day-to-day activities of the Tenant(s). Tenant(s) shall allow reasonable viewings of the Property during standard hours.

XXIII. Firearms

Only legally owned and permitted firearms shall be allowed on the premises in accordance with State and local laws.

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XXIV. Fireworks

The Parties agree that Fireworks and other hazardous materials may not be used in or around the Property.

XXV. Illegal Use

Tenant(s) shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc. shall cause termination of this Agreement with no refund of rents or deposits.

XXVI. Fire Alarms

If the Property has fire alarms the Tenant(s) must notify the Landlord without delay if a fire alarm "chirps" or has a low battery condition.

XXVII. Keys

There shall be a total number of 1 keys given to the Tenant(s) at the time of possession. If Tenant(s) should lose any of the keys, there shall be a penalty for every set of keys lost in the amount of \$25.00.

XXVIII. Possessions

Valuable items left behind by Tenant(s) will be held with every reasonable effort made to contact in order for a safe return. If items are not claimed for longer than 6 months they shall become the property of the Landlord. Landlord shall not be held liable for the condition of said items left by the Tenant(s).

XXIX. Notice

In the event written notice is required the Parties shall be recognized by the mailing addresses set forth in Section I of this Agreement.

XXX. Landlord's Contact

In the event the Landlord needs to be contacted immediately, the Tenant(s) shall use the following:

Property Manager: Ava Carver
E-Mail: Magnolia.HillsLLC@gmail.com
Telephone: 813-481-0976

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**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

XXXI. Governing Law

This agreement is governed under the laws in the State where the Property is located.

XXXIII. Lead-Based Disclosure

It is acknowledged by the Parties that the Property was not constructed prior to 1978. Therefore, the Lead-Based Paint Disclosure Form is not required per federal law.

XXXIV. Disclosures

It is acknowledged by the Parties that the Property may have been constructed prior to 1978 requiring the Buyer and Seller to initial and sign the attached Lead-Based Paint Disclosure Form.

XXXV. Severability

In the event any provision or part of this Agreement is found to be invalid or unenforceable, only that particular provision or part so found, and not the entire Agreement, will be inoperative.

XXXVI. Entire Agreement

This Agreement together with any attached addendums or disclosures shall supersede any and all other prior understandings and agreements, either oral or in writing, between the parties with respect to the subject matter hereof and shall constitute the sole and only agreements between the parties with respect to the said Property. All prior negotiations and agreements between the parties with respect to the Property hereof are merged into this Agreement. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party or by anyone acting on behalf of any party, which are not embodied in this Agreement and that any agreement, statement or promise that is not contained in this Agreement shall not be valid or binding or of any force or effect.

SIGNATURE AREA

Tenant's Signature _____ Date _____
John Doe

Tenant's Signature _____ Date _____
Jane Doe

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Tenant's Signature _____ Date _____
John Doe1

Tenant's Signature _____ Date _____
Jane Doe1

Tenant's Signature _____ Date _____
John Doe2

Tenant's Signature _____ Date _____
Jane Doe2

Landlord's Signature _____ Date _____

Ava Carver acting as Member on behalf of Magnolia Hills LLC. Ava Carver declares with their above-signature that they hold the legal power and authority to act in the presence of Magnolia Hills LLC.

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**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Policy:23-4580169294-S-00

Effective From: 10/01/2021 To: 10/01/2022
Declarations Effective: 10/01/2021

Coverages and Premium

122 Shelter Rock Dr, 122 Shelter Rock Dr, Long Beach, MS, 39560

Premium	Policy Fee	Inspection Fee	Installation Fee		
\$3,552.00	\$200.00	\$100.00	\$0.00		
Surplus Lines Taxes	Stamping Fee	MWUA	Minimum Earned Premium		
\$154.08	\$9.63	\$115.56	25%		
Total		Policy Form			
\$4,131.27		HO-3			
Coverage A Dwelling	Coverage B Other Structures	Coverage C Personal Property	Coverage D Loss of Use	Coverage E Liability	Coverage F Medical Payments
\$340,000	\$34,000	\$25,000	\$34,000	\$300,000	\$5,000

Deductibles

Named Storm	3% (\$10,200)	All Other Perils	\$2,500
Wind and Hail	\$2,500		

Discounts

Central Station Burglar Alarm	✗ Not included	New Purchase	✗ Not included
Central Station Fire Alarm	✗ Not included	Renovated Home	✗ Not included
Fully Sprinklered Home	✗ Not included	Water Mitigation	✗ Not included
Guard Gated Community	✗ Not included	Wind Mitigation	✓ Included
HardiePlank® Siding	✗ Not included		

Endorsements

Additional Amount of Insurance for Dwelling	Not Included	Increased Limits on Business Personal Property	\$2,500
Increased Ordinance or Law	10%	Loss Assessment	\$1,000
Part Time Rental	Included	Mold Property/Liability	\$5,000 / \$5,000
Special Personal Property	Not Included	Personal Injury	Not Included
Coverage C Increased Special Limits	Not Included	Pool and Patio Enclosure	\$5,000
Equipment Breakdown	Not Included	Service Line Interruption	Not Included
Identity Fraud Expense	Not Included	Water Back-Up	\$10,000



Policy:23-4580169294-S-00

Effective From: 10/01/2021 To: 10/01/2022
Declarations Effective: 10/01/2021

Homeowner Policy

Named Insured	Producer
Ava Carver	Lemon Mohler Insurance Agency
122 Shelter Rock Dr	806 Washington Ave.
Long Beach, MS 39560	Ocean Springs, MS 39564
(813) 770-4757	(228) 875-7777
timava715@gmail.com	
Policy Effective Date	Policy Expiration Date
10/01/2021 at 12:01 AM local time*	10/01/2022 at 12:01 AM local time*
Surplus Line Broker	Carrier
International Catastrophe Insurance Managers, LLC (ICAT)	Underwriters at Lloyd's
Inspection Contact Name	Inspection Contact Phone Number
Ava Carver	(813) 770-4757

*At the Risk Address shown under Coverages and Premium.

The Clerk reported that fourteen (14) notices of public hearing were sent by regular mail to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



**LEGAL NOTICE
PUBLIC HEARING**

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a **Short-Term Rental**.

Timothy and Ava Carver, 4624 Oak River Circle, Valrico, FL, 33596 (owners) and Ava Carver, 605 Magnolia Street (property manager), have filed an application for a short-term rental in accordance with the City of Long Beach Ordinance 622, Short-Term Rentals-Residential. The location of the short-term rental is 122 Shelter Rock Drive, Long Beach, Mississippi, 39560, Tax Parcel Number 0612F-02-048.000. The legal description is as follows:

LOT 2 SHELTER ROCK ESTATES

A Public Hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, October 14, 2021, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

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



Gant, Charles M
1616 26th Avenue
Gulfport, MS 39501

Stiel, Hugh J
c/o Strata Services
2727 Prytania
Suite 19
New Orleans, LA 70130

Serpente, Charles P and Janet L
1520 Greymont Avenue
Jackson, MS 39202

Reeves, Linda ETAL
7 Northwood Circle
Long Beach, MS 39560

Van Alten Daniel John and Karen R
120 Shelter Rock Drive
Long Beach, MS 39560

Tolar, Terry L and Eilermann Janet
2620 Rue Palafox
Biloxi, MS 39531

Fuchs, Laszlo and WF
1724 Pinetree Circle
Atlanta, GA 30329

American Opportunity for Housing
7334 Blanco Suite 200
San Antonio, TX 78216

Dorsett, Terry D and Judy E
11129 Ellis Drive
Gulfport, MS 39503

Cooper, Keith A
700 Magnolia Street
Long Beach, MS 39560

Hook, Scott E and Mary Catherine
510 Magnolia Street
Long Beach, MS 39560

Welch, Frederick K III and Christy M
442 Magnolia Street
Long Beach, MS 39560

Blackledge, Jon J
Magnolia Street
Long Beach, MS 39560

Wheatley, Kimberly Thompson
380 Filmore Street
Harpers Ferry, WV 25425

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;

2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred Feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;

3. That on September 20, 2021, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to fourteen (14) property owners within 200' of 122 Shelter Rock Drive - Tax Parcel Number 0612F-02-048.000 notifying them that a public meeting will be held, October 14, 2021, to consider an application for a Short-term Rental filed by Timothy and Ava Carver.

Given under my hand this the 20th of September 2021.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 20th day of September 2021.

Kimi Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

Vol. XV No. 39 dated 24 day of September, 2021
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

Hunter Dawkins
Publisher

Sworn to and subscribed before me this 20 day of Sept, A.D. 2021.

Debbie A. Orr
Notary Public

**MINUTES OF OCTOBER 14, 2021
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

Commissioner Hansen made motion, seconded by Commissioner Walters and unanimously carried to close the Public Hearing.

After considerable discussion, Commissioner Hansen made motion, seconded by Commissioner Watlers and unanimously carried recommending to approve the Short-Term Rental in accordance with Ordinance 622, as submitted.

The seventh public hearing to consider a Short-Term Rental for the property located at 311 Meadow Wood Circle, Tax Parcel 0600O-04-073.000, submitted by Michael Payne (owner) and Frank Gammon (property manager), as follows:

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

PROPERTY INFORMATION:

ADDRESS: 311 MEADOW WOOD CIRCLE LB, MS 39560 Tax Parcel # 06110-04-073.000
(Location of Short-Term Rental)

OWNER'S INFORMATION:

Property Owner's Name: MICHAEL PAYNE

Property Owner's Address: 992 BRANHAM LANE

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

PO Box 3700 SAN JOSE, CA 95136
408-890-1214 City State Zip

Property Owner's Phone No: 408 926 9844 Email Address: PAYNELESSINVEST@GMAIL.COM

Is there a homeowner's association for the neighborhood? NO If so, please provide written statement of support of short term rental?

PROPERTY MANAGER INFORMATION:

Property Manager's Name: FRANK GAMMAN

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

P.O. Box 3074 GULFBPORT, MS 39505-3074
City State Zip

Property Manager's Phone No.: 601 324 4266 Email Address: MS.GULF.COAST.CLEANING@GMAIL.COM

PLEASE PROVIDE THE FOLLOWING:

- Mississippi Sales Tax ID # 1434-5380
- Recorded Warranty Deed
- Parking Rules & Plan
- Trash Management Plan
- Copy of Proposed Rental Agreement
- Proof of Liability Insurance, which included short term rental coverage

ADDITONAL INFORMATION:

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

AFFIDAVIT

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

MICHAEL PAYNE Michael Payne 9-1-2021
PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
<u>6</u>	<u>3</u>	<u>3</u>	<u>6</u>

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

Building Official Signature: Mark R. Sledge Date: 10/13/2021

Fire Inspector Signature: _____ Date: _____

COMMENTS: _____

Date Received: <u>9-7-21</u>
Agenda Date: <u>10-14-21</u>
Amount Due/Paid: <u>20.00</u>
Check #: <u>1154</u>

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**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



1st Judicial District
Instrument: 2021-5819 - D-11
Filed/Recorded: 05/03/2021 10:20 AM
Total Fees: \$ 26.00
2 Page(s) Recorded

PREPARED BY AND RETURN TO:
Davis & Davis, P.L.L.C./Christopher A. Davis
MS Bar No. 9274
2635 Pass Road
Biloxi, MS 39531
Phone (228) 275-9922
Our File No. 320-6634

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **Mary Jane Wertz** and **Nichole S. Bogert**, 13570 Wolf River Rd., Gulfport, MS 39503, ~~228-69-3711~~, as **Grantors**, hereby sell, convey and warrant unto **Michael Sean Payne**, P. O. Box 3700, San Jose, CA 95156, ~~408-926-9814~~ as **Grantee**, the following described land and property, located and being situated in Harrison County First Judicial District, Mississippi, and more particularly described as follows, to wit:

Lot Six (6), Block One (1), GREEN MEADOWS SUBDIVISION of the City of Long Beach, Mississippi, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, First Judicial.

THIS CONVEYANCE IS SUBJECT to any and all recorded restrictive covenants, rights-of-way, easements and the prior reservations of all oil, gas, and other minerals.

TAXES FOR THE CURRENT YEAR have been prorated as to this date on an estimated basis, and are hereby assumed by the Grantee herein.

WITNESS MY SIGNATURE, this the 20th day of April, 2021.

Mary Jane Wertz

Nichole S. Bogert

STATE OF MS
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20th day of April, 2021, within my jurisdiction, the within named **Mary Jane Wertz** and **Nichole S. Bogert**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed in the above and foregoing instrument and acknowledged that they executed the same in their individual and/or representative capacity, and that by their signatures on the instrument and as the act and deed of the person or entity upon behalf of which they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN under my hand and official seal of office, this 20th day of April, 2021.

Stephanie Baro
Notary Public

My Commission Expires:



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Parking rules and plan

The length of the driveway is approximately 35 feet, not including the car port. The driveway can accommodate 4 vehicles. I want all guests to park in the drive, so I have two rules

1. All guests will park in the driveway.
2. Street parking is not permitted.

Trash management plan

Waste management comes on Monday. On Sunday evening the trash and recycle will be taken to the street by the lawn care professional. On Monday the trash and recycle will be removed from the street by the house cleaners.

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VACATION PROPERTY RENTAL AGREEMENT

This lease, entered into this ___ day of ___ 20___, by and between Payneless Investment Properties LLC, Owner ("Owner") and ___ "Renter" for the property located at "Little Blue Hideaway", 311 Meadow Wood Circle, Long Beach, Mississippi 39560 ("Property").

- 1. TERM: The term of the lease shall begin on the arrival date of: ___ and end on the departure date of ___ for ___ number of nights. The property will be ready for occupancy no earlier than 4:00 pm EST on the arrival date and must be vacated no later than 10:00 am EST on the departure date.
2. RENT: The rent is \$ ___ plus a housekeeping fee and a security deposit payable as follows:
3. PAYMENTS: Full payment is due at time of reservation:
- Through the booking platform.
- Linens and towels are provided; no daily housekeeping service.
- Note: payments can be made in the form of credit card through the original booking platform.
4. Refunds: No refunds will be given for early departures unless Long Beach, Mississippi is under Mandatory Evacuation by National Hurricane Center (see Hurricane Season Rental Policies).
5. LIMITED OCCUPANCY: Occupancy is limited to a maximum of 8 persons. The house will not be rented to anyone under 25 years of age. If Owner concludes that this policy has been breached, the Owner reserves the right to expel the entire party with no refund.
6. NON-DISTURBANCE CLAUSE: Renter and their guests shall not disturb, annoy, endanger (fireworks) or inconvenience neighbors nor use the premises for any unlawful purposes.
7. CARE OF PREMISES/DAMAGES: NO PETS ALLOWED. NO SMOKING PERMITTED IN HOUSE. Automatic eviction plus forfeit of rent if violated. Renter agrees to pay Owner for any damages to furnishings, or household items that occur as a result of Renter's occupancy. This will include payment of any additional cleaning charges over \$100.00 incurred due to Renter's occupancy.
8. OWNERS RIGHTS: Renter agrees that if the conditions and limitations set forth herein are not met, Owner shall have the right to cancel this agreement and may enter the Property, either by statutory proceedings or by force, to inspect the Property and ensure that Renter has vacated the Property. All monies paid by Renter shall be forfeited as liquidated damages.
9. INDEMNITY CLAUSE: Renter hereby agrees to indemnify and hold Owner harmless from any and all claims including those of third parties, arising out of or in any way related to Renter's use of Property or the items of personal property provided therein. Renter assumes all risk of injury or other losses relating to any recreational activities including use of the Property and will hold Owner harmless with respect thereto.
10. NO SUBLETTING: Renter may not sublet or assign this lease for all or any part of the premises without prior written consent of the Owner.
11. REPAIRS AND MAINTENANCE: The Property is rented with the Owner's furniture and household furnishings. Owner shall not be responsible for providing additional furnishings or equipment not presently available in Property. Renter will report any maintenance issues immediately to the Owner. Owner will make every effort to repair and/or replace any equipment that is not working properly, but cannot guarantee that all

Little Blue Hideaway Rental Agreement

VACATION PROPERTY RENTAL AGREEMENT

equipment is in good operating order at all times and no rate adjustments or refund will be made for equipment or appliance failures.

- 12. CANCELLATIONS made will follow all policies of the booking platform and must be made through the originating booking platform.
13.
14. PARKING: Is limited to 4 cars in the 35 foot driveway of the property only, street parking is not available.

This agreement is also bound by Addendum 1, House Rules and Addendum 2, Hurricane Season Rental Policies.

Renter and Owner, by signing this Rental Agreement, acknowledge that they will comply with the terms of this agreement and each assumes the responsibility for the obligations set forth herein. Renter acknowledges receipt of the House Rules and Hurricane Season Rental Policies. Renter acknowledges that they have read, accept, and agree to the terms set forth.

Owner Signature _____
Date _____
Renter Signature(s) _____
Date _____
Renter Name(s) _____

- NO SMOKING INSIDE THE PROPERTY -This is a smoke-free property. Smoking is only permitted outside and cigarette butts should be disposed of properly and not thrown on the ground.
• NO PETS ALLOWED -AUTOMATIC EVICTION AND FORFEIT OF DEPOSIT AND RENT IF VIOLATED.
• NO HOUSE PARTIES - Home is for use by the number of people authorized in your Property Rental Agreement only.
• NO FIREWORKS ALLOWED - Any evidence of fireworks may result in immediate eviction with no refund.
• MAINTENANCE AND REPAIRS - Report immediately to property manager,
• GARBAGE PICK-UP - Place all trash in the recycling and trash containers accordingly. These can be found under the carport. Waste management comes on Monday's. On Sunday evenings the Trash receptacles will be taken to the street by the lawn care professionals. On Monday's the trash receptacles will be removed from the street by the house cleaning service.
• CHECK OUT PROCEDURES -
a. CHECK-OUT NO LATER THAN 10:00 AM

Little Blue Hideaway Rental Agreement

MINUTES OF OCTOBER 14, 2021
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VACATION PROPERTY RENTAL AGREEMENT

- b. All furniture should be returned to its original location.
c. Empty all trash in appropriate trash receptacles located under the carport.
d. Remove and dispose of all food items from refrigerator and pantry/cabinets.
e. Place used dishes, utensils, etc. in the sink prior to your final departure.
f. Remove sheets and all dirty towels and place in the front bathroom area.
g. Lock all doors and leave from the front door which will auto lock.

Thank you for vacationing in our Little Blue Hideaway. We love it here! Please help us keep our property well maintained so others can enjoy it too.

Renter Date

VACATION PROPERTY RENTAL AGREEMENT

Addendum #2

Hurricane Season Rental Policies

The "Official Hurricane Season" runs for the six months from June 1st through November 30th each year. Historically, the majority of the hurricanes in the months of August and September, but hurricanes can form at any time of the year. As a visitor to a Gulf coastal community, you need to be aware of the possibility of hurricanes and how they may affect your travel plans. So, if a hurricane does threaten us, here is what you need to know about your reservation.

- 1. First and foremost, if a Mandatory Evacuation is ordered by Emergency Management Agencies (FEMA, GEMA, CEMA), you must vacate the property you are renting and leave the Long Beach area for safer grounds as directed by local officials. Staying in Long Beach is not an option.
2. The key event relating to weather upon which all reservation policies are affected is when Emergency Management Officials (FEMA, GEMA, CEMA) order a Mandatory Evacuation. Until a Mandatory Evacuation is ordered, all reservation policies as stated on your Rental Agreement remain in effect. No rate adjustments or refunds in part or in full will be issued due to inclement weather or for "Severe Weather Alerts", "Tropical Storm Watches or Warnings", or a "Voluntary Evacuation".
3. If a Mandatory Evacuation is ordered, and not lifted, prior to your initial occupancy date, the owner will allow reservations and dates coinciding with the dates of the Mandatory Evacuation to be cancelled and will refund all funds collected. Or, you may reschedule your reservation for different dates without penalty or shorten an existing reservation at a prorated charge.
4. If a Mandatory Evacuation is ordered following occupancy, the owner will refund that portion of the Rental Price for the period that the unit could not be occupied. If/when the Mandatory Evacuation is lifted, there are three (3) or more days remaining on your reservation and public services in Long Beach which are operating normally such that your stay would not be otherwise disrupted, the balance of your reservation agreement will remain in full effect. The owner will refund the portion of Rental Price for the days you were required to evacuate the area. This policy is consistent with insurance industry Trip Interruption and Cancellation Coverage.
5. If, as a result of a hurricane, the property you have reserved is no longer in satisfactory rental condition or if the general condition of Long Beach is such that your stay would be adversely affected, we will allow you to reschedule your reservation without penalty or cancel your reservation with a full refund of all funds collected.
6. We understand that some people do not want to take the risk of proceeding with their plans when there is even the possibility of a hurricane impacting Long Beach, therefore, if the National Weather Service/NOAA predicts that Tybee Island is in the possibility of a hurricane and you wish to cancel your reservation we will allow you to either:
a. Reschedule you reservation within one (1) year of your cancellation with no penalty or
b. Cancel your reservation in accordance with the terms of the Rental Lease Agreement.

Renter Date Little Blue Hideaway Rental Agreement Renter Date

MINUTES OF OCTOBER 14, 2021 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

EVIDENCE OF PROPERTY INSURANCE OP ID KD DATE (MM/DD/YYYY)
08/11/2021

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

AGENCY National Real Estate Insurance Group LLC 11500 NW Ambassador Dr., Ste 310 Kansas City MO 64153 PHONE: 888-741-8454 (AC No. Exp.) FAX: 913-894-6534 (AC No.) E-MAIL: service@nreig.com AGENCY CUSTOMER ID #: 076144() SUB CODE:	COMPANY Markel Insurance Company Lloyd's of London LOAN NUMBER: _____ POLICY NUMBER: CIT-000700 EFFECTIVE DATE: 04/27/2021 EXPIRATION DATE: 04/27/2022 CONTINUED UNTIL TERMINATED IF CHECKED: <input checked="" type="checkbox"/>
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INSURED: Michael Payne, Michael Payne, Po Box 3700, San Jose CA 95156

PROPERTY INFORMATION
 LOCATION/DESCRIPTION: 311 Meadow Wood Cir, Long Beach, MS 39560-4616
 Investment Property

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

COVERAGE / PERILS / TERMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Dwelling / Special Form / Replacement Cost (Deductible is per location, per occurrence)	\$120,000	\$2,500
Contents	\$15,000	2,500
Theft/VWM Limit \$30,000 Not to exceed Dwelling Limit = RC		
Windstorm/Hail		2%
Named Storm INCLUDED		
Terrorism - Policy Number: B1724WLS21C209-T -1001	\$135,000	\$2,500
Annual Location Cost** \$1,543.20		

REMARKS (Including Special Conditions)
 Contents - 12-28
 *This is a monthly reporting form policy. This location will be added to your inventory report. If you do not close or if your closing is delayed, please advise us immediately so you are not billed for this property. **Cost is inclusive of premium, taxes, fees and any other applicable fees. Master policy issued to Connected Investors Real Estate Insurance Services, 5550 Wild Rose Lane #400, West Des Moines, IA 50266

CANCELLATION
 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS	MORTGAGEE: _____ ADDITIONAL INSURED: _____ LOSS PAYEE: Lender's Loss Payee LOAN #: _____ AUTHORIZED REPRESENTATIVE:
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CERTIFICATE OF LIABILITY INSURANCE OP ID KD DATE (MM/DD/YYYY)
08/11/2021

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

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

PRODUCER National Real Estate Insurance Group LLC 11500 NW Ambassador Dr., Ste 310 Kansas City MO 64153 INSURED: Michael Payne, Michael Payne, Po Box 3700, San Jose CA 95156	CONTACT NAME: PHONE: 888-741-8454 (AC No. Exp.) FAX: 913-894-6534 (AC No.) E-MAIL: service@nreig.com ADDRESS: _____ INSURER(S) AFFORDING COVERAGE: American National Lloyds Insurance Co. NAIC #: _____ INSURER A: _____ INSURER B: _____ INSURER C: _____ INSURER D: _____ INSURER E: _____ INSURER F: _____
--	--

COVERAGES **CERTIFICATE NUMBER:** _____ **REVISION NUMBER:** _____

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

INSR. LTR.	TYPE OF INSURANCE	ADD. SUBR. INCL. WVD	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR DEDUCTIBLE \$0 GEN'L AGGREGATE LIMIT APPLIES PER POLICY: _____ PROTECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/>	N	OSCESIN33	04/27/2021	04/27/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 50,000 MED EXP (Any one person) \$ 2,500 PERSONAL & ADY INJURY \$ Excluded GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Excluded
	<input type="checkbox"/> AUTOMOBILE LIABILITY ANY AUTO <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> HIRE/AUTOS <input type="checkbox"/>					COMBINED SINGLE LIMIT (Per occurrence) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per occurrence) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/>					EACH OCCURRENCE \$ AGGREGATE \$
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/EMBER EXCLUDED? (Mandatory in NH) If yes, describe or attach DESCRIPTION OF OPERATIONS below	Y/N	N/A			SEN. STATUTE <input type="checkbox"/> OTH. ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - SA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 311 Meadow Wood Cir, Long Beach, MS 39560-4616

Master policy issued to Connected Investors Real Estate Insurance Services, 5550 Wild Rose Lane #400, West Des Moines, IA 50266

CERTIFICATE HOLDER	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE:
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**MINUTES OF OCTOBER 14, 2021
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that twenty-two (22) notices of public hearing were sent by regular mail to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



**LEGAL NOTICE
PUBLIC HEARING**

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Short-Term Rental.

Michael Payne, 992 Branham Lane, PO Box 3700, San Jose, CA, 95156 (owner) and Frank Gammon, PO Box 3074, Gulfport, MS, 39505-3074 (property manager), have filed an application for a short term rental in accordance with the City of Long Beach Ordinance 622, Short-Term Rentals-Residential. The location of the short term rental is 311 Meadow Wood Circle, Long Beach, Mississippi, 39560, Tax Parcel Number 06110-04 073.000. The legal description is as follows:

LOT 6 BLK 1 GREEN MEADOWS SUBD

A Public Hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, October 14, 2021, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

201 Jeff Davis • PO Box 929 • Long Beach, MS 39560 • 863-1551 • FAX 863-1588

5160 Lonthair, Jay L and Alice Marie 309 Meadow Wood Circle Long Beach, MS 39560	5160 Archbold, Gary E and Christina F 307 Meadow Wood Circle Long Beach, MS 39560	5160 McLaughlin, Richard J 305 Meadow Wood Circle Long Beach, MS 39560
Folsom, William B Jr and Maia K PO Box 747 Gulfport, MS 39503	Knowlton, Marta E 301 Meadow Wood Circle Long Beach, MS 39560	Melton, Mark G 304 Meadow Wood Circle Long Beach, MS 39560
Hanson, Jason and Linda 302 Meadow Wood Circle Long Beach, MS 39560	McLemore, Rhonda Sue 285 North Burke Avenue Long Beach, MS 39560	Breazeale, Ervin III 287 North Burke Avenue Long Beach, MS 39560
Pelkey, Michelle A 308 Meadow Wood Circle Long Beach, MS 39560	Moreau, Robert -ETAL- c/o Peggy Moreau Johnston 278 Lynwood Circle Long Beach, MS 39560	Price, Thelma J -EST- 222 Klondyke Road Long Beach, MS 39560
Shoemaker, Rhonda J 313 Meadow Wood Circle Long Beach, MS 39560	Miscavage, Ingrid A 315 Meadow Wood Circle Long Beach, MS 39560	Ford, Lucille N -L/E- 317 Meadow Wood Circle Long Beach, MS 39560
Weems, Stephen Gerard 319 Meadow Wood Circle Long Beach, MS 39560	Mac CULLagh, Douglas R and Kathryn C -Trustees- 289 North Burke Avenue Long Beach, MS 39560	Pitts, Jeffrey A and Christopher R 200 Pine Ridge Road Gulfport, MS 39503
Starr, Juanita F -Trustee- 231 Klondyke Road Long Beach, MS 39560	Gauci, Karen J and Joseph Vincent 229 Klondyke Road Long Beach, MS 39560	Knight, Edmund B 227 Klondyke Road Long Beach, MS 39560
Desporte, Diane D and Bruce D 4151 Beatline Road Long Beach, MS 39560		

MINUTES OF OCTOBER 14, 2021
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred Feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning Commission in and for the City of Long Beach;
3. That on September 20, 2021, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-two (22) property owners within 200' of 311 Meadow Wood Circle - Tax Parcel Number 06110-04-073.000 notifying them that a public meeting will be held, October 14, 2021, to consider an application for a Short-term Rental filed by Michael Payne.

Given under my hand this the 20th of September 2021.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 20th day of September 2021.

Kini Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice herunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

Vol. XVI No. 39 dated 04 day of September, 2021
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

Hunter Dawkins
Publisher

Sworn to and subscribed before me this 20 day of September, A.D. 2021

Debbie A. Oren
Notary Public

**MINUTES OF OCTOBER 14, 2021
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Commission Chairman Olaivar asked for anyone speaking in favor or opposition of the request and no one came forward.

Commissioner Walters made motion, seconded by Commissioner Hansen and unanimously carried to close the Public Hearing.

After considerable discussion, Commissioner Shaw made motion, seconded by Commissioner Watlers and unanimously carried recommending to approve the Short-Term Rental in accordance with Ordinance 622, as submitted.

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 14th day of October 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, Jeff Hansen, Sawyer Walters, Justin Shaw, Michael Levens, Chris Fields, Jennifer Glenn and Marcia Kruse, City Advisor Bill Hessell, Building Officials Mike Gundlach and Ryan Ladner and Minutes Clerk Tina M. Dahl.

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 September 23, 2021, as submitted.

It came for discussion under Unfinished Business, Short Term Rental for 100 A North Street, Tax Parcel 0612E-02-026.000, submitted by Amazing Homes of Mississippi, LLC, (owner) and Tanya Darrow (property manager), as follows:

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

NAMED INSURED: AMAZING HOMES OF MISSISSIPPI LLC C/O MARINA TEMNIKOVA

POLICY NUMBER: GL500016526


LOCATION #1 - 100 NORTH ST LONG BEACH MS 39560 - HARRISON COUNTY

COVERAGE	LIMIT	PREMIUM
DWELLING FIRE		
COVERAGE A - DWELLING (RCV)	\$150,000	\$2,024.00
COVERAGE C - PERSONAL PROPERTY (RCV)	\$10,000	INCL
PREMISES LIABILITY	\$500,000	INCL
MEDICAL PAYMENTS TO OTHERS	\$1,000	INCL
ORDINANCE OR LAW - 10%		INCL
VANDALISM OR MALICIOUS MISCHIEF	\$160,000	INCL
DEDUCTIBLES		
AOP DEDUCTIBLE: \$2,500		
NAMED STORM DEDUCTIBLE: 3%		
	TOTAL BASE PREMIUM: \$2,024.00	

RATING FACTORS & UNDERWRITING INFORMATION:

POLICY FORM: DP3	NUMBER OF STORIES: 1
OCCUPANCY: TENANT	SQUARE FOOTAGE: 2,200
DISTANCE TO COAST: 0.5000 MILES	FOR SALE: NO
TERRITORY:	ON HISTORICAL REGISTRY: NO
PROTECTION CLASS: 5	IN GATED COMMUNITY: NO
CONSTRUCTION TYPE: JOISTED MASONRY	RENTAL TERM: MONTHLY
YEAR OF CONSTRUCTION: 1989	ROOF CONSTRUCTION: COMPOSITE SHINGLE
YEAR OF WIRING UPDATES: 1989	ROOF GEOMETRY: HIP ROOF
YEAR OF PLUMBING UPDATES: 1989	ROOF SHEATHING: OTHER/UNKNOWN
YEAR OF HEATING UPDATES: 1989	ROOF ANCHOR: DOUBLE WRAPS
YEAR OF ROOFING UPDATES: 2006	OPENING PROTECTION: OTHER/UNKNOWN
ROOF AGE: 15 YEARS	
# OF NON-WIND LOSSES: NONE	
# OF WIND LOSSES: NONE	
PROTECTIVE DEVICE(S): SMOKE DETECTORS	

This Certificate shall not be valid unless signed by Johnson & Johnson Inc.
Dated at Charleston, South Carolina on 03/02/2021.

By 

Producing Agent: FRANCIS G JOHNSON

DF2016 (04/16)

Page 2 of 3

After discussion, Commissioner Walters made motion, seconded by Commissioner Hansen and unanimously carried recommending to approve the Short Term Rental with the corrected insurance certificate as submitted.

It came for discussion under New Business, a Tree Removal Permit Application for the property located at 500 Mason Avenue, Tax Parcel 0612G-02-035.000, submitted by Andrew Tims and Dixie Tims., as follows:

MINUTES OF OCTOBER 14, 2021 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH, MISSISSIPPI
201 Jeff Davis Avenue
P.O. Box 929
Long Beach, MS 39560
(228) 863-1554
(228) 863-1558 fax

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	9/24/21
Zoning	C1-HO
Agenda Date	10-14-21
Check Number	CC

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

Routine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach do recommend you obtain a licensed Arborist for your and the tree protection.

Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crown.

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

TODAY'S DATE: 9/24/2021

PROPERTY INFORMATION

TAX PARCEL # 06126-02-035.000

Address of Property Involved: 500 Mason Ave

Property owner name: Andrew Tins + Dixie Tins

Are you the legal owner of the above property? Yes No If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 628 Charleston Ln

Phone No. (228) 669-1891 / 228-760-0657

CONTRACTOR OR APPLICANT INFORMATION

Company Name: _____

Phone No. 228-760-0657 Fax: _____

Name Andrew Tins

Address 628 Charleston Ln Long Beach MS

PERMIT INFORMATION

Permit for: Removal Trimming _____ Pruning _____

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

Building structure and outdoor lawn for events, parking, and some damaged

Number of Trees:
26 Live Oak _____ Southern Magnolia

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

Signature [Signature] Date 9/24/2021

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

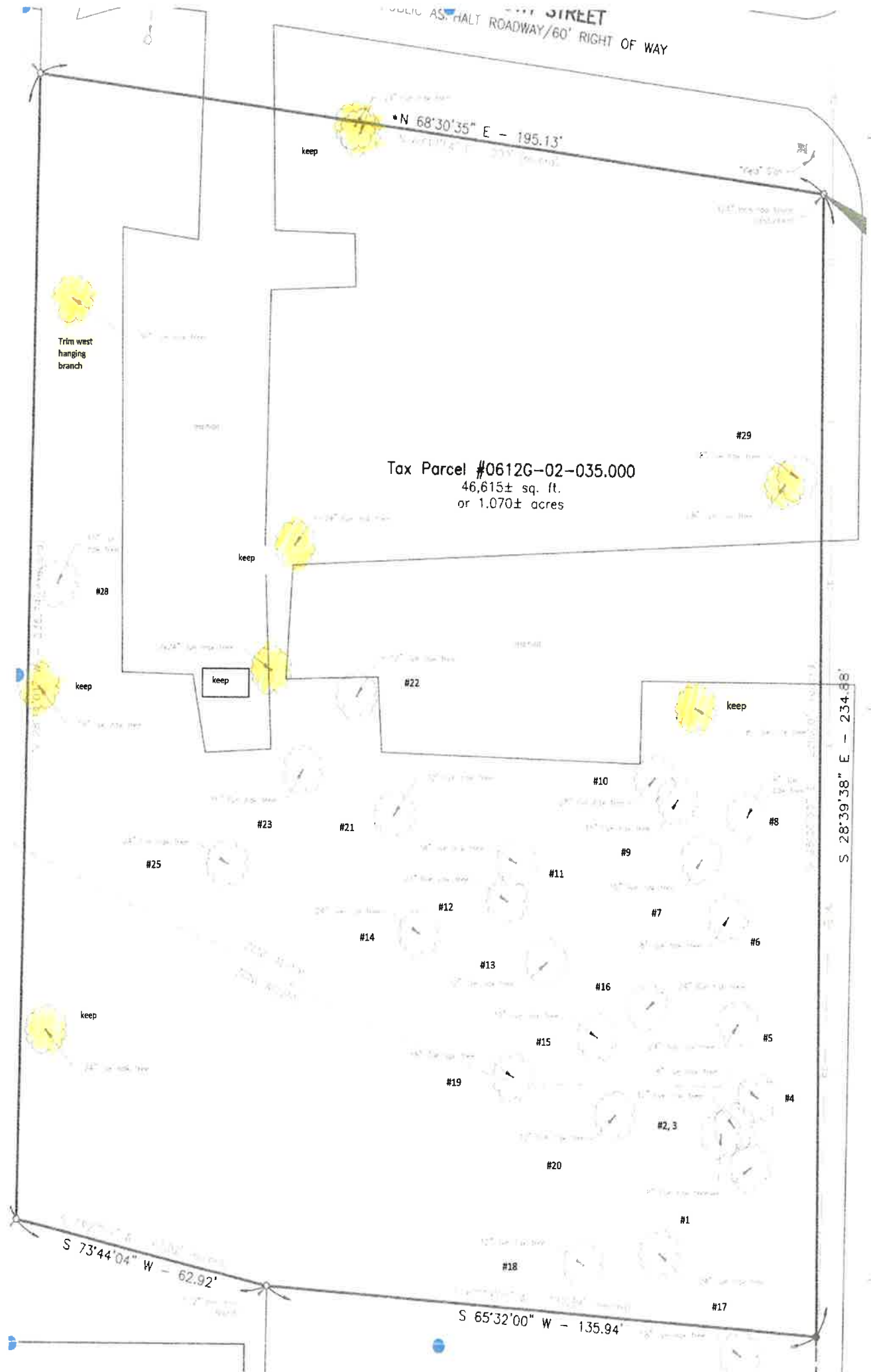
OWNERSHIP: Please provide a recorded warranty deed.

PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1.00 per tree permitted to be removed. For removal of all other trees, a fee of \$45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

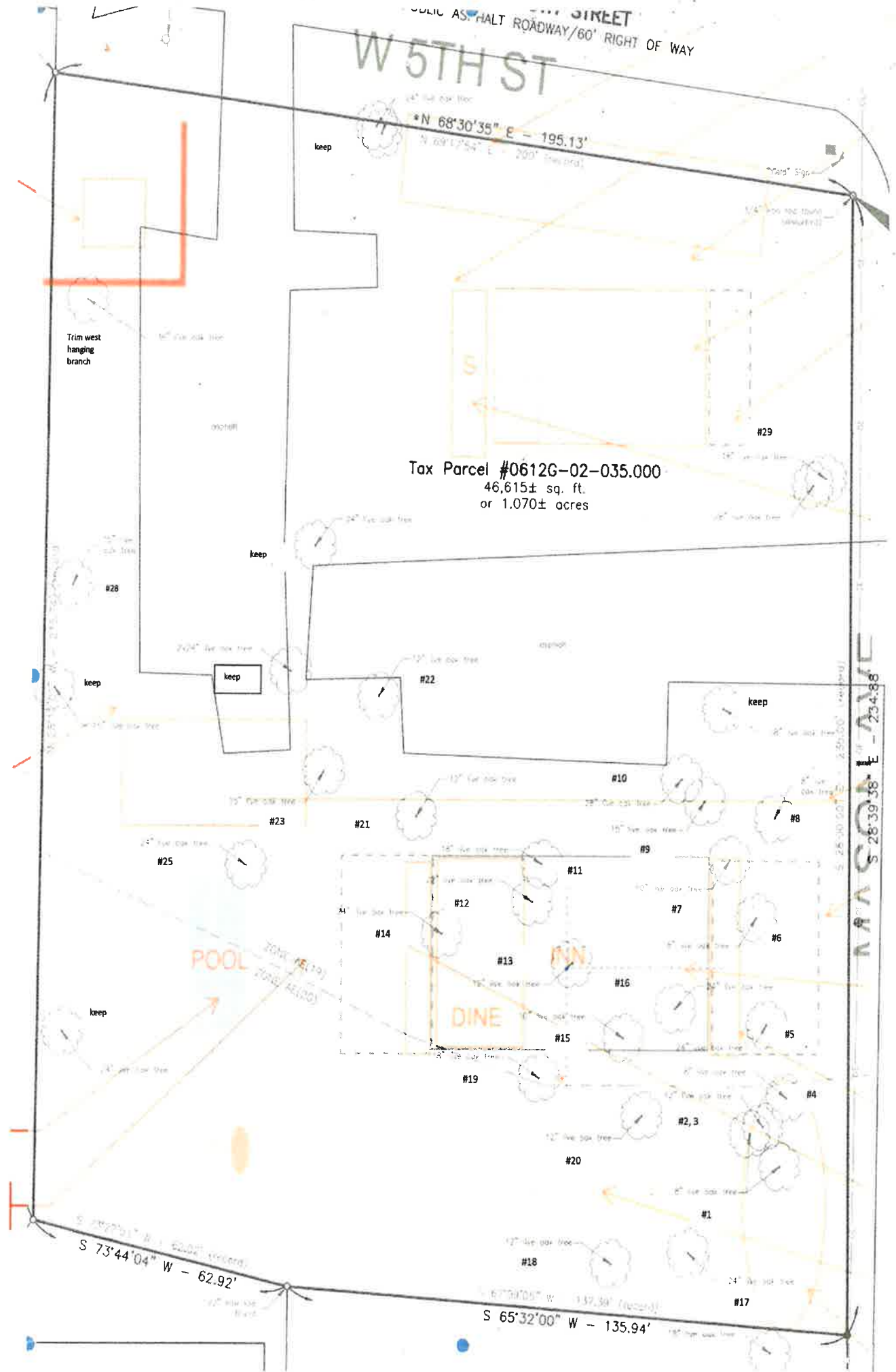
MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



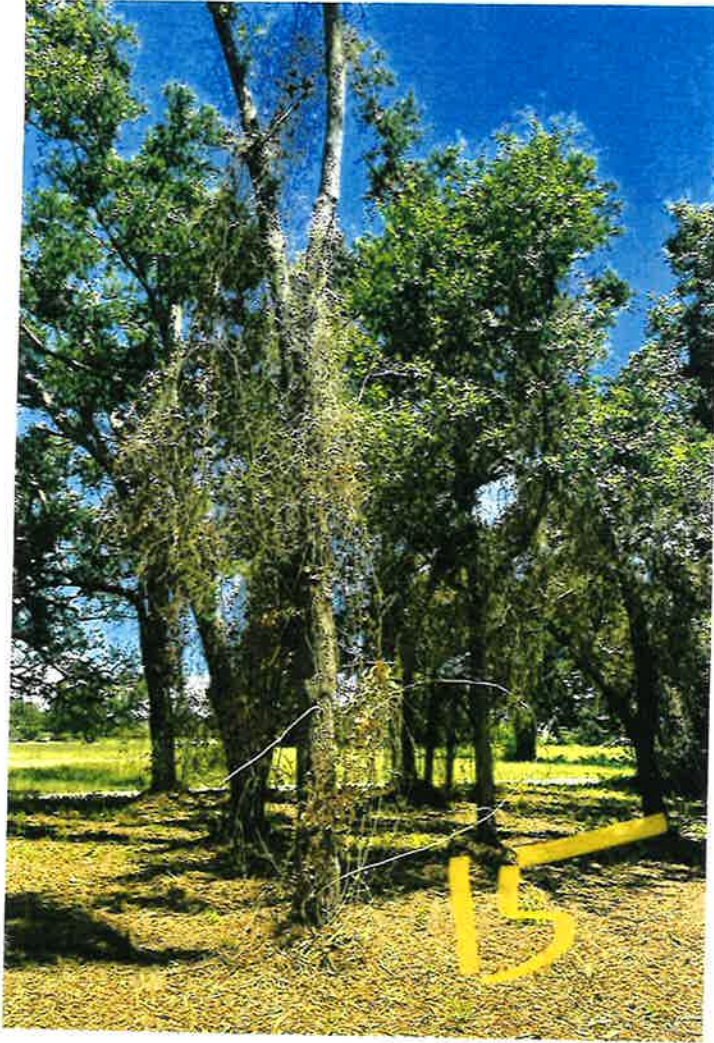
**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



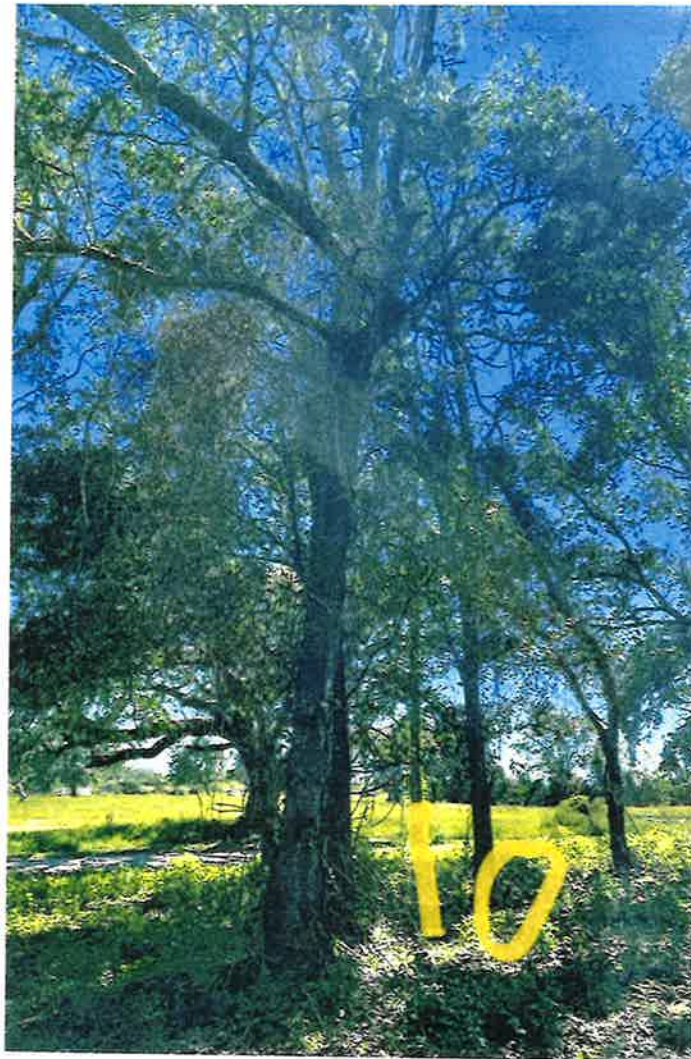
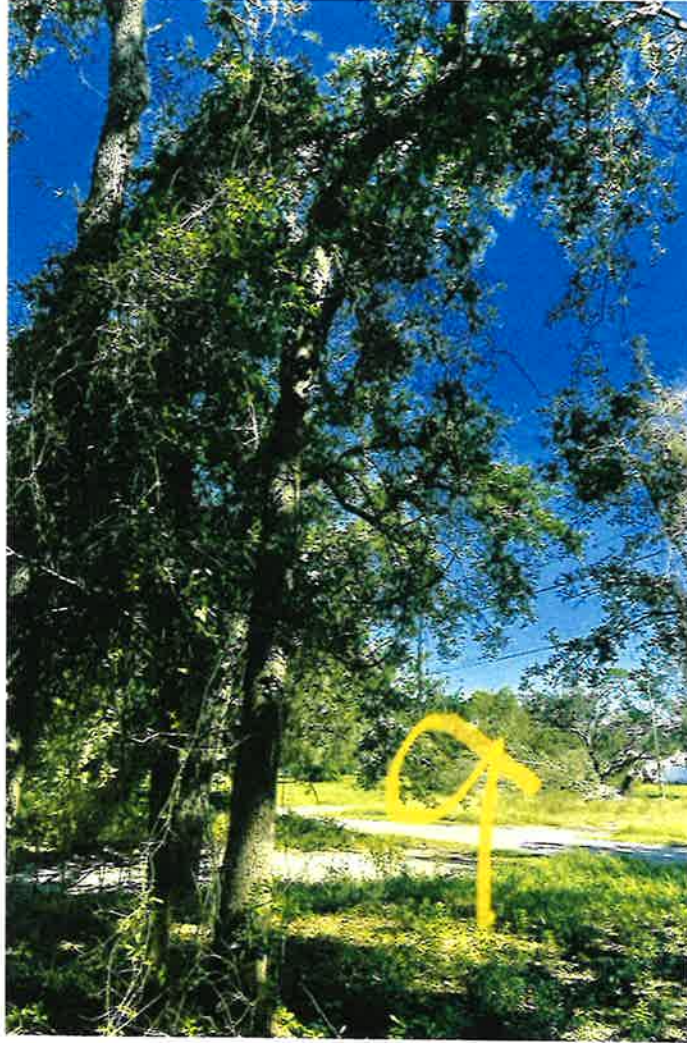
**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



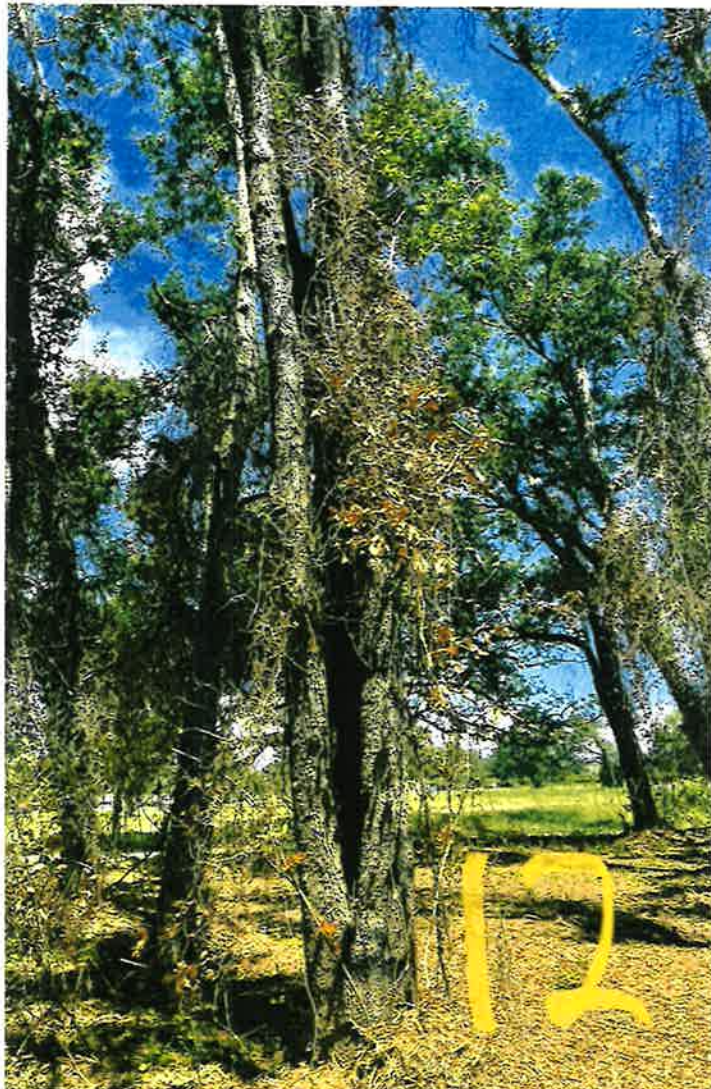
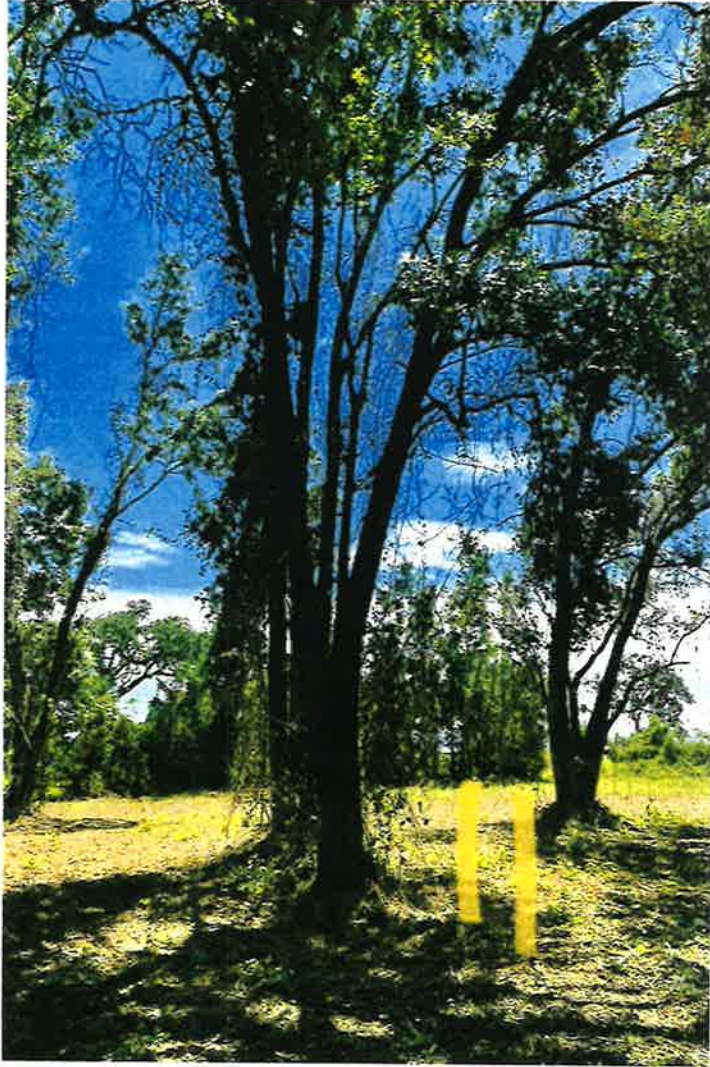
**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

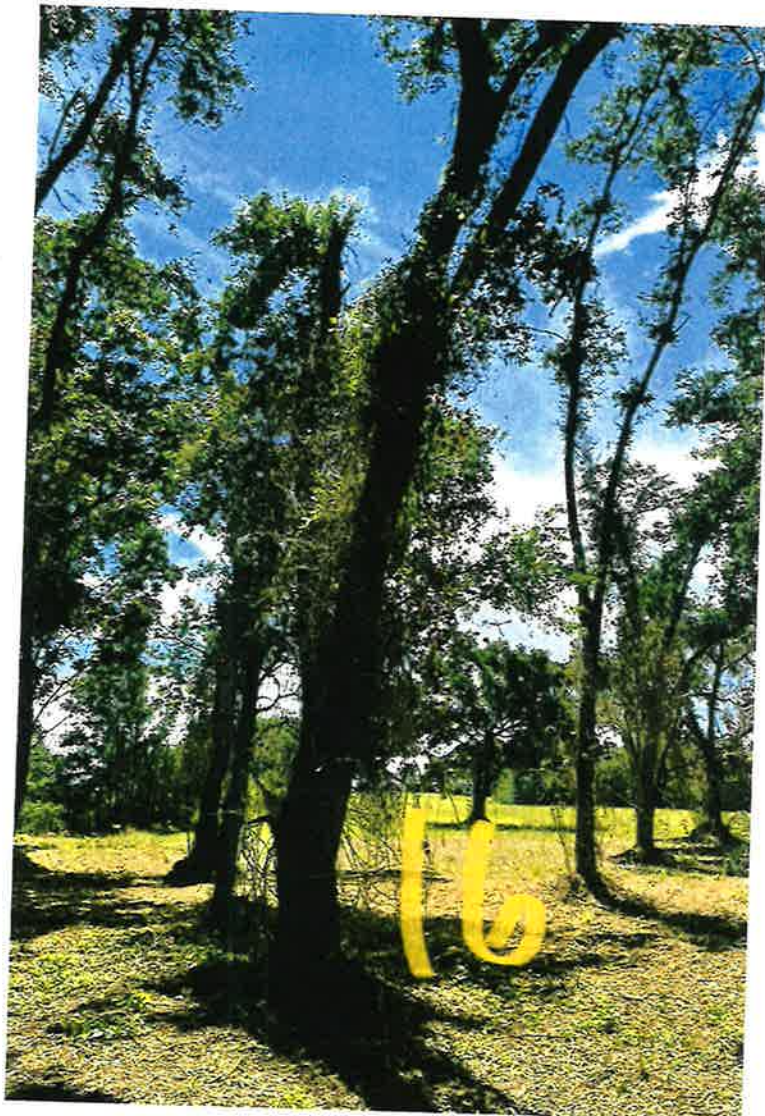


**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

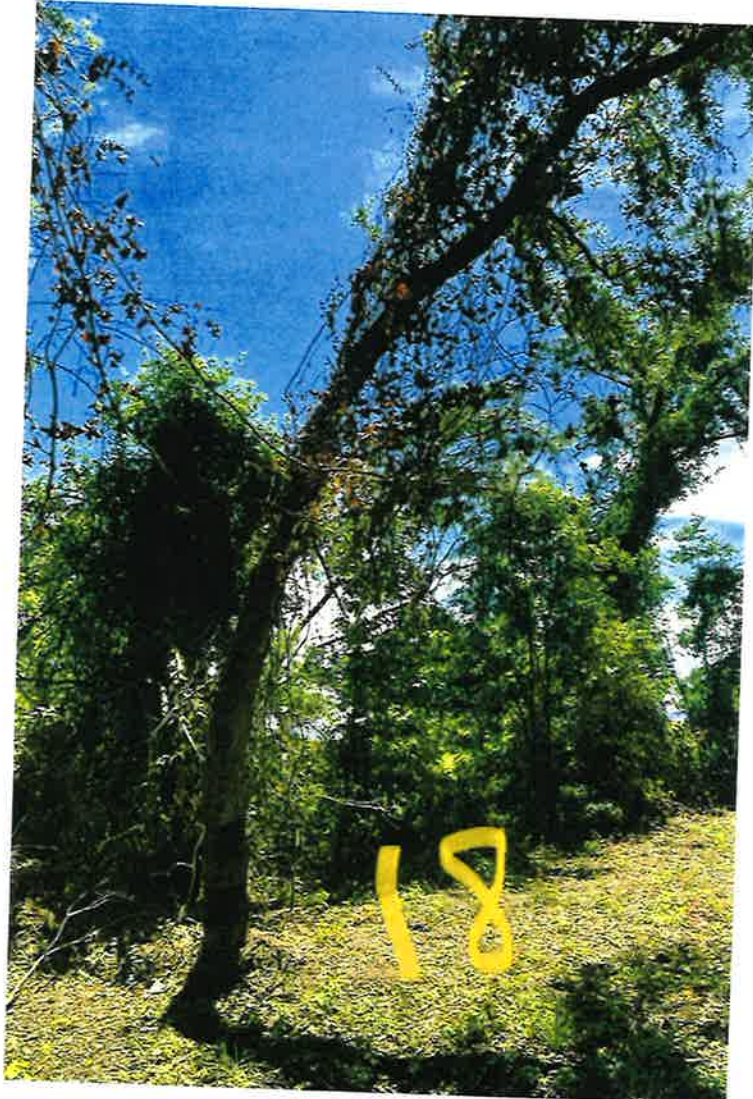


**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING**

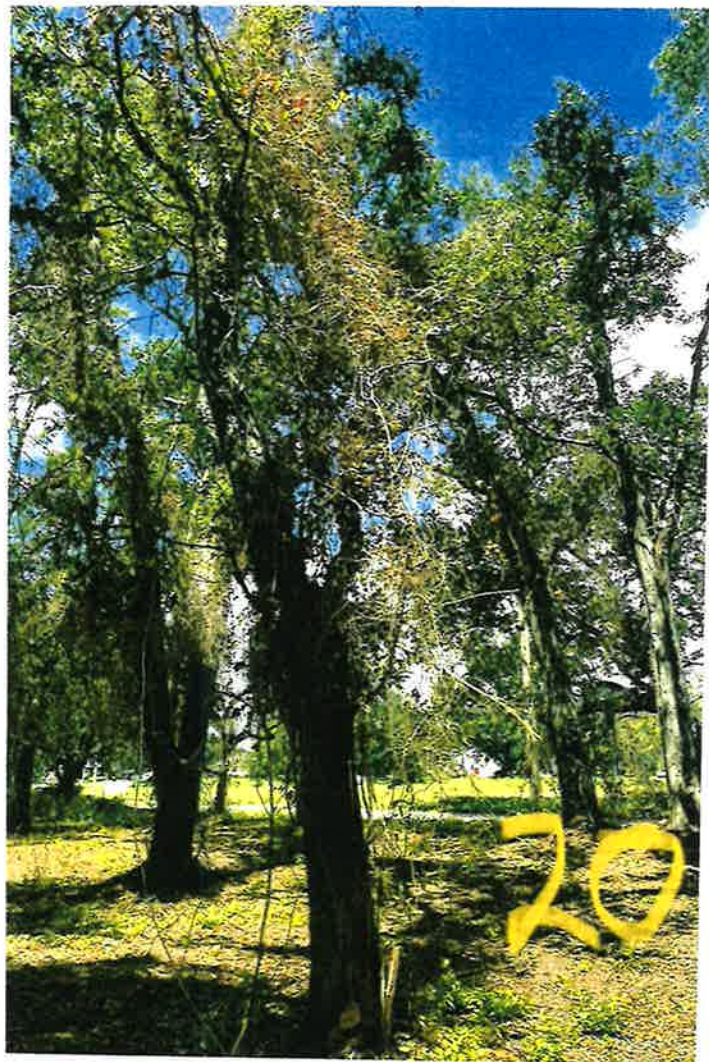
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



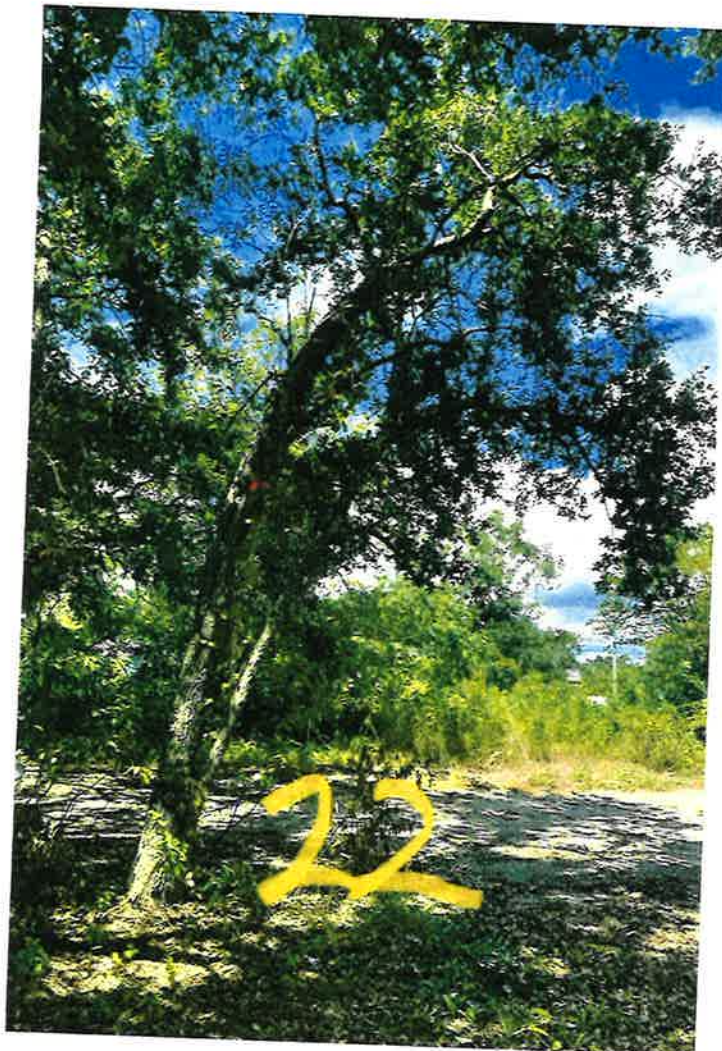
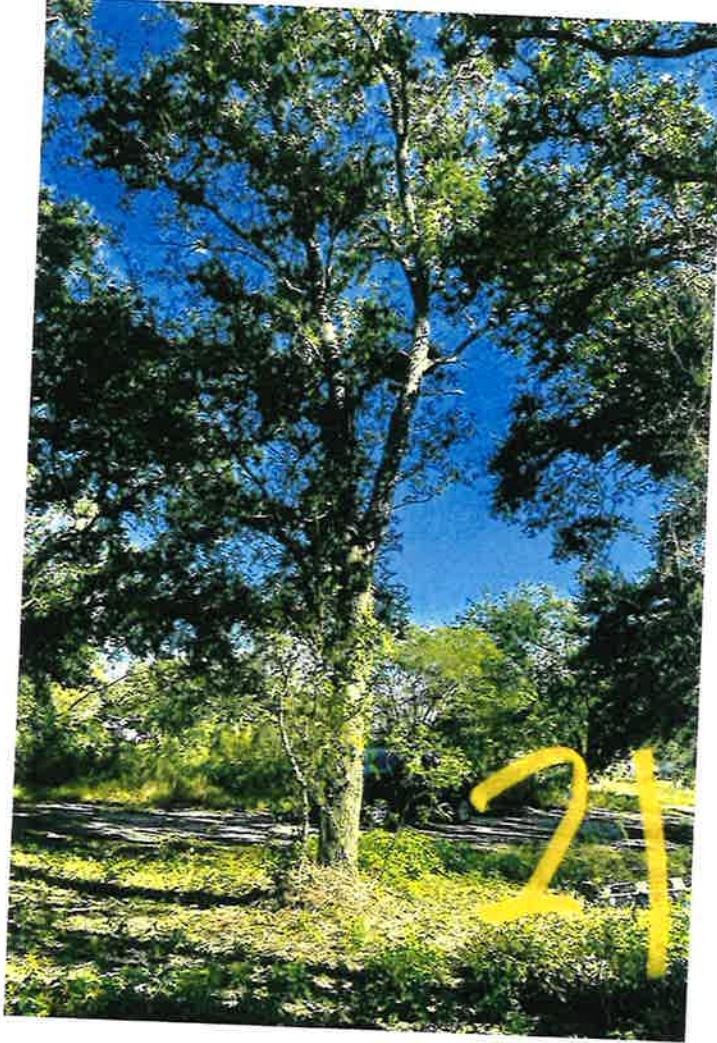
**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



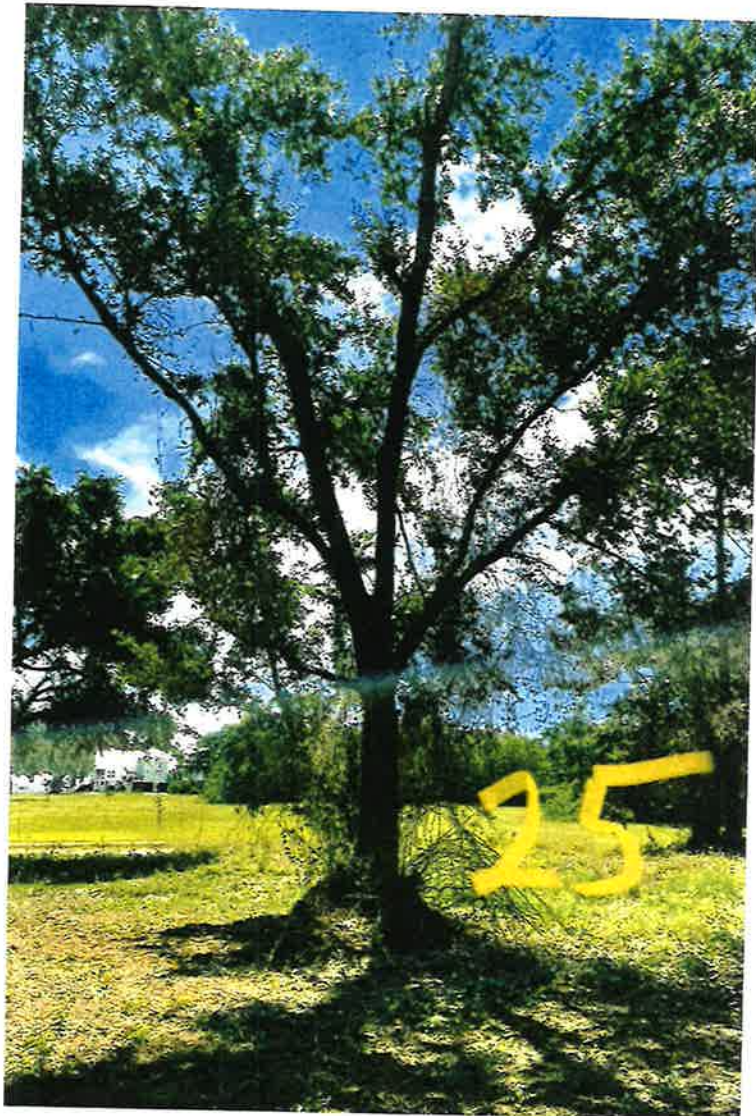
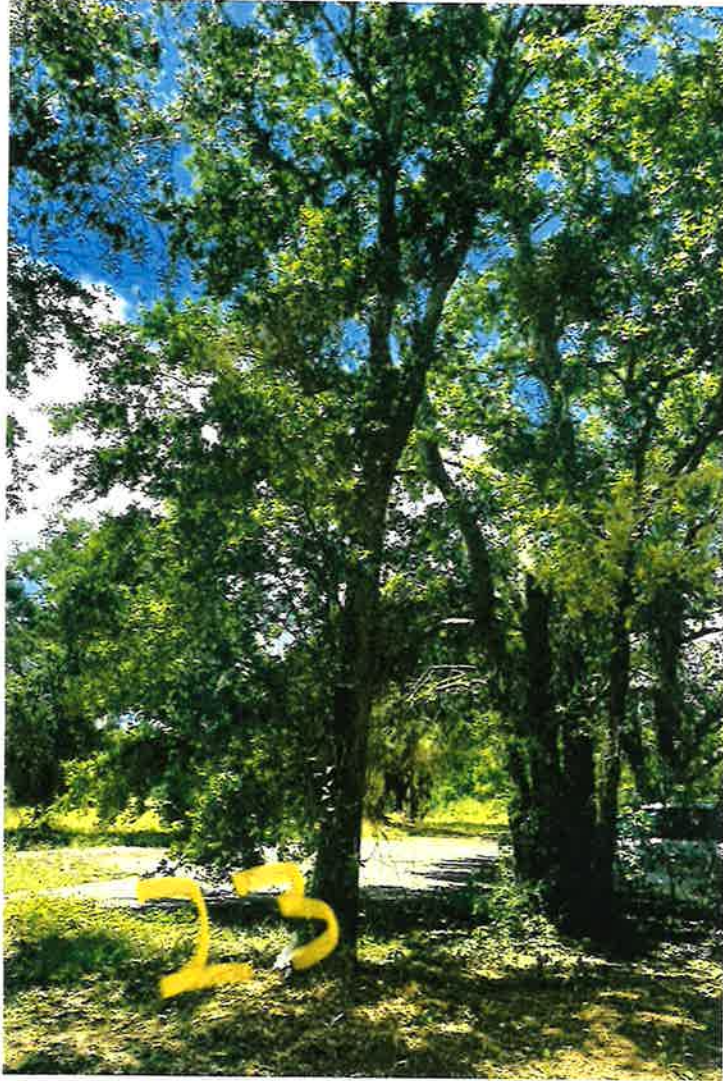
**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



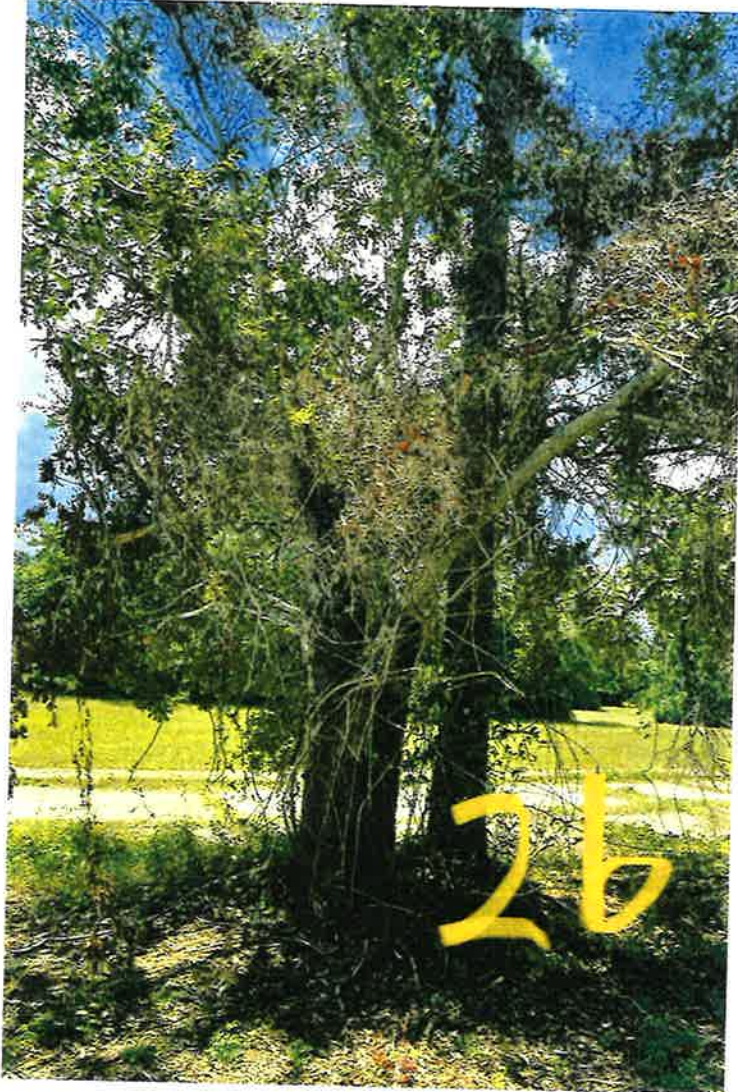
**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



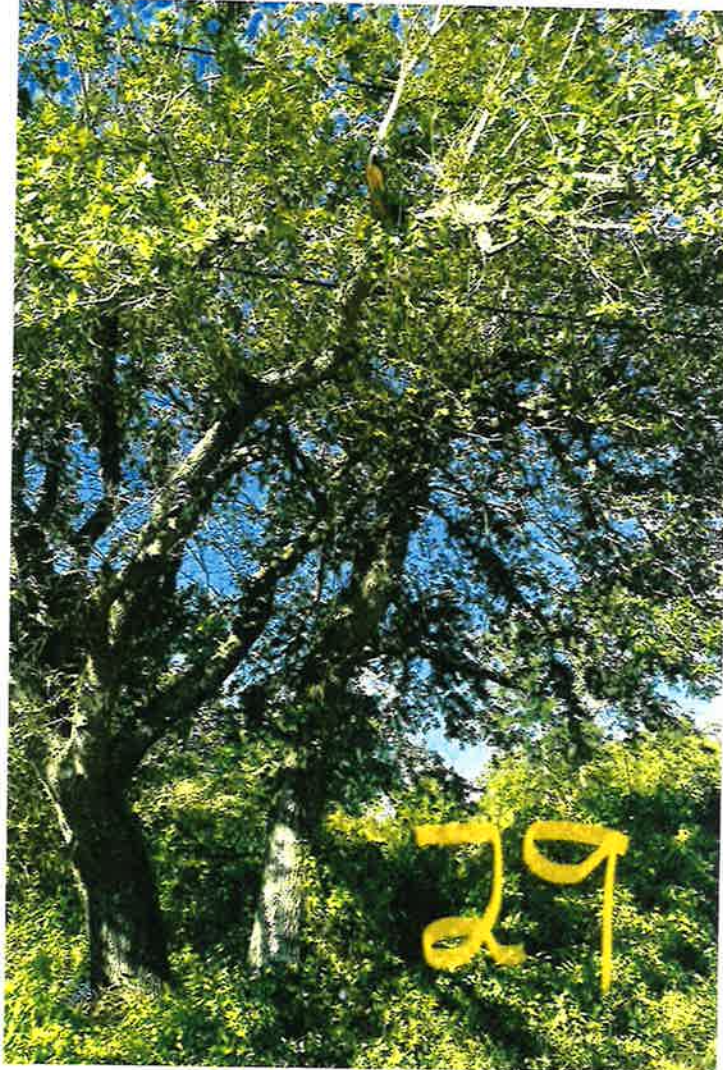
**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



SCANNED



1st Judicial District
Instrument 2021 9610 D - J1
Filed/Recorded 7/2/2021 03:23 P
Total Fees \$ 25.00
2 Pages Recorded

Indexing: Parcel in Long Beach Section, Block 16

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
1806 23rd Avenue, Suite A
Gulfport, MS 39501
(228)896-8962
File#3679

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid,
and other good and valuable considerations, the receipt and sufficiency of all of which is hereby
acknowledged, the undersigned,

**LLEWELLYN POWELL, A WIDOWER
2379 COLLEGE ROAD
SOUTHAVEN, MS 38672
(901) 340-3613**

does hereby **SELL, CONVEY and WARRANT** unto

**ANDREW TIMS AND WIFE, DIXIE TIMS
AS TENANTS BY THE ENTIRETY WITH FULL RIGHTS OF SURVIVORSHIP
164 MARKHAM DRIVE
GULFPORT, MS 39507
(228) 669-1891**

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

A parcel of land situated and being located in a part of Lot 55 of the Henderson-Shipman-Hughes Partition of the B. Pellerin Claim in 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 the intersection of the southerly margin of Fifth Street with the westerly margin of Mason Avenue, thence run South 28 degrees 00 minutes East 235.00 feet along the westerly margin of Mason Avenue; thence run South 67 degrees 09 minutes 05 seconds West 137.39 feet; thence run South 73 degrees 27 minutes 51 seconds West 62.02 feet along the North line of Long Vue Condominiums; thence run North 28 degrees 11 minutes 01 seconds West 235.74 feet along the East line of Long Vue Condominiums to the southerly margin of Fifth Street; thence run North 69 degrees 17 minutes 54 seconds East 200.00 feet along the southerly margin of Fifth Street to the Point of Beginning.

This being the same property conveyed to Llewellyn Powell and Patricia A. Powell from Ralph Albert Kario.

THE ABOVE DESCRIBED property constitutes no part of Grantor's Homestead.

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

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

WITNESS our signatures this the 30th day of June, 2021.

Llewellyn Powell
LLEWELLYN POWELL

STATE OF Mississippi
COUNTY OF Desoto

Personally appeared before me, the undersigned authority in and for the said county and state on this the 30 day of June, 2021, within my jurisdiction, the within named LLEWELLYN POWELL, who acknowledged that they executed the above and foregoing instrument.



Shelby Jenkins
NOTARY PUBLIC

My Commission Expires: 10/19/2024

MEMORANDUM

Date: October 8, 2021

To: City of Long Beach Planning Commission

From: Kimberly R. Lentz, Long Beach Tree Board

Re: Tree Removal Application -- 500 Mason Ave.

Andrew and Dixie Tims plan to build a small hotel on the property with a pool and appropriate parking. The site was formerly a dentist office.

There are numerous small Live Oak trees growing close together in the area proposed for the main building structure. The Application seeks to remove 26 such trees.

The Long Beach Tree Ordinance allows the removal of protected trees to accommodate structural improvements and to allow for reasonable economic development. However, Section 6(g) requires the planning commission to consider whether the proposed improvements could be revised to accommodate the existing trees.

The Tree Board believes the owners' site plan is reasonable and could not be revised to accommodate the trees. Several Live Oak trees will remain and will sustain the local canopy.

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon the recommendation of the Tree Board, Commissioner Walters made motion, seconded by Commissioner Glenn and unanimously carried recommending the approval of the tree removal as submitted.

Vice Chairman Shawn Barlow recused herself at this time.

It came for discussion under New Business, a Tree Removal Permit Application for the property located at 114 East Third Street, Tax Parcel 0612B-03-026.000, submitted by Barlow Builders, Inc, as follows:

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH, MISSISSIPPI
201 Jeff Davis Avenue
P.O. Box 929
Long Beach, MS 39560
(228) 863-1554
(228) 863-1558 fax

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY
Date Received 9-23-21
Zoning C-1
Agenda Date 10-14-21
Check Number 8919

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

SB Routine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

SB Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crowned.

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

TODAY'S DATE: September 23, 2021

PROPERTY INFORMATION

TAX PARCEL # 0612B-03-026.000

Address of Property Involved: 114 E Third Street

Property owner name: Barlow Builders, Inc.

Are you the legal owner of the above property? Yes No If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: P.O. Box 3296, Gulfport, MS 39505

Phone No. (228) 832-9779

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Barlow Builders, Inc.

Phone No. (228) 297-5556 Fax: _____

Name Shawn B Barlow

Address 308 E Third Street, Long Beach MS 39560

PERMIT INFORMATION

Permit for: Removal Trimming _____ Pruning _____

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

(use separate sheet if needed)

The lot is only 49.94' wide and zoned C-1, Central Business. It has proven impossible to design a project suitable for both the zoning and surrounding area, around the location of the tree. Upon completion of the project, (2) Little Gem Magnolia trees (or something similar with maximum maturity size) that will not cause issues in the future, will be planted within the front landscape plan.

Number of Trees:

(1) 18" Live Oak _____ Southern Magnolia

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

Shawn B Barlow 9/23/21
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

SB OWNERSHIP: Please provide a recorded warranty deed.

SB PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1.00 per tree permitted to be removed. For removal of all other trees, a fee of \$45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

SB REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

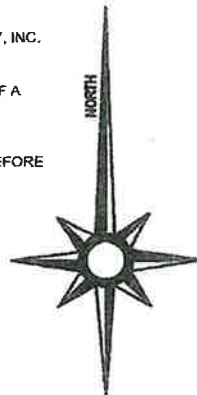
SB MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

NOTES:

- 1.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 2.) ELEVATIONS SHOWN ARE BASED ON NAVD88, GEOID 2008.
- 3.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 4.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-8477.
- 5.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.



LEGEND:

- ⊗ --- IRON ROD FOUND
- --- IRON PIPE FOUND
- --- IRON ROD SET
- ⊗ --- SPIKE FOUND
- △ --- SPIKE SET
- ⊠ --- CONCRETE MONUMENT FOUND
- --- CONCRETE MONUMENT SET
- ⊗ --- LIGHTARD KNOT FOUND
- (M) --- AS MEASURED
- (R) --- AS PER RECORD
- APP --- AS PER PLAT
- IRF --- IRON ROD FOUND
- IRS --- IRON ROD SET

REFERENCE MATERIALS:

- 1.) RECORDED SUBDIVISION PLAT
- 2.) HARRISON COUNTY TAX MAPS

A SURVEY OF THE EAST 50 FEET OF LOT 10, BLOCK 8, ORIGINAL LONG BEACH, CITY OF LONG BEACH, HARRISON COUNTY, MISSISSIPPI


0612B-03-026.000
7,470.59 SQ.FT.
114 EAST 3RD ST.



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.

Cliff Crosby
CLIFFORD A. CROSBY, P.L.S. DATE 12/22/2019

BENCHMARK, MAG. NAIL SET IN ROAD, ELEV= 19.14

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X500" ACCORDING TO MAP NUMBER 28047C0357G DATED JUNE 16, 2009	
SURVEY CLASS - "B"	FOR: BARLOW BUILDERS
SCALE: 1" = 30'	BEARINGS SHOWN HEREON ARE DERIVED BY: GPS OBSERVATION, STATE PLANE GRID, MS EAST
 <p>CROSBY SURVEYING PROFESSIONAL LAND SURVEYING 716 LIVE OAK DRIVE BILOXI, MISSISSIPPI 39532 PHONE: 228-234-1649 FAX: 228-594-9427 EMAIL: cliffordcrosby@cableone.net</p>	DATE OF FIELD WORK: 12/19/2019
	PARTY CHIEF: CC
	INSTRUMENT MAN: DJ
	RODMAN: CC
	DRAWN BY: CAC
DRAWING NUMBER: 19607	
REVISED:	

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



95

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

SCANNED



1st Judicial District
Instrument 2017 1346 B -J1
Filed/Recorded 02/20/17 03:42 P
Total Fees \$ 12.00
2 Pages Recorded

Indexing: East 50 feet of Lot 10, Block 8
of ORIGINAL LONG BEACH

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

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT



QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid,
and other good and valuable considerations, the receipt and sufficiency of all of which is hereby
acknowledged, the undersigned,

**MARK C. BARLOW and SHAWN B. BARLOW, husband and wife,
as joint tenants with rights of survivorship and not as tenants in common**
P.O. Box 3296
Gulfport, MS 39505
(228)297-5556

does hereby SELL, CONVEY and QUITCLAIM unto

**BARLOW BUILDERS, INC.,
A Mississippi Corporation**
P.O. Box 3296
Gulfport, MS 39505
(228)297-5556

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

**The East 50 feet of Lot 10, Block 8, of ORIGINAL LONG BEACH, a subdivision of
the City of Long Beach, Harrison County, Mississippi, as per the official map or plat
thereof on file and of record in the office of the Chancery Clerk of Harrison County,
First Judicial District, Mississippi.**

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

2

THE ABOVE described property is no part of the homestead of the Grantors nor any part
thereof.

TAXES for the year 2017 are hereby prorated and the same are hereby assumed by the
Grantee herein. It is agreed and understood that the taxes for the current year have been
prorated as of this date on an estimated basis, and that when said taxes are actually determined, if
the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual
proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS our signatures on this the 23 day of February, 2017.

MARK C. BARLOW

SHAWN B. BARLOW

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and
state on this 23 day of February, 2017, within my jurisdiction, the within named
MARK C. BARLOW AND SHAWN B. BARLOW, who acknowledged that they executed the
above and foregoing instrument.

NOTARY PUBLIC

(SEAL)

My Commission Expires:



**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
MEMORANDUM**

Date: October 8, 2021

To: City of Long Beach Planning Commission

From: Kimberly R. Lentz, Long Beach Tree Board

Re: Tree Removal Application – 114 E. Third St.

.....
The Long Beach Tree Ordinance allows the removal of protected trees to accommodate structural improvements and to allow for reasonable economic development. However, Section 6(g) requires the planning commission to consider whether the proposed improvements could be revised to accommodate the existing trees.

The Tree Board agrees that the lot is too narrow to accommodate the new construction around the Live Oak Tree. The developer’s plan to include Little Gem Magnolias or something comparable is reasonable.

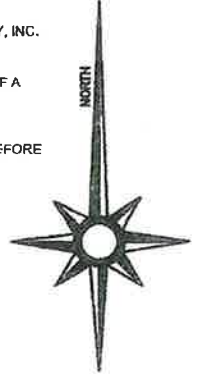
After considerable discussion and upon the recommendation of the Tree Board, Commissioner Hansen made motion, seconded by Commissioner Walters and unanimously carried recommending the approval of the tree removal as submitted

It came for discussion under New Business, a Planning Commission Approval for property located at 114 East Third Street, Tax Parcel 0612B-03-026.000, submitted by Barlow Builders, Inc (owner) and Shawn B. Barlow (agent), as follows:

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

NOTES:

- 1.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 2.) ELEVATIONS SHOWN ARE BASED ON NAVD83, GEIOD 2009.
- 3.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 4.) 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.
- 5.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.



LEGEND:

- ⊗ --- IRON ROD FOUND
- --- IRON PIPE FOUND
- --- IRON ROD SET
- ⊠ --- SPIKE FOUND
- △ --- SPIKE SET
- ⊞ --- CONCRETE MONUMENT FOUND
- --- CONCRETE MONUMENT SET
- ⊞ --- LIGHTTARD KNOT FOUND
- (M) --- AS MEASURED
- (R) --- AS PER RECORD
- APP --- AS PER PLAT
- IRF --- IRON ROD FOUND
- IRS --- IRON ROD SET

REFERENCE MATERIALS:

- 1.) RECORDED SUBDIVISION PLAT
- 2.) HARRISON COUNTY TAX MAPS

A SURVEY OF THE EAST 50 FEET OF LOT 10, BLOCK 8, ORIGINAL LONG BEACH, CITY OF LONG BEACH, HARRISON COUNTY, MISSISSIPPI

0612B-03-026.000
7,470.59 SQ.FT.
114 EAST 3RD ST.



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.

Cliff
CLIFFORD A. CROSBY, P.L.S. DATE 12/22/2019

BENCHMARK, MAG. NAIL SET IN ROAD, ELEV= 19.14

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X500" ACCORDING TO MAP NUMBER 28047C0357G DATED JUNE 16, 2009

SURVEY CLASS - "B"
SCALE: 1" = 30'

FOR: BARLOW BUILDERS

BEARINGS SHOWN HEREON ARE DERIVED BY: GPS OBSERVATION, STATE PLANE GRID, MS EAST



CROSBY SURVEYING
PROFESSIONAL LAND SURVEYING
716 LIVE OAK DRIVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-234-1649
FAX: 228-594-9427
EMAIL: cliffordcrosby@cableone.net

DATE OF FIELD WORK: 12/19/2019
PARTY CHIEF: CC
INSTRUMENT MAN: DJ
RODMAN: CC
DRAWN BY: CAC
DRAWING NUMBER: 19607
REVISED:

99

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

SCANNED



1st Judicial District
Instrument 2017 1546 D - J1
Filed/Recorded 3/3/2017 03:42 P
Total Fees \$ 12.00
2 Pages Recorded

Indexing: East 50 feet of Lot 10, Block 8
of ORIGINAL LONG BEACH

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



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid,
and other good and valuable considerations, the receipt and sufficiency of all of which is hereby
acknowledged, the undersigned,

**MARK C. BARLOW and SHAWN B. BARLOW, husband and wife,
as joint tenants with rights of survivorship and not as tenants in common
P.O. Box 3296
Gulfport, MS 39505
(228)297-5556**

does hereby SELL, CONVEY and QUITCLAIM unto

**BARLOW BUILDERS, INC.,
A Mississippi Corporation
P.O. Box 3296
Gulfport, MS 39505
(228)297-5556**

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

**The East 50 feet of Lot 10, Block 8, of ORIGINAL LONG BEACH, a subdivision of
the City of Long Beach, Harrison County, Mississippi, as per the official map or plat
thereof on file and of record in the office of the Chancery Clerk of Harrison County,
First Judicial District, Mississippi.**

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

2

THE ABOVE described property is no part of the homestead of the Grantors nor any part
thereof.

TAXES for the year 2017 are hereby prorated and the same are hereby assumed by the
Grantee herein. It is agreed and understood that the taxes for the current year have been
prorated as of this date on an estimated basis, and that when said taxes are actually determined, if
the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual
proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS our signatures on this the 23 day of February, 2017,

MARK C. BARLOW

SHAWN B. BARLOW

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and
state on this 23 day of February, 2017, within my jurisdiction, the within named
MARK C. BARLOW AND SHAWN B. BARLOW, who acknowledged that they executed the
above and foregoing instrument.

NOTARY PUBLIC

(SEAL)

My Commission Expires



**MINUTES OF OCTOBER 14, 2021
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, Commissioner Hansen made motion, seconded by Commissioner Walters and unanimously carried to approve the application as submitted.

Vice Chairman Shawn Barlow returned to the meeting at this time.

Commissioner Hansen and Commissioner Levens recused themselves at this time.

It came for discussion under new business, a Certificate of Resubdivision for property located at 6092 Beatline Road. Tax Parcel 0511G-02-008.001, submitted by Theresa Redo and Henry Schepens, Jr, as follows:

MINUTES OF OCTOBER 14, 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 10-23-21
Zoning C-2
Agenda Date 10-14-21
Check Number 1110

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

TYPE OF CASE: CERTIFICATE OF RESUBDIVISION

AD VALOREM TAX PARCEL NUMBER(S): 05116-02-008.001

I. GENERAL LOCATION OF PROPERTY INVOLVED: 6092 Beatline Road

✓ ADDRESS OF PROPERTY INVOLVED: 6092 Beatline Road

GENERAL DESCRIPTION OF REQUEST: Resubdivision of one parcel
Into two 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.**

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.

Theresa Redo
Name of Rightful Owner (PRINT)

821 Nicholson Ave
Owner's Mailing Address

Long Beach, ms 39560
City State Zip

228-860-0410
Phone

Theresa Redo 9-15-21
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

MINUTES OF OCTOBER 14, 2021
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) Theresa Bedo

ADDRESS (STREET, CITY, STATE, ZIP CODE) 821 Nicholson Ave Long Beach Ms

PHONE # (H) 228-860-0410 (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE Theresa Bedo

NAME OF OWNER (PRINT) Henry Schepens Jr

ADDRESS (STREET, CITY, STATE, ZIP CODE) 133 Pitcher Point Long Beach, Ms

PHONE # (H) 228-731-4415 (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE Henry Schepens

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: Theresa Bedo

103

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

SCANNED



1st Judicial District
Instrument 2016 9068 D - J1
Filed/Recorded 12/8/2016 11:29 A
Total Fees \$ 12.00
Pages Recorded



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

Return to:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
File # 16-268

STATE OF MISSISSIPPI
HARRISON COUNTY
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, We

Danny R. Leggett and Lisa M. Leggett
20030 Pineville Road
Long Beach, MS 39560
228-365-1801

do hereby sell, convey and warrant unto

H & T Properties, LLC, a Mississippi Limited Liability Corporation
821 N. Nicholson Avenue
Long Beach, MS 39560
228-860-0410

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

(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: Exempt

The subject property is not the Homestead of the Grantors

Page 1 of 3

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

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

WITNESS OUR SIGNATURES, this the 5th day of December, 2016.

Danny R. Leggett

Lisa M. Leggett

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named **Danny R. Leggett and Lisa M. Leggett**, who acknowledged that they signed and delivered the foregoing Warranty Deed on the day and year therein written as their own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 5th day of December, 2016.

MY COMMISSION EXPIRES:



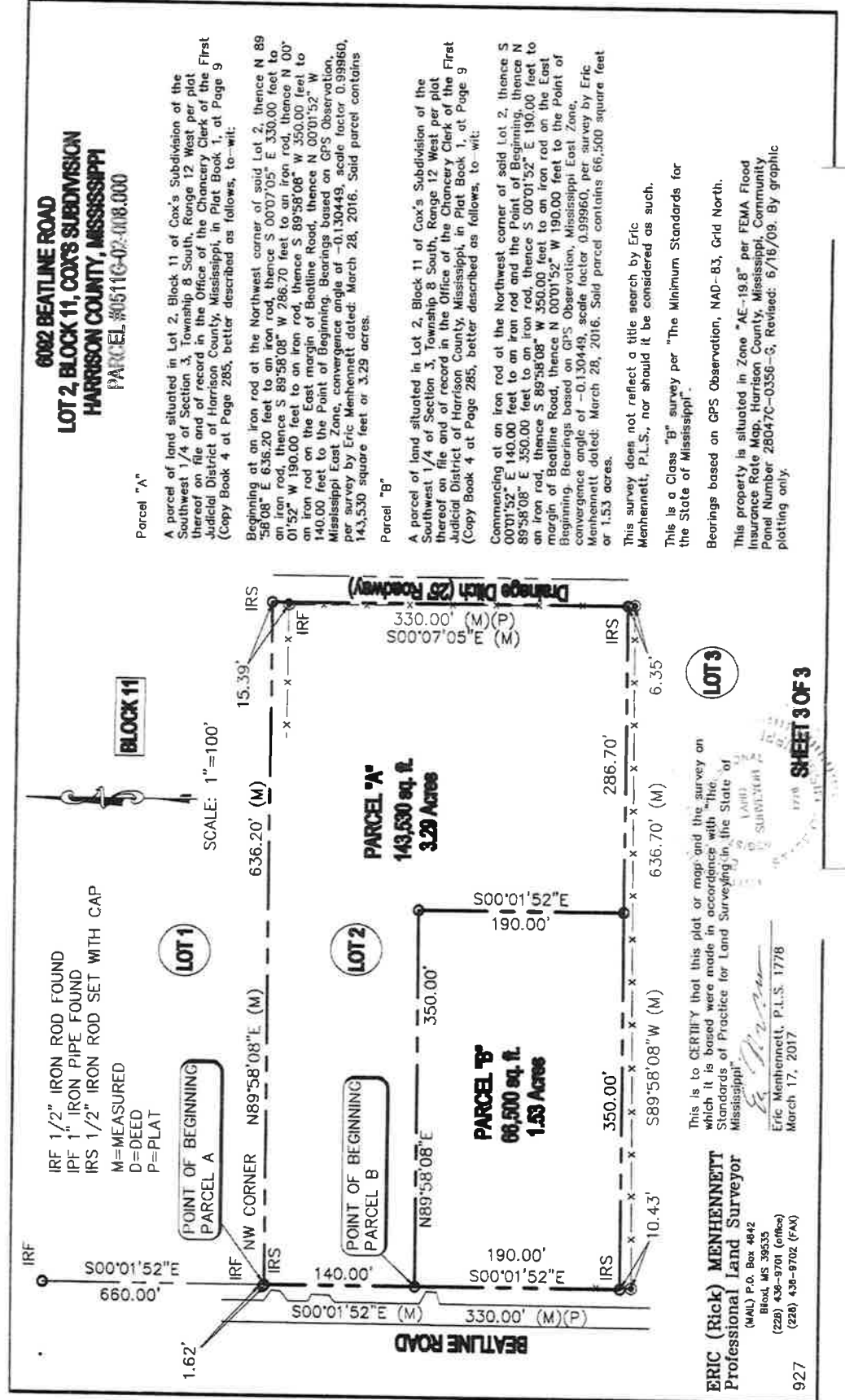
NOTARY PUBLIC:

* 0900 2 - 01 3 *

Exhibit "A"

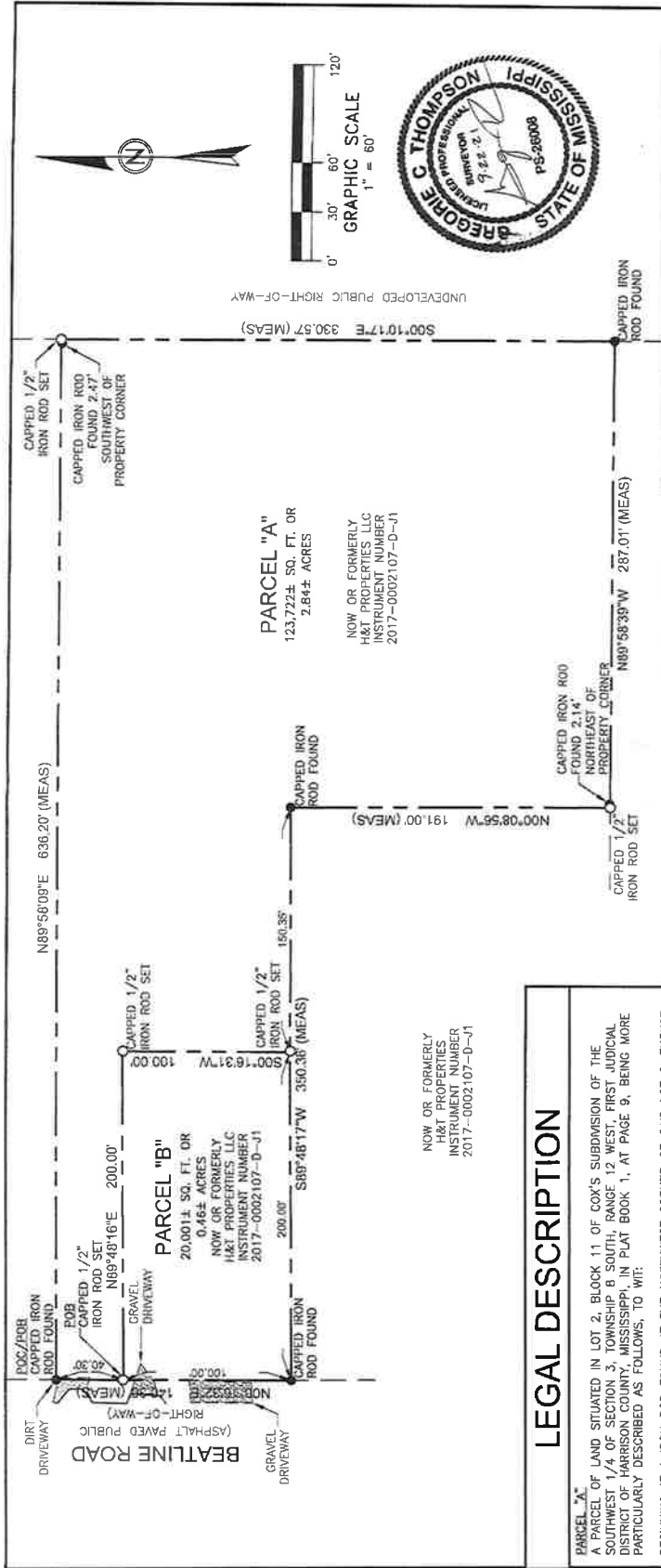
Lot Two (2), Block Eleven (11) of COX'S SUBDIVISION of the Southwest Quarter (SW1/4) of Section Three (3), Township Eight (8) South, Range Twelve (12) West, First Judicial District, Harrison County, Mississippi.

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



PREPARED BY:

MACHADO PATANO
CIVIL
ELECTRICAL
MECHANICAL
SURVEYING
918 Howard Ave., Suite F
Biloxi, Mississippi, 39530
O: 228-388-1956 | F: 228-383-1974
www.mppatano.com

SCALE	SHOWN
PROJECT NO.	0723107
DATE	09/23/2021
DRAWN BY	JRL
CHECKED BY	BDY
SHEET NO.	1 OF 2
PROJECT	BDY

A PARCEL OF LAND SITUATED IN LOT 2, BLOCK 11 OF COX'S SUBDIVISION OF THE SOUTH-EAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MISSISSIPPI

NOW OR FORMERLY
BEECH, JERRY J &
ZOLA, M
DEED BOOK 1314,
PAGE 610

BEARING NOTE
BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE TRUE BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

REFERENCE MATERIAL
HARRISON COUNTY GIS WEBSITE
INSTRUMENT NUMBER 2017-0002107-D-11
DB 1115-PG 139 DB 1314-PG 610
PREVIOUS SURVEY BY ERIC MENCHENNETT, P.L.S. 1778,
DATED 03/17/2017

LEGAL DESCRIPTION

PARCEL "A"
A PARCEL OF LAND SITUATED IN LOT 2, BLOCK 11 OF COX'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, IN PLAT BOOK 1, AT PAGE 9, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE N89°56'08"E FOR A DISTANCE OF 636.20' TO A CAPPED 1/2" IRON ROD SET; THENCE S00°10'17"E FOR A DISTANCE OF 330.57' TO A CAPPED IRON ROD FOUND; THENCE N89°56'38"W FOR A DISTANCE OF 287.01' TO A CAPPED 1/2" IRON ROD SET; THENCE S89°48'17"W FOR A DISTANCE OF 191.00' TO A CAPPED IRON ROD FOUND; THENCE N00°16'31"E FOR A DISTANCE OF 150.35' TO A CAPPED 1/2" IRON ROD SET; THENCE S89°48'16"W FOR A DISTANCE OF 200.00' TO A CAPPED 1/2" IRON ROD SET; THENCE N00°16'32"E FOR A DISTANCE OF 40.30' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 123,722 SQUARE FEET OF 2.84 ACRES, MORE OR LESS.

PARCEL "B"
A PARCEL OF LAND SITUATED IN LOT 2, BLOCK 11 OF COX'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, IN PLAT BOOK 1, AT PAGE 9, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:
COMMENCING AT A IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE S00°16'32"W FOR A DISTANCE OF 40.30' TO A CAPPED 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE N89°48'16"E FOR A DISTANCE OF 200.00' TO A CAPPED 1/2" IRON ROD SET; THENCE S00°16'31"W FOR A DISTANCE OF 100.00' TO A CAPPED 1/2" IRON ROD SET; THENCE S89°48'17"W FOR A DISTANCE OF 200.00' TO A IRON ROD FOUND; THENCE N00°16'32"E FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 20,001 SQUARE FEET OR 0.46 ACRES, MORE OR LESS.

NOW OR FORMERLY
H&T PROPERTIES
INSTRUMENT NUMBER
2017-0002107-D-11

PARCEL "A"
123,722± SQ. FT. OR
2.84± ACRES
NOW OR FORMERLY
H&T PROPERTIES LLC
INSTRUMENT NUMBER
2017-0002107-D-11

PARCEL "B"
20,001± SQ. FT. OR
0.46± ACRES
NOW OR FORMERLY
H&T PROPERTIES LLC
INSTRUMENT NUMBER
2017-0002107-D-11

MINUTES OF OCTOBER 14, 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 #0511G-02-008.000 into 2 new parcels. The subject property is generally described as being located at 6092 Beatline Road.

CERTIFICATION 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.

Shawn Rado date 9/23/21
President
H & T Properties LLC

Subscribed and sworn to before me, in my presence this 9/23/2021 day of March, 2017, a Notary Public in and for the County of Harrison State of Mississippi.

Mary S. Levens date 9/23/2021
Notary
My Commission Expires: 10-27-2021



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 768/2, Page 111 in accordance with all applicable codes and ordinances, Witness my original signature, registration number and seal this 2/11/21 day of March, 2017.

Eric Menthennett
Eric Menthennett, P.L.S. 1778

Subscribed and sworn to before me, in my presence this 2/11/21 day of March, 2017, a Notary Public in and for the County of Harrison State of Mississippi.

Shayne Cox date
Notary
My Commission Expires: _____



ERIC (Rick) MENTHENNETT
Professional Land Surveyor
(MAIL) P.O. Box 4842
Bloom, MS 39535
(228) 439-9701 (office)
(228) 439-9702 (FAX)

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 with (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 _____ day of _____, 2017.

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 _____, 2017.

Adopt: _____
ATTEST: _____

MAYOR _____ CITY CLERK _____

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

<p align="center">CERTIFICATION OF OWNERSHIP</p> <p>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.</p> <p><i>Shirley Zedo</i> OWNER 1045280</p> <p>MARY S. LEVENS 1045280 Notary Public Commission Expires Oct 17, 2023</p> <p>SUBSCRIBED AND SWORN TO BEFORE ME, IN MY PRESENCE THIS <u>9-23-2021</u> DAY OF <u>SEPTEMBER</u>, 2021, A NOTARY PUBLIC IN AND FOR THE COUNTY OF HARRISON STATE OF MISSISSIPPI.</p> <p><i>Mary S. Levens</i> OWNER MY COMMISSION EXPIRES: <u>10/17/2023</u></p>	<p align="center">CERTIFICATE OF APPROVAL</p> <p>I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAN DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREET, OR ANY CHANGE IN EXISTING PUBLIC STREETS, THE EXTENSION OF PUBLIC WATER OR SEWER SYSTEM OR THE INSTALLATION OF DRAINAGE IMPROVEMENTS THROUGH ON 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 THE THEREFORE THIS PLAN HAS BEEN APPROVED BY THE ADMINISTRATOR SUBJECT TO AS BEING RECORDED IN THE HARRISON COUNTY COURTHOUSE WITH (60) DAYS OF THE DATE BELOW.</p> <p>ADMINISTRATOR _____ DATE _____</p> <p align="center">PLANNING COMMISSION</p> <p>APPROVED BY THE CITY OF LONG BEACH PLANNING COMMISSION AT THE REGULAR MEETING OF SAID COMMISSION HELD ON _____ DAY OF _____, 2021.</p> <p>PLANNING COMMISSION CHAIRMAN _____ DATE _____</p> <p align="center">ACCEPTANCE</p> <p>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.</p> <p>ADOPT: _____ ATTEST: _____</p> <p>MAYOR _____ CITY CLERK _____</p>	<p align="center">NOTES</p> <p>1. NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THE OPINION OF THE LOCATION AND NATURE OF THE PROPERTY REPRESENTED BY THIS SURVEY DOES NOT MAKE ANY GUARANTEE AS TO THE ACCURACY OR PARTIES. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER INSTRUMENTS THAT WOULD BE DISCOVERED BY TITLE INVESTIGATION, NOT SHOWN ON THIS PLAN WHICH COULD AFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PROPERTY.</p> <p>2. BOUNDARY LINES WERE TAKEN FROM DEEDS, TAX RECORDS, ETC. AS SHOWN IN THE REFERENCE MATERIAL BELOW AND MONUMENTS AND/OR IRON RODS FOUND.</p> <p>3. THIS SURVEY IS SUBJECT TO ALL APPLICABLE HARRISON COUNTY REGULATIONS, EASEMENTS, OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE, WHETHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY OF RECORD.</p> <p>4. THIS IS A CLASS "B" SURVEY AS OUTLINED IN CLASSIFICATION OF SURVEYS.</p>	<p align="center">CERTIFICATE OF RESUBDIVISION</p> <p>IN ACCORDANCE WITH ARTICLE II, SECTION 3 OF THE CODE OF ORDINANCE (SUBDIVISION REGULATIONS) OF THE CITY OF LONG BEACH, MISSISSIPPI, 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 PLAN. THE FOLLOWING PROPERTY HAS BEEN SUBDIVIDED FROM HARRISON COUNTY AD VALOREM TAX PARCEL #0511G-02-008.001 INTO 2 NEW PARCELS: THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING LOCATED AT 6092 BEALINE ROAD.</p>
<p align="center">CERTIFICATION OF OWNERSHIP</p> <p>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 UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES IN SIGNATURE, REGISTRATION NUMBER AND SEAL THIS <u>9/22/21</u> DAY OF <u>SEPTEMBER</u>, 2021.</p> <p><i>Gregorie Cole Thompson</i> OWNER MY COMMISSION EXPIRES: <u>11-6-24</u></p>	<p align="center">CERTIFICATE OF APPROVAL</p> <p>I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAN DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREET, OR ANY CHANGE IN EXISTING PUBLIC STREETS, THE EXTENSION OF PUBLIC WATER OR SEWER SYSTEM OR THE INSTALLATION OF DRAINAGE IMPROVEMENTS THROUGH ON 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 THE THEREFORE THIS PLAN HAS BEEN APPROVED BY THE ADMINISTRATOR SUBJECT TO AS BEING RECORDED IN THE HARRISON COUNTY COURTHOUSE WITH (60) DAYS OF THE DATE BELOW.</p> <p>ADMINISTRATOR _____ DATE _____</p> <p align="center">PLANNING COMMISSION</p> <p>APPROVED BY THE CITY OF LONG BEACH PLANNING COMMISSION AT THE REGULAR MEETING OF SAID COMMISSION HELD ON _____ DAY OF _____, 2021.</p> <p>PLANNING COMMISSION CHAIRMAN _____ DATE _____</p> <p align="center">ACCEPTANCE</p> <p>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.</p> <p>ADOPT: _____ ATTEST: _____</p> <p>MAYOR _____ CITY CLERK _____</p>	<p align="center">NOTES</p> <p>1. NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THE OPINION OF THE LOCATION AND NATURE OF THE PROPERTY REPRESENTED BY THIS SURVEY DOES NOT MAKE ANY GUARANTEE AS TO THE ACCURACY OR PARTIES. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER INSTRUMENTS THAT WOULD BE DISCOVERED BY TITLE INVESTIGATION, NOT SHOWN ON THIS PLAN WHICH COULD AFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PROPERTY.</p> <p>2. BOUNDARY LINES WERE TAKEN FROM DEEDS, TAX RECORDS, ETC. AS SHOWN IN THE REFERENCE MATERIAL BELOW AND MONUMENTS AND/OR IRON RODS FOUND.</p> <p>3. THIS SURVEY IS SUBJECT TO ALL APPLICABLE HARRISON COUNTY REGULATIONS, EASEMENTS, OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE, WHETHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY OF RECORD.</p> <p>4. THIS IS A CLASS "B" SURVEY AS OUTLINED IN CLASSIFICATION OF SURVEYS.</p>	<p align="center">CERTIFICATE OF RESUBDIVISION</p> <p>IN ACCORDANCE WITH ARTICLE II, SECTION 3 OF THE CODE OF ORDINANCE (SUBDIVISION REGULATIONS) OF THE CITY OF LONG BEACH, MISSISSIPPI, 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 PLAN. THE FOLLOWING PROPERTY HAS BEEN SUBDIVIDED FROM HARRISON COUNTY AD VALOREM TAX PARCEL #0511G-02-008.001 INTO 2 NEW PARCELS: THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING LOCATED AT 6092 BEALINE ROAD.</p>
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PREPARED BY:

MACHADO PATANO

0 228 358 1950 | F 228 384 1971
www.mipeng.us

CIVIL
ELECTRICAL
MECHANICAL
SURVEYING

618 Howard Ave., Suite F
Braz, Mississippi 39030

A PARCEL OF LAND SITUATED IN LOT 2,
BLOCK 11 OF COX'S SUBDIVISION OF THE
SOUTHEAST 1/4 OF SECTION 3,
TOWNSHIP 8 SOUTH, RANGE 12 WEST,
HARRISON COUNTY,
MISSISSIPPI

BNDY
SHEET NO. 2 of 2



**MINUTES OF OCTOBER 14, 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 8, 2021

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

RE: Certificate of Subdivision - Tax Parcel No. 0511G-02-008.001

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which proposes to divide a single "flagstaffed" shaped parcel with frontage on the east side of Beatline Rd., into two new parcels. Parcel "A" will be 2.84 acres \pm with just over 40 feet of frontage on Beatline Rd., and Parcel "B" will be 0.46 acres \pm with 100 feet of frontage on Beatline Rd. The submittal includes a previous subdivision approved by the City in 2017 for reference, but the actual property to be subdivided is as indicated on the sheets marked with "Machado-Patano" in the title block. 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 14, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Special Tap Fee: 6092 Beatline Rd				
Date: 9-29-2021				
SEWER AND WATER TAP				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
1	EA	1" Corp Stop	\$42.21	\$42.21
1	EA	3/4"x 1" Wye	\$32.29	\$32.29
30	FT	Roll Tube	\$0.56	\$16.80
1	EA	Meter Box	\$37.00	\$37.00
2	FT	4" Twye	\$13.57	\$27.14
2	EA	4" CAPS	\$4.55	\$9.10
40	EA	4" SDR 26	\$3.05	\$122.00
		TOTAL MATERIAL COST		\$286.54
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
6	HRS	161-TRACK HOE	\$21.00	\$126.00
6	HRS	DUMP TRUCK/ Trailer	\$45.00	\$270.00
6	HRS	CREW TRUCK	\$10.00	\$60.00
		TOTAL EQUIPMENT COST		\$456.00
LABOR:				
		LABOR		TOTAL
				\$669.91
		TOTAL LABOR COST		\$669.91
FUEL:				
			TOTAL MATERIAL COST	\$286.54
			TOTAL EQUIPMENT COST	\$456.00
			TOTAL LABOR COST	\$669.91
			TOTAL	\$1,412.45
			5% FUEL COST	\$70.62
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				<u>\$742.54</u>
City of Long Beach				
P.O. Box 929				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				<u>\$740.53</u>
Utility Partners, LLC				
P.O. Box 591				
Long Beach, MS 39560				
		TOTAL WATER TAP FEE COST		\$1,483.07

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.

Commissioner Hansen and Commissioner Levens returned to the meeting this time.

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

It came for discussion under new business, a Certificate of Resubdivision for property located at 668 North Seal Avenue, Tax Parcel 0611K-02-003.000, submitted by Compass Investments, LLC (owner) and Tammy Triplett (agent), 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 9-23-21
Zoning R-1
Agenda Date 10-14-21
Check Number 001048

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

TYPE OF CASE: CERTIFICATE OF RESUBDIVISION

- AD VALOREM TAX PARCEL NUMBER(S): 0611K-02-003.000
GENERAL LOCATION OF PROPERTY INVOLVED: 668 N. Seal Ave
Long Beach Ms.
ADDRESS OF PROPERTY INVOLVED: 668 N. Seal Ave. LB. MS
GENERAL DESCRIPTION OF REQUEST: Resubdivision of 1.7 acre divided into
Into 3 lots

- 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.

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.

Compass Investments LLC
Name of Rightful Owner (PRINT)
PO Box 963
Owner's Mailing Address
Long Beach Ms. 39560
City State Zip
228-424-3860
Phone

Tammy Triplett
Name of Agent (PRINT)
PO Box 963
Agent's Mailing Address
Long Beach Ms. 39560
City State Zip
228-424-3860
Phone

Signature of Rightful Owner
Date 9/23/21

Signature of Applicant
Date 9/23/21

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



1st Judicial District
Instrument 2021 7651 D -J1
Filed/Recorded 6/4/2021 01:14 P
Total Fees \$ 32.00
11 Pages Recorded

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

Grantor:
The Estate of Catherine C. Carrubba
401 Warwick Road
Clinton, MS 39056
(601) 946-3096

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

Grantee:
Compass Investments, LLC
P.O. Box 963
Long Beach, MS 39560
(228) 424-3860

File No. T210167S

INDEXING INSTRUCTIONS: N 1/2 of the SW 1/4 of Lot 8, Seal S/D, in Sec 11, T8 S, R12W, 1st JD, 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, **The Estate of Catherine C. Carrubba**, does hereby sell, convey and warrant unto **Compass Investments, LLC**, a MS Limited Liability Company, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Legal Description attached hereto as Exhibit "A"

This being the same property as that conveyed to The Estate of Catherine C. Carrubba, by instrument recorded in Instrument No. 2006-1574-D-J1, Land Deed Records of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor quitclaims any and all oil, gas, and other minerals owned, if any, to Grantee. No mineral search was requested or performed by preparer.

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

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

The Order to Sell is attached hereto as Exhibit " B " .

WITNESS MY SIGNATURE, on this the 17th day of MAY, 2021.

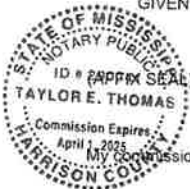
The Estate of Catherine C. Carrubba
Paul A. Carrubba, Executor
By: Paul A. Carrubba, Executor

CORPORATE ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **Paul A. Carrubba**, the duly appointed Executor of **The Estate of Catherine C. Carrubba**, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of the aforesaid company, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 17th day of MAY, 2021.



Taylor E. Thomas
NOTARY PUBLIC

DEED ACCEPTED BY:

Tammy Triplett
Compass Investments, LLC, Grantee
By: Tammy Triplett, Managing Member

113

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Exhibit "A"

Legal Description

The North Half of the Southwest Quarter (SW ¼) of Lot Eight (8) of Seal Subdivision, in Section 11, Township 8 South, Range 12 West, as per map or plat thereof on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi;

Said lot or parcel of land being further described as beginning at the Northwest corner of the South Half of the Southwest Quarter (SW ¼) of Lot 8 of Seal Subdivision, and running thence North along the West line of said lot a distance of 165 feet to a stake; thence East, parallel with the South line of said lot a distance of 660 feet to a stake on the East line of the Southwest Quarter (SW ¼) of said lot; thence South along the East line of the Southwest Quarter (SW ¼) of said lot a distance of 165 feet to a stake at the Northeast corner of the South Half of the Southwest Quarter (SW ¼) of said lot; thence West along the North margin line of the South Half of the Southwest Quarter (SW ¼) of Lot 8 a distance of 660 feet to the Point of Beginning.

LESS AND EXCEPT:

The East 158.65 feet of the North Half of the Southwest Quarter of Lot 8 of Seal Subdivision in Section 11, Township 8 South, Range 12 West of Harrison County, Mississippi, as per the official map or plat of said subdivision on file and of record in the First Judicial District Office of the Chancery Clerk of Harrison County, Mississippi, and more particularly described as follows:

Commencing at the Southwest corner of said Lot 8, Seal Subdivision, in the City of Long Beach, Harrison County, Mississippi, running thence North a distance of 165.0 feet; thence East 501.35 feet to a point for the place of beginning. From said Point of Beginning, running thence East 158.65 feet; thence North 165.0 feet to the center line of said Lot 8, Seal Subdivision; thence West along said center line of said Lot 8 a distance of 158.65 feet to a point due North of the Point of Beginning; thence South a distance of 165.0 feet to the Point of Beginning; subject to an easement along the North approximately 16 feet of said land for an existing public road commonly called Summer Lane.

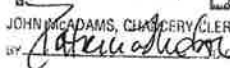

Compass Investments, LLC
By: Tammy Triplett, Managing Member

05/17/2021
Date

Case: 24CH1:20-cv-00227-JS Document #: 7 Filed: 05/06/2021 Page 1 of 3

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

IN RE: THE WILL AND ESTATE OF
CATHERINE C. CARRUBBA,
DECEASED

FILED
MAY - 6 2021
JOHN MCADAMS, CHANCERY CLERK
BY: 
CAUSE NO. 20-227(2)

**ORDER AUTHORIZING EXECUTOR
TO SELL REAL PROPERTY**

THIS DAY this cause came on for hearing on the sworn petition of Paul A. Carrubba, Executor of the Estate of Catherine C. Carrubba, asking the Court for authority to sell real property on behalf of the Estate and, the Court, being fully informed in the premises, grants the Petition and finds as follows:

1. Paul A. Carrubba ("Executor") is the duly appointed Executor of the Estate of his mother Catherine C. Carrubba (the "Decedent").
2. Jasper J. Carrubba, Nunzio J. Carrubba, Paul A. Carrubba, Mary V. Jordan, and Racheal Magee and Christopher P. Carrubba, the only children of Decedent's deceased son Christopher C. Carrubba, are the Decedent's only beneficiaries and sole heirs under her Last Will and Testament. Decedent was not married at the time of her death and she has no other children.
3. At the time of her death, the Decedent was the owner of real property located at 668 N. Seal Avenue, Long Beach, Mississippi (the "Property"). This was Decedent's primary residence and the property had been vacant for a time prior to Decedent's death.
4. The Executor has received an offer from Compass Investments, LLC (the "Purchaser") to purchase the Property. Believing the offer to be in the best interest of the Estate, the Executor has agreed to sell same to Purchaser subject to the approval of this Court. The offer with all its terms and conditions is set out in a Contract for Purchase and Sale of Property (the "Contract"), a copy of which is attached as Exhibit "A" to this Petition. The parties wish to close the sale on May 20, 2021 if court approval is obtained by that date.

61972314

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Case: 24CH1:20-cv-00227-JS Document #: 7 Filed: 05/06/2021 Page 2 of 3

5. The Contract provides a total cash purchase price for the Property of \$87,500. The Executor believes that the purchase price is fair and reasonable based upon the terms of the offer and the age and condition of the property. The house is in need of numerous repairs and updates that would require substantial investment of funds before commanding a higher sale value. The Executor, joined by co-beneficiaries, agree that the sale price is fair and reasonable for the property under these circumstances. They have been advised by a local realtor.

6. Upon closing of the sale of the Property, the total consideration and proceeds from the sale of the Property, net of closing costs, will be the property of the Estate and will be deposited into the Estate account and administered by the Executor, subject to the jurisdiction of this Court.

7. Decedent's only beneficiaries under her Will, and her only heirs at law, are Jasper J. Carrubba, Nunzio J. Carrubba, Executor Paul A. Carrubba, Mary V. Jordan, and Racheal Magee and Christopher P. Carrubba, the only children of Decedent's deceased son Christopher C. Carrubba, who have filed a Joinder in this Petition.

IT IS, THEREFORE, ORDERED, ADJUDGED, AND DECREED that:

A. The sale of the Property pursuant to the Contract is fair and reasonable under the circumstances.

B. The Executor is authorized to sell the Property to the Purchasers according to the terms and conditions set forth in the Contract, including the execution by the Executor of the Contract, general warranty deed, and all other closing documents necessary to complete the transaction and effect closing of the sale.

C. The Executor shall deposit into the Estate's bank account all proceeds of the sale, net of all costs and fees associated with the sale.

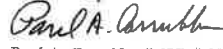
SO ORDERED, this the 6 day of May, 2021.


CHANCELLOR

61972314

Case: 24CH1:20-cv-00227-JS Document #: 7 Filed: 05/06/2021 Page 3 of 3

Presented by:


Paul A. Carrubba (MSB # 5895)
ADAMS AND REESE LLP
1018 Highland Colony Parkway, Suite 800
Ridgeland, Mississippi 39157
Telephone: 601-292-0788
Facsimile: 601-355-9708
E-mail: paul.carrubba@arlaw.com

61972314

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

**IN RE: THE WILL AND ESTATE OF
CATHERINE C. CARRUBBA,
DECEASED**

CAUSE NO. 20-227(2)

JOINDER IN PETITION TO AUTHORIZE SALE OF REAL PROPERTY

Comes Now Mary Carrubba Jordan, an adult under no disabilities, a resident of Long Beach, Mississippi, the sister of Petitioner Paul A. Carrubba, and the daughter of Decedent Catherine C. Carrubba, and beneficiary under the Last Will and Testament of Decedent Catherine C. Carrubba, having been furnished a copy of the Petition to Authorize Sale of Real Property (the "Petition") filed in this cause, and being fully informed in the premises, hereby waives service of process upon herself, makes a general appearance in this cause and subjects herself to the jurisdiction of this Court in this cause, consents to a hearing on the Petition at any time and date, joins in the Petition, and expressly joins in the request to authorize sale of real property.

Witness my signature this the 4th day of May, 2021.

Mary Carrubba Jordan
Mary Carrubba Jordan

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the County and State aforesaid, the within named Mary Carrubba Jordan, who, being by me first duly sworn, on oath states that the matters and things set forth in the above and foregoing Joinder in Petition to Approve Sale of Real Property are true and correct as therein stated.



SWORN TO AND SUBSCRIBED before me, this the 4th day of May, 2021.

Norma J. McCALEB
Notary Public

61972355

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

**IN RE: THE WILL AND ESTATE OF
CATHERINE C. CARRUBBA,
DECEASED**

CAUSE NO. 20-227(2)

JOINDER IN PETITION TO AUTHORIZE SALE OF REAL PROPERTY

Comes Now Christopher P. Carrubba, an adult under no disabilities, a resident of Long Beach, Mississippi, the nephew of Petitioner Paul A. Carrubba, and the grandson of Decedent Catherine C. Carrubba, and beneficiary under the Last Will and Testament of Decedent Catherine C. Carrubba, having been furnished a copy of the Petition to Authorize Sale of Real Property (the "Petition") filed in this cause, and being fully informed in the premises, hereby waives service of process upon himself, makes a general appearance in this cause and subjects himself to the jurisdiction of this Court in this cause, consents to a hearing on the Petition at any time and date, joins in the Petition, and expressly joins in the request to authorize sale of real property.

Witness my signature this the 4th day of May, 2021.

Christopher P. Carrubba
Christopher P. Carrubba

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the County and State aforesaid, the within named Christopher P. Carrubba, who, being by me first duly sworn, on oath states that the matters and things set forth in the above and foregoing Joinder in Petition to Approve Sale of Real Property are true and correct as therein stated.



SWORN TO AND SUBSCRIBED before me, this the 4th day of May, 2021.

Charles Day
Notary Public

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

IN RE: THE WILL AND ESTATE OF
CATHERINE C. CARRUBBA,
DECEASED

CAUSE NO. 20-227(2)

JOINDER IN PETITION TO AUTHORIZE SALE OF REAL PROPERTY


Comes Now Rachel Magee, an adult under no disabilities, a resident of Diamondhead, Mississippi, the niece of Petitioner Paul A. Carrubba, and the granddaughter of Decedent Catherine C. Carrubba, and beneficiary under the Last Will and Testament of Decedent Catherine C. Carrubba, having been furnished a copy of the Petition to Authorize Sale of Real Property (the "Petition") filed in this cause, and being fully informed in the premises, hereby waives service of process upon herself, makes a general appearance in this cause and subjects herself to the jurisdiction of this Court in this cause, consents to a hearing on the Petition at any time and date, joins in the Petition, and expressly joins in the request to authorize sale of real property.

Witness my signature this the 4 day of May, 2021.

Rachel Magee
Rachel Magee

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the County and State aforesaid, the within named Rachel Magee, who, being by me first duly sworn, on oath states that the matters and things set forth in the above and foregoing Joinder in Petition to Approve Sale of Real Property are true and correct as therein stated.

SWORN TO AND SUBSCRIBED before me, this the 4 day of May, 2021.
 Angela Johnson
Notary Public

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

IN RE: THE WILL AND ESTATE OF
CATHERINE C. CARRUBBA,
DECEASED

CAUSE NO. 20-227(2)

JOINDER IN PETITION TO AUTHORIZE SALE OF REAL PROPERTY

Comes Now Nunzio J. Carrubba, an adult under no disabilities, a resident of Mobile, Alabama, the brother of Petitioner Paul A. Carrubba, and the son of Decedent Catherine C. Carrubba, and beneficiary under the Last Will and Testament of Decedent Catherine C. Carrubba, having been furnished a copy of the Petition to Authorize Sale of Real Property (the "Petition") filed in this cause, and being fully informed in the premises, hereby waives service of process upon himself, makes a general appearance in this cause and subjects himself to the jurisdiction of this Court in this cause, consents to a hearing on the Petition at any time and date, joins in the Petition, and expressly joins in the request to authorize sale of real property.

Witness my signature this the 4 day of May, 2021.

Nunzio J. Carrubba
Nunzio J. Carrubba

STATE OF Alabama
COUNTY OF Mobile

Personally appeared before me, the undersigned authority in and for the County and State aforesaid, the within named Nunzio J. Carrubba, who, being by me first duly sworn, on oath states that the matters and things set forth in the above and foregoing Joinder in Petition to Approve Sale of Real Property are true and correct as therein stated.

SWORN TO AND SUBSCRIBED before me, this the 4 day of May, 2021.

Ashlee Nicole Vise
Notary Public
My Commission Expires: 2-26-2025

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

IN RE: THE WILL AND ESTATE OF
CATHERINE C. CARRUBBA,
DECEASED

CASE NO. 20-217(2)

JOINDER IN PETITION TO AUTHORIZE SALE OF REAL PROPERTY

Come Now Jasper J. Carrubba, an adult under no disabilities, a resident of Kansas City, Missouri, the brother of Petitioner Paul A. Carrubba, and the son of Decedent Catherine C. Carrubba, and beneficiary under the Last Will and Testament of Decedent Catherine C. Carrubba, having been furnished a copy of the Petition to Authorize Sale of Real Property (the "Petition") filed in this cause, and being fully informed in the premises, hereby waives service of process upon himself, makes a general appearance in this cause and subjects himself to the jurisdiction of this Court in this cause; consents to a hearing on the Petition at any time and date, joins in the Petition, and expressly joins in the request to authorize sale of real property.

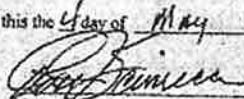
Witness my signature this the 4 day of May, 2021.


Jasper J. Carrubba

STATE OF MISSISSIPPI
COUNTY OF PLATTE

Personally appeared before me, the undersigned authority in and for the County and State aforesaid, the within named Jasper J. Carrubba, who, being by me first duly sworn, on oath states that the matters and things set forth in the above and foregoing Joinder in Petition to Approve Sale of Real Property are true and correct as therein stated.

SWORN TO AND SUBSCRIBED before me, this the 4 day of May, 2021.


Notary Public

My Commission Expires: 1-21-2022

61972355

LOUISIANA
My Commission Expires
January 21, 2022
Notary Public
Catherine E. [unclear]
Cottrellville, LA 70330-1818



MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

LEGAL DESCRIPTION PRIOR TO RESUBDIVISION
(DR 2006-1574-D-J)

The North Half of the Southwest 1/4 of Lot 8 of Seal Subdivision in Section 11, Township 8 South, Range 12 West, as per map or plat thereof on file and of Record in the office of the Chancery Clerk of Harrison County, Mississippi:

Said lot of parcel being further described as Beginning at the Northwest corner of the South 1/2 of the Southwest 1/4 of Lot 8 of Seal Subdivision and running thence North along the West line of said lot a distance of 165 to a stake, thence East, parallel with the South line of said lot a distance of 660 feet to a stake on the East line of the Southwest 1/4 of said lot, thence South along the East line of the Southwest 1/4 of said lot a distance of 165 feet to a stake at the Northeast corner of the South 1/2 of the Southwest 1/4 of said lot, thence West along the North margin of the South 1/2 of the Southwest 1/4 of Lot 8 a distance of 660 feet to the Point of Beginning.

LESS AND EXCEPT

The East 158.65 feet of the North 1/2 of the Southwest 1/4 of Lot 8 of Seal Subdivision in Section 11, Township 8 South, Range 12 West of Harrison County, Mississippi, as per the official map or plat of said subdivision on file and of record in the First Judicial District, Office of the Chancery Clerk of Harrison County, Mississippi and more particularly described as follows:

Commencing at the Southwest corner of said Lot 8, Seal Subdivision in the City of Long Beach, Harrison County, Mississippi, running thence North a distance of 165.0 feet, thence East 501.35 feet to a point for the Place of Beginning, from said Point of Beginning running thence East 158.65 feet, hence North 165.0 feet to the centerline of said Lot 8, Seal Subdivision, thence West along said centerline of said Lot 8 a distance of 158.65 feet to a point due North of the Point of Beginning, thence South a distance of 165.0 feet to the Point of Beginning. Subject to an easement along the North approximately 16 feet of said land for an existing public road commonly called Summer Lane.

CERTIFICATE OF RESUBDIVISION
668 SEAL AVENUE
SECTION 11, TOWNSHIP 8 SOUTH, RANGE 12 WEST
LONG BEACH, MISSISSIPPI
PARCEL #0611K-02-003.000



SCALE: 1"=60'

IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET

P=PLAT OF RECORD
M=MEASURED
D=DEED

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such. This is a Class "B" survey per "The Standards of Practice for Land Surveying in the State of Mississippi". Bearings based on GPS Observation of the east margin of Oak Alley Lane, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Panel Number 28047C-035B-C, Revised: 6/16/09.

This is to CERTIFY that this plat or map and the survey on which it is based were made in accordance with the Standards of Practice for Land Surveying in the State of Mississippi".

Gary A. Durbin, P.L.S. 24081
September 22, 2021

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
13046 RIVERWALK CIRCLE, DIBERVILLE, MS 39540
Tel: 662-343-3132 Fax: 662-343-3132

Sheet 1 of 4

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION
668 SEAL AVENUE
SECTION 11, TOWNSHIP 8 SOUTH, RANGE 12 WEST
LONG BEACH, MISSISSIPPI
PARCEL #0611K-02-003.000

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

Bearings based on GPS Observation of the east margin of Seal Avenue, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Panel Number 28047C-0358-G and 28047C-0357-G Revised: 6/16/09.



NOW OR FORMERLY
CARRUBBA ESTATE
C/O SPEARS
174 SPEARS STREET
LONG BEACH, MS 38560
0611K-02-004.000



This is to CERTIFY that this plat or map and the survey on which it is based were made in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi".

Gary A. Durbin, P.L.S. 2401
Class "B" Survey
September 22, 2021

SCALE: 1"=60'

IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET

P=PLAT OF RECORD
M=MEASURED
D=DEED

LEGAL DESCRIPTION OF LOTS CREATED BY THIS SUBDIVISION
PARCEL "A"

A parcel of land being a part of Lot 8, Seal Subdivision, City of Long Beach, First Judicial District, Harrison County, Mississippi, as recorded in Plat Copy Book 4A, Page 312 of the records of the First Judicial District, better described as follows, to-wit:

Beginning at an iron rod found at the Southwest corner of the North 1/2 of said Lot 8, said point being on the East margin of Seal Avenue, thence N 00°37'01" W 145.73 feet to the intersection of said East margin of Seal Avenue and the South margin of Summer Lane, thence N 89°37'34" E 238.76 feet along Summer Lane to an iron rod, thence S 00°22'26" E 145.71 feet to an iron rod, thence S 89°37'34" W 238.14 feet to the Point of Beginning. Said parcel contains 10929 square feet or 0.25 acres. Bearings based on GPS Observation, Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960, per survey by Gary A. Durbin, P.L.S. dated September 22, 2021.

PARCEL "B"

A parcel of land being a part of Lot 8, Seal Subdivision, City of Long Beach, First Judicial District, Harrison County, Mississippi, as recorded in Plat Copy Book 4A, Page 312 of the records of the First Judicial District, better described as follows, to-wit:

Commencing at an iron rod found at the Southwest corner of the North 1/2 of said Lot 8, said point being on the East margin of Seal Avenue, thence N 89°37'34" E 238.14 feet to an iron rod and the Point of Beginning, thence N 00°22'26" W 145.73 feet to the South margin of Summer Lane, thence N 89°37'34" E 75.00 feet along Summer Lane to an iron rod, thence S 00°22'26" E 145.73 feet to an iron rod, thence S 89°37'34" W 75.00 feet to the Point of Beginning. Said parcel contains 10929 square feet or 0.25 acres. Bearings based on GPS Observation, Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960, per survey by Gary A. Durbin, P.L.S. dated September 22, 2021.

PARCEL "C"

A parcel of land being a part of Lot 8, Seal Subdivision, City of Long Beach, First Judicial District, Harrison County, Mississippi, as recorded in Plat Copy Book 4A, Page 312 of the records of the First Judicial District, better described as follows, to-wit:

Commencing at an iron rod found at the Southwest corner of the North 1/2 of said Lot 8, said point being on the East margin of Seal Avenue, thence N 89°37'34" E 313.14 feet to an iron rod and the Point of Beginning, thence N 00°22'26" W 145.73 feet to the South margin of Summer Lane, thence N 89°37'34" E 189.17 feet along Summer Lane to an iron rod, thence S 00°37'01" E 145.73 feet to an iron rod, thence S 89°37'34" W 189.79 feet to the Point of Beginning. Said parcel contains 27612 square feet or 0.63 acres. Bearings based on GPS Observation, Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960, per survey by Gary A. Durbin, P.L.S. dated September 22, 2021.

10847

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
13048 RIVERWALK CIRCLE, DEBILVILLE, MS. 39540
PH. (228) 345-3632 ted@gaadurbin.com

Sheet 2 of 4

MINUTES OF OCTOBER 14, 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.

OWNER: COMPASS INVESTMENT LLC
TAMMY TRIPLETT

DATE: 9/22/2021

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
D.W. 11020
Commission Expires September 24, 2022

SEAL

MY COMMISSION EXPIRES September 30 2022

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision form an actual survey made by me or under my supervision and a deed description recorded in Book _____ Page _____ in accordance with the applicable codes and ordinances. Witness my original signature, registration number and seal this the 22 day of Sept 2021.

SEAL OR STAMP

GARY A. DURBIN, P.L.S. 2401

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
Commission Expires August 18, 2023

SEAL

MY COMMISSION EXPIRES August 18 2023

CERTIFICATE OF APPROVAL

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public street, or any change in existing public streets, the extension of public water or sewer 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 thereof 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 Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____ 2021.

ADOPT _____ ATTEST _____

MAYOR _____ CITY CLERK _____

CERTIFICATE OF RESUBDIVISION
668 SEAL AVENUE
LONG BEACH, MISSISSIPPI
PARCEL #0611K-02-003-000

Sheet 3 of 4

10847
GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
21
DRIVE, BILOXI, MS, 39532
Tel: 601-385-3322 Fax: 601-385-3322

**MINUTES OF OCTOBER 14, 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 parcels 0611K-02-003,000 into Lots A,B and C. The subject property is generally described as being located on Summer Lane.

**LEGAL DESCRIPTION PRIOR TO RESUBDIVISION
(OR 2006-1574-D-41)**

The North Half of the Southwest 1/4 of Lot 8 of Seal Subdivision in Section 11, Township 8 South, Range 12 West, as per map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi:

Said lot of parcel being further described as Beginning at the Northwest corner of the South 1/2 of the Southwest 1/4 of Lot 8 of Seal Subdivision and running thence North along the West line of said lot a distance of 165 feet to a stake, thence East, parallel with the South line of said lot a distance of 660 feet to a stake on the East line of the Southwest 1/4 of said lot, thence South along the East line of the Southwest 1/4 of said lot a distance of 165 feet to a stake at the Northeast corner of the South 1/2 of the Southwest 1/4 of said lot, thence West along the North margin of the South 1/2 of the Southwest 1/4 of Lot 8 a distance of 660 feet to the Point of Beginning.

LESS AND EXCEPT

The East 158.65 feet of the North 1/2 of the Southwest 1/4 of Lot 8 of Seal Subdivision in Section 11, Township 8 South, Range 12 West of Harrison County, Mississippi, as per the official map or plat of said subdivision on file and of record in the First Judicial District, Office of the Chancery Clerk of Harrison County, Mississippi and more particularly described as follows:

Commencing at the Southwest corner of said Lot 8, Seal subdivision in the City of Long Beach, Harrison County, Mississippi, running thence North a distance of 165.0 feet, thence East 501.35 feet to a point for the Place of Beginning, from said Point of Beginning running thence East 158.65 feet, thence North 165.0 feet to the centerline of said Lot 8, Seal Subdivision, thence West along said centerline of said Lot 8 a distance of 158.65 feet to a point due North of the Point of Beginning, thence South a distance of 165.0 feet to the Point of Beginning. Subject to an easement along the North approximately 16 feet of said land for an existing public road commonly called Summer Lane.

**CERTIFICATE OF RESUBDIVISION
668 SEAL AVENUE
SECTION 11, TOWNSHIP 8 SOUTH, RANGE 12 WEST
LONG BEACH, MISSISSIPPI
PARCEL #0611K-02-003,000**

LEGAL DESCRIPTION OF LOTS CREATED BY THIS SUBDIVISION

PARCEL "A"

A parcel of land being a part of Lot 8, Seal Subdivision, City of Long Beach, First Judicial District of Harrison County, Mississippi, as recorded in Plat Copy Book 4A, Page 312 of the records of the First Judicial District, better described as follows, to-wit:

Beginning at an iron rod found at the Southwest corner of the North 1/2 of said Lot 8, said point being on the East margin of Seal Avenue, thence N 00°37'01" W 145.73 feet to the intersection of said East margin of Seal Avenue and the South margin of Summer Lane, thence N 89°37'34" E 238.76 feet along Summer Lane to an iron rod, thence S 00°22'26" E 145.71 feet to an iron rod, thence S 89°37'34" W 238.14 feet to the Point of Beginning. Said parcel contains 34748 square feet or 0.80 acres. Bearings based on GPS Observation, Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960, per survey by Gary A. Durbin, P.L.S. dated September 22, 2021.

PARCEL "B"

A parcel of land being a part of Lot 8, Seal Subdivision, City of Long Beach, First Judicial District of Harrison County, Mississippi, as recorded in Plat Copy Book 4A, Page 312 of the records of the First Judicial District, better described as follows, to-wit:

Commencing at an iron rod found at the Southwest corner of the North 1/2 of said Lot 8, said point being on the East margin of Seal Avenue, thence N 89°37'34" E 238.14 feet to an iron rod and the Point of Beginning, thence N 00°22'26" W 145.73 feet to the South margin of Summer Lane, thence N 89°37'34" E 75.00 feet along Summer Lane to an iron rod, thence S 00°22'26" E 145.73 feet to an iron rod, thence S 89°37'34" W 75.00 feet to the Point of Beginning. Said parcel contains 10929 square feet or 0.25 acres. Bearings based on GPS Observation, Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960, per survey by Gary A. Durbin, P.L.S. dated September 22, 2021.

PARCEL "C"

A parcel of land being a part of Lot 8, Seal Subdivision, City of Long Beach, First Judicial District of Harrison County, Mississippi, as recorded in Plat Copy Book 4A, Page 312 of the records of the First Judicial District, better described as follows, to-wit:

Commencing at an iron rod found at the Southwest corner of the North 1/2 of said Lot 8, said point being on the East margin of Seal Avenue, thence N 89°37'34" E 313.14 feet to an iron rod and the Point of Beginning, thence N 00°22'26" W 145.73 feet to the South margin of Summer Lane, thence N 89°37'34" E 189.17 feet along Summer Lane to an iron rod, thence S 00°37'01" E 145.73 feet to an iron rod, thence S 89°37'34" W 189.79 feet to the Point of Beginning. Said parcel contains 27612 square feet or 0.63 acres. Bearings based on GPS Observation, Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960, per survey by Gary A. Durbin, P.L.S. dated September 22, 2021.

10847

GARY A. DUREBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
13046 RIVERWALK CIRCLE, DORRVILLE, MS 38540
Ph. (228) 365-3632 Teledigs@aol.com

Sheet 4 of 4

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Special Tap Fee: Summer Ln				
Date: 9-28-2021				
SEWER AND WATER TAP				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
2	EA	1" Corp Stop	\$42.21	\$84.42
2	EA	1" Curb Stop	\$59.22	\$118.44
40	FT	Roll Tube	\$0.56	\$22.40
2	EA	Meter Box	\$37.00	\$74.00
1	EA	8"x1" Tap Saddle	\$32.63	\$32.63
1	FT	8X6" T	\$42.76	\$42.76
1	FT	6X6" T	\$34.23	\$34.23
2	FT	8" FERNCO	\$11.77	\$23.54
2	EA	6" CAPS	\$8.52	\$17.04
28	EA	6" SDR 26	\$6.81	\$190.68
2	TONS	ASPHALT	\$63.00	\$126.00
2	TONS	LIMESTONE	\$28.50	\$57.00
TOTAL MATERIAL COST				\$823.14
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
				\$975.94
TOTAL LABOR COST				\$975.94
FUEL:				
				TOTAL
TOTAL MATERIAL COST				\$823.14
TOTAL EQUIPMENT COST				\$888.00
TOTAL LABOR COST				\$975.94
TOTAL				\$2,687.08
5% FUEL COST				\$134.35
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				<u>\$1,711.14</u>
City of Long Beach				
P.O. Box 929				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				<u>\$1,110.29</u>
Utility Partners, LLC				
P.O. Box 591				
Long Beach, MS 39560				
TOTAL WATER TAP FEE COST				\$2,821.43

MINUTES OF OCTOBER 14, 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 8, 2021

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

RE: Certificate of Subdivision - Tax Parcel No. 0611K-02-003.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which proposes to divide a single ~1.68 acre parcel at the southeastern corner of the intersection of N. Seal & Summer Lane into 3 new parcels. Parcel "A" will have approximately 146 feet of frontage on N. Seal and nearly 239 feet of frontage on Summer Lane; Parcel "B" will have 75 feet of frontage on Summer Lane, and Parcel "C" will have over 189 feet of frontage on Summer Lane. Each proposed parcel appears to meet the minimum lot sizes. 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

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.

MINUTES OF OCTOBER 14, 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 5268

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: **CERTIFICATE OF RESUBDIVISION**
- II. ADVALOREM TAX PARCEL NUMBER(S): 0611-05-005 000
- 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)

18064 ALLEN ROAD
Owner's Mailing Address

LONG BEACH MS 39560
City State Zip

228-669-7284
Phone

[Signature] 8-24-21
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

BOOK 1270 PAGE 421

HARRISON 13, T8S, N30W
PART OF LOTS 23, 24, 25,
BLOCK 2, COX SUBD
LONG BEACH, HARRISON COUNTY, MS

MARK A. BETHA
1991 BIRTH RECORD
GULFPORT, MS 39502
(601) 864 6229

ENTERED

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of \$10.00, 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 11, 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 09°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 S 00°15'51" W 130.16 feet to an iron rod, run thence S 89°08'41" W along the North line of said Lot 25 a distance of 325.51 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 Strawser 72.38 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°17'28" W 111.63 feet to the East line of Strawser, said point being N 71°17'28" E 0.77 feet from an iron rod, run thence N 00°22'51" E 34.47 feet to an iron pipe, run thence S 57°51'50" W 22.38 feet to an iron rod, run thence S 20°46'17" E 161.42 feet to an iron pipe on the North margin of Allen Road, run thence N 61°00'41" E along said North margin 30.05 feet, run thence N 23°19'07" W 136.21 feet to an iron rod, run thence N 60°16'20" E 138.99 feet to an iron rod, run thence S 20°22'52" E 136.47 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

BOOK 1270 PAGE 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. Strawser by deed recorded in Deed Book 1260, 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 27, 1995

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

Grantee: 18064 Allen Road
Long Beach, MS 39573
(601) 868-7283

STATEMENT OF FEES
Recording Fee \$6.00
Administrative Fee \$1.00
Municipal 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 P.M. on 20 day of April AD 1994 and recorded April 21 1994 in the records of Deeds Book 1270 Pages 421-422
By *Cindy Wiggins* DC

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

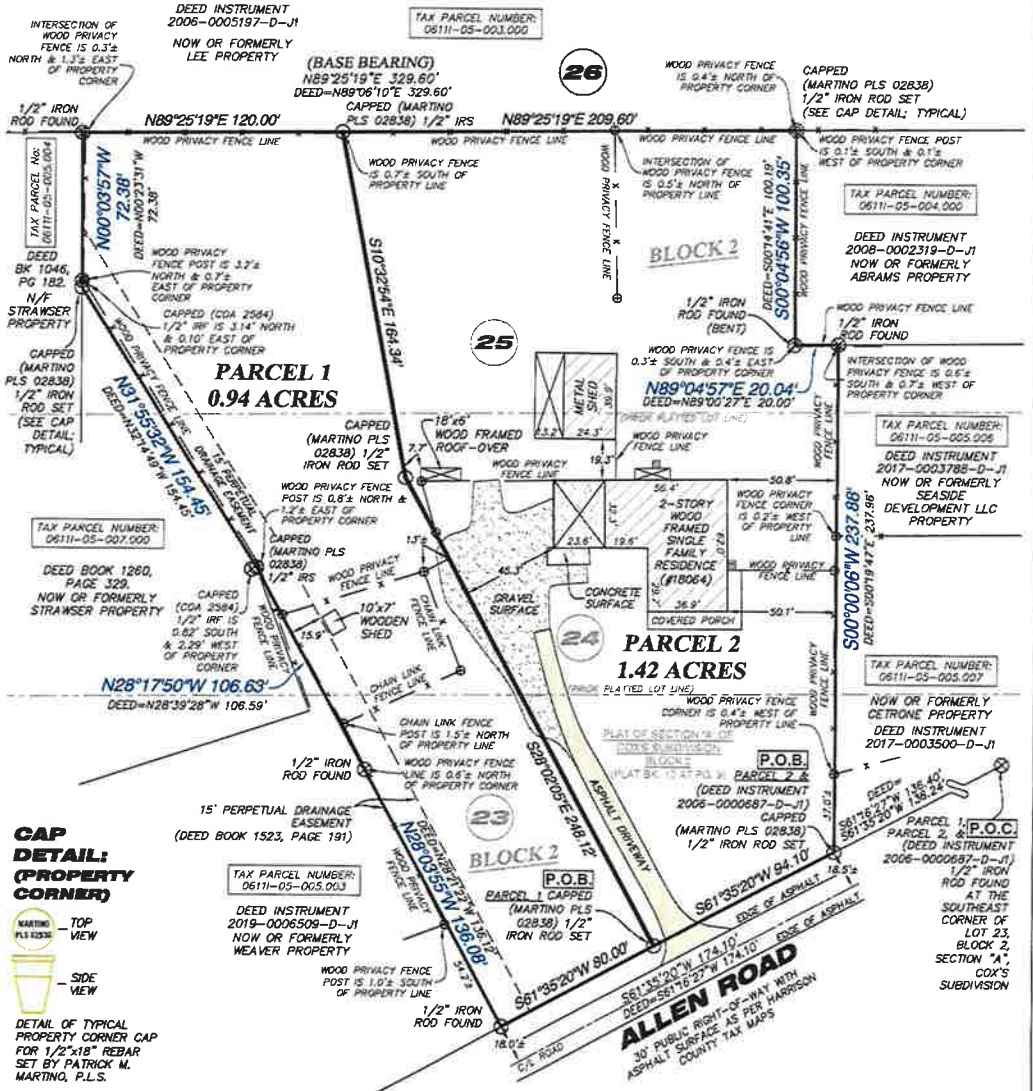
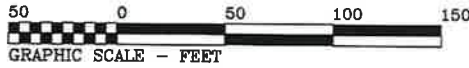
ABBREVIATION

- 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
NS00'00"00"E 435.00' = ACTUAL FIELD MEASUREMENT



SCALE 1" = 50'

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



CAP DETAIL: (PROPERTY CORNER)



Table with client information: CLIENT: BOB & HEATHER NEALE, ADDRESS: 18064 ALLEN ROAD, LONG BEACH, MS 39580, 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: 228-386-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

MINUTES OF OCTOBER 14, 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 HERIN 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 190.19 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 2006-005197-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 42
- 6.) PLAT OF SECTION "A" OF COX SUBDIVISION PER PLAT BOOK 10 AT PAGE 9 (COPY BOOK AT PAGE 305).
- 7.) PRIOR SURVEY PERFORMED BY JEFFREY C. COLLINS, P.S., DATED OCTOBER 26, 2006 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
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.L.R.M. ZONE "X" ACCORDING TO MAP NUMBER 28047033576, DATED JUNE 16, 2008.

CLIENT: BOB & HEATHER NEALE	PARCEL: 18064 ALLEN ROAD ADDRESS: LONG BEACH, MS 39560	SECTION A, BLOCK 2, COX SUBDIVISION	TAX PARCEL NUMBER: 0611-05-005,000	CREW CHIEF: P.M.M. RW	DATE: 2/22/2021	REVISED: 6/19/2021	SCALE: N/A	BEARINGS SHOWN HEREON ARE DERIVED BY: GEODETIC NORTH BY GPS OBSERVATION (NAD83; CORS96); ALL LINES RELATIVE TO.
PATRICK M. MARTINO, PLS 13010 KAYLEIGH COVE BILOXI, MISSISSIPPI 38532 PHONE: 228-396-2283 EMAIL: PATRICK@MARTINOSURVEYING.COM PROFESSIONAL LAND SURVEYOR								

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 # (0611-05-005.000) 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 HEAVER 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 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.

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.

WITNESS MY SIGNATURE ON THIS 24th DAY OF August 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

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

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 2006-00687-D-II, 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)

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" SCALE: N/A	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		PATRICK M. MARTINO, PLS 13010 KAYLEIGH COVE BILOXI, MISSISSIPPI 39532 PHONE: 228-396-2283 EMAIL: PATRICK@MARTINOSURVEYING.COM PROFESSIONAL LAND SURVEYOR
SECTION A, BLOCK 2, COX SUBDIVISION		
TAX PARCEL NUMBER: 0611-05-005.000		
CREW CHIEF: P.M.M., R.W. DRAWN BY: P.T.P.D.		
DATE: 2/22/2021 JOB#: P201303		
REVISED: 6/19/2021 OLD JOB#:		

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
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 MATERIAL COST	TOTAL
			\$280.05	\$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:				<u>\$888.05</u>
City of Long Beach				
P.O. Box 929				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				<u>\$951.40</u>
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 OCTOBER 14, 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 8, 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 modified Certificate of Subdivision for the referenced property wherein the Owner has granted a 15 foot drainage easement to the City per the request in my Sept. 23, 2021 letter regarding this minor subdivision. All other elements of this subdivision appear to be in order and should be ready for City approval.

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 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.

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

It came for discussion under New Business, a Preliminary Plat Approval for property located at Tax Parcel 0611J-01-027.000, submitted by Sumner Grove, LLC, as follows:

	CITY OF LONG BEACH 201 Jeff Davis Avenue PO BOX 929 LONG BEACH, MS 39560 (228) 863-1554 office (228) 863-1558 fax	Office use only Date Received <u>8-10-21</u> Zoning <u>R-7</u> Agenda Date <u>9-9-21</u> Check Number <u>010-718</u>															
<p>I. TYPE OF CASE: PRELIMINARY PLAT APPROVAL</p>																	
<p>II. ADVALOREM TAX PARCEL NUMBER(S): <u>0611J-01-027.000</u></p>																	
<p>III. GENERAL LOCATION OF PROPERTY INVOLVED: <u>South of Commission Road, 300 feet West of Daura Road</u></p>																	
<p>IV. ADDRESS OF PROPERTY INVOLVED: <u>N/A</u></p>																	
<p>V. GENERAL DESCRIPTION OF REQUEST: Subdivision of <u>6.5 acres</u> Into <u>18 lots</u></p>																	
<p>VI. REQUIRED ATTACHMENTS:</p> <p>A. Twenty (20) working days prior to the regular monthly meeting of the planning commission the following documents must be submitted:</p> <ul style="list-style-type: none"> a. Three (3) full-size blue-line copies of the preliminary plat, b. Two (2) blue-line copies of the complete construction plans and specification, c. Two (2) copies of the developer's engineer's basis of design and complete design calculation, and d. Two (2) copies of the preliminary plat application forms. e. The proposed plat shall be at a scale legible and functional on sheets of twenty-four (24) by thirty-six (36) inches in size. **Please refer to the City of Long Beach's Subdivision Regulations for additional information to be included on the plat. <p>B. Cash or Check payable to the City of Long Beach in the amount as follows:</p> <table style="margin-left: 20px;"> <tr><td>2-3</td><td>Lots</td><td>\$100.00</td></tr> <tr><td>4-10</td><td>Lots</td><td>\$150.00</td></tr> <tr><td>11-50</td><td>Lots</td><td>\$300.00</td></tr> <tr><td>50-100</td><td>Lots</td><td>\$400.00</td></tr> <tr><td>100 +</td><td>Lots</td><td>\$500.00</td></tr> </table> <p>C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.</p> <p style="text-align: center;">***NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.</p>			2-3	Lots	\$100.00	4-10	Lots	\$150.00	11-50	Lots	\$300.00	50-100	Lots	\$400.00	100 +	Lots	\$500.00
2-3	Lots	\$100.00															
4-10	Lots	\$150.00															
11-50	Lots	\$300.00															
50-100	Lots	\$400.00															
100 +	Lots	\$500.00															
<p>VII. OWNERSHIP AND CERTIFICATION:</p> <p>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 twenty (20) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.</p> <p>Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and agree to pay all fees and charges as stated.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><u>Sumner Grove</u> Name of Rightful Owner (PRINT)</p> <p><u>14397 Coorsate Rd</u> Owner's Mailing Address</p> <p><u>Gulfport MS 39503</u> City State Zip</p> <p><u>320-206-5599</u> Phone</p> <p><u>office @ Grant-Brown.com</u> Email address</p> <p><u>[Signature]</u> Signature of Rightful Owner</p> </td> <td style="width: 50%; vertical-align: top;"> <p>_____ Name of Agent (PRINT)</p> <p>_____ Agent's Mailing Address</p> <p>_____ City State Zip</p> <p>_____ Phone</p> <p>_____ Email address</p> <p>_____ Signature of Applicant</p> <p>_____ Date</p> </td> </tr> </table>			<p><u>Sumner Grove</u> Name of Rightful Owner (PRINT)</p> <p><u>14397 Coorsate Rd</u> Owner's Mailing Address</p> <p><u>Gulfport MS 39503</u> City State Zip</p> <p><u>320-206-5599</u> Phone</p> <p><u>office @ Grant-Brown.com</u> Email address</p> <p><u>[Signature]</u> Signature of Rightful Owner</p>	<p>_____ Name of Agent (PRINT)</p> <p>_____ Agent's Mailing Address</p> <p>_____ City State Zip</p> <p>_____ Phone</p> <p>_____ Email address</p> <p>_____ Signature of Applicant</p> <p>_____ Date</p>													
<p><u>Sumner Grove</u> Name of Rightful Owner (PRINT)</p> <p><u>14397 Coorsate Rd</u> Owner's Mailing Address</p> <p><u>Gulfport MS 39503</u> City State Zip</p> <p><u>320-206-5599</u> Phone</p> <p><u>office @ Grant-Brown.com</u> Email address</p> <p><u>[Signature]</u> Signature of Rightful Owner</p>	<p>_____ Name of Agent (PRINT)</p> <p>_____ Agent's Mailing Address</p> <p>_____ City State Zip</p> <p>_____ Phone</p> <p>_____ Email address</p> <p>_____ Signature of Applicant</p> <p>_____ Date</p>																

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING**

133

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Copies of the Project Specifications and Drainage Calculations for the Sumner Grove development are on file in the Building Official's Office.

LONG BEACH FIRE DEPARTMENT

Inspector Tim Darden

*645 Klondyke Road
Long Beach MS 39560*

*Phone(228) 863-7292
Fax (228) 868-0070*

To: Whom it may concern
From: Inspector Tim Darden
Date: August 18, 2021
Ref: Summer Grove Subdivision

To Whom it may concern
The Long Beach Fire Department is requesting a fire hydrant at the corner of Commission Rd. and new proposed street. And a second hydrant where lot number 6 and 7 meet.

Feel free to call with any questions at (228) 863-7292.

Respectfully

Tim Darden
Fire Inspector
Long Beach Fire Department

MINUTES OF OCTOBER 14, 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 8, 2021

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

RE: Sumner Grove Subdivision

Ladies and Gentlemen:

After several iterations of review and revision, the Engineer for the referenced development has submitted construction plans, specifications, and a preliminary plat document that appear to meet all City requirements. Therefore, we take no exception to the approval of this development.

We do recommend that construction not begin until required permits from any involved state or federal agencies are approved and "in hand", including water system approvals from the Dept. of Health, sewer system approvals and a Stormwater Management permit from the Dept. of Environmental Quality. It appears unlikely but there may also be required wetlands permitting which must be determined and obtained by the developer's Engineer if required. We have also requested that copies of all such permits be provided to the City.

Please contact us with any questions.

Sincerely,

David Ball, P.E.

DB:539

After considerable discussion, Commissioner Walters made motion, seconded by Commissioner Glenn and unanimously carried recommending the approval of the Preliminary Plat Approval as submitted.

Commissioner Sawyer Walters recused himself at this time.

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

It came for discussion under New Business a Tree Removal for the property located at 20015 Merinda Lane, Tax Parcel 0512A-01-002.014, submitted by Doug and Natalie Auger, as submitted:



CITY OF LONG BEACH, MISSISSIPPI
201 Jeff Davis Avenue
P.O. Box 929
Long Beach, MS 39560
(228) 863-1554
(228) 863-1558 fax

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	10-13-21
Zoning	R-1
Agenda Date	10-14-21
Check Number	1001

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

Routine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crown.

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

TODAY'S DATE: 10/12/2021

PROPERTY INFORMATION

TAX PARCEL # 0512A-01-002.014

Address of Property Involved: 20015 Merinda Lane

Property owner name: Doug and Natalie Auger

Are you the legal owner of the above property? Yes No If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 20015 Merinda Lane

Phone No. (281) 853-5396

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Southern Tree and Turf

Phone No. 228-760-5296 fax:

Name: Patrick Blake

Address: 139 Central Ave. Long Beach, MS

PERMIT INFORMATION

Permit for: Removal Trimming Pruning

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

The homeowners insurance will be dropping us due to the hazard of the trees with respect to the foundation and damage caused, as well as the sidewalk damage and general safety of the property.

Number of Trees:
5 Live Oak 2 Southern Magnolia

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

Natalie S. Auger 10/12/2021
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

OWNERSHIP: Please provide a recorded warranty deed.

PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1.00 per tree permitted to be removed, For removal of all other trees, a fee of \$45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

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

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

PO BOX 12999
TALLAHASSEE, FL 32317

NOTICE OF CANCELLATION OF INSURANCE



Insured Name & Mailing Address

DOUG AUGER
20015 MERINDA LN
LONG BEACH, MS 39560

Producer:

W40046N
Arde Insurance Group Inc
750 East Pass Road
Gulfport, MS 39507

Policy Number: MSH643138600
Policy Period: Aug. 20, 2021 to Aug. 20, 2022
Type of Policy: HO3
Date of Cancellation: Oct. 30, 2021 ; 12:01 A.M. Local Time at the property address of the Named Insured

The reason for cancellation is: Increase In Property Hazards Beyond What Is Normally Accepted

- * Tree is overhanging rear of dwelling. Tree is overhanging front of dwelling. * Tree is overhanging right side of dwelling. * Front walkway is cracking and uneven. * Driveway is cracking and uneven.

We are cancelling this policy. Your insurance will cease on the Date of Cancellation shown above. Policy will remain cancelled until risk is deemed eligible, reinstatement is approved and a notice rescinding the cancellation is sent by the insurance company.

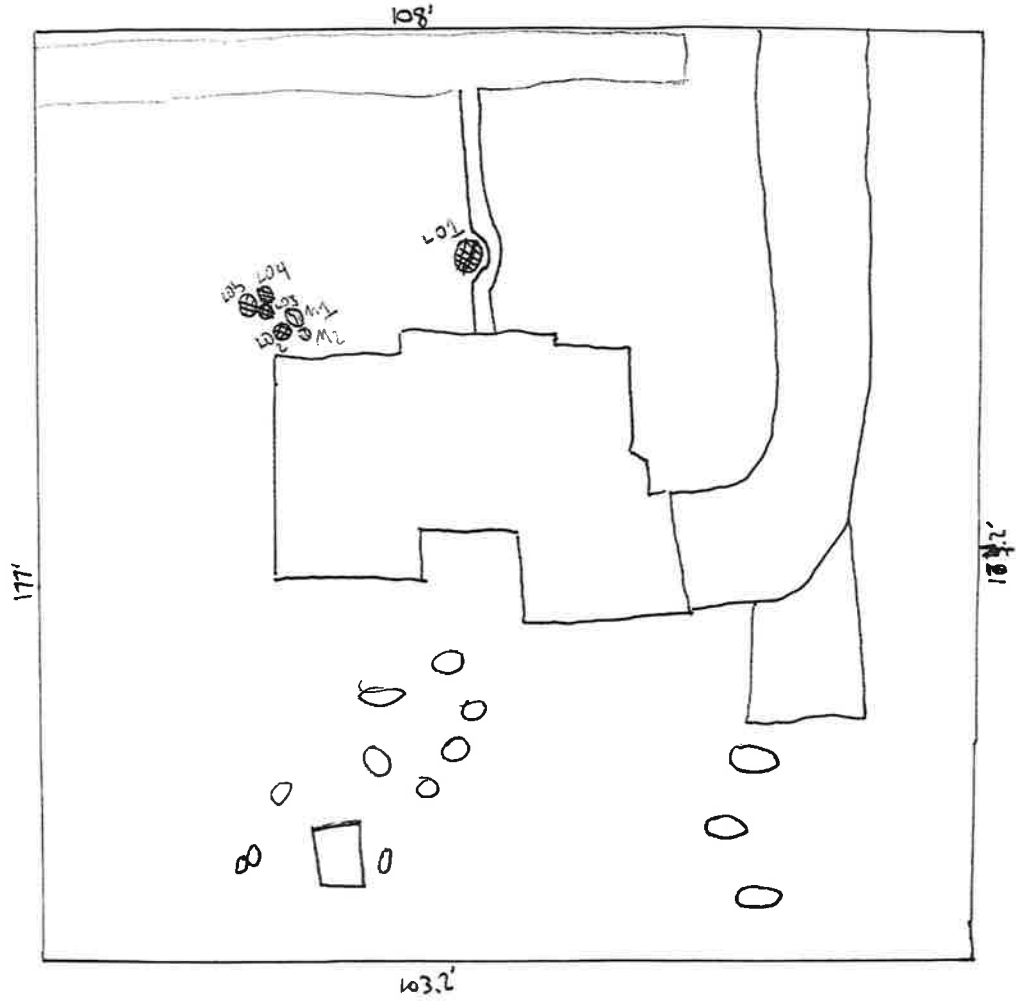
Any unearned premium for this policy will be returned or credited within 15 days after the Date of Cancellation.

Please contact the producer if you have any questions at (228) 897-2404 .

Sept. 28, 2021

AUTHORIZED REPRESENTATIVE

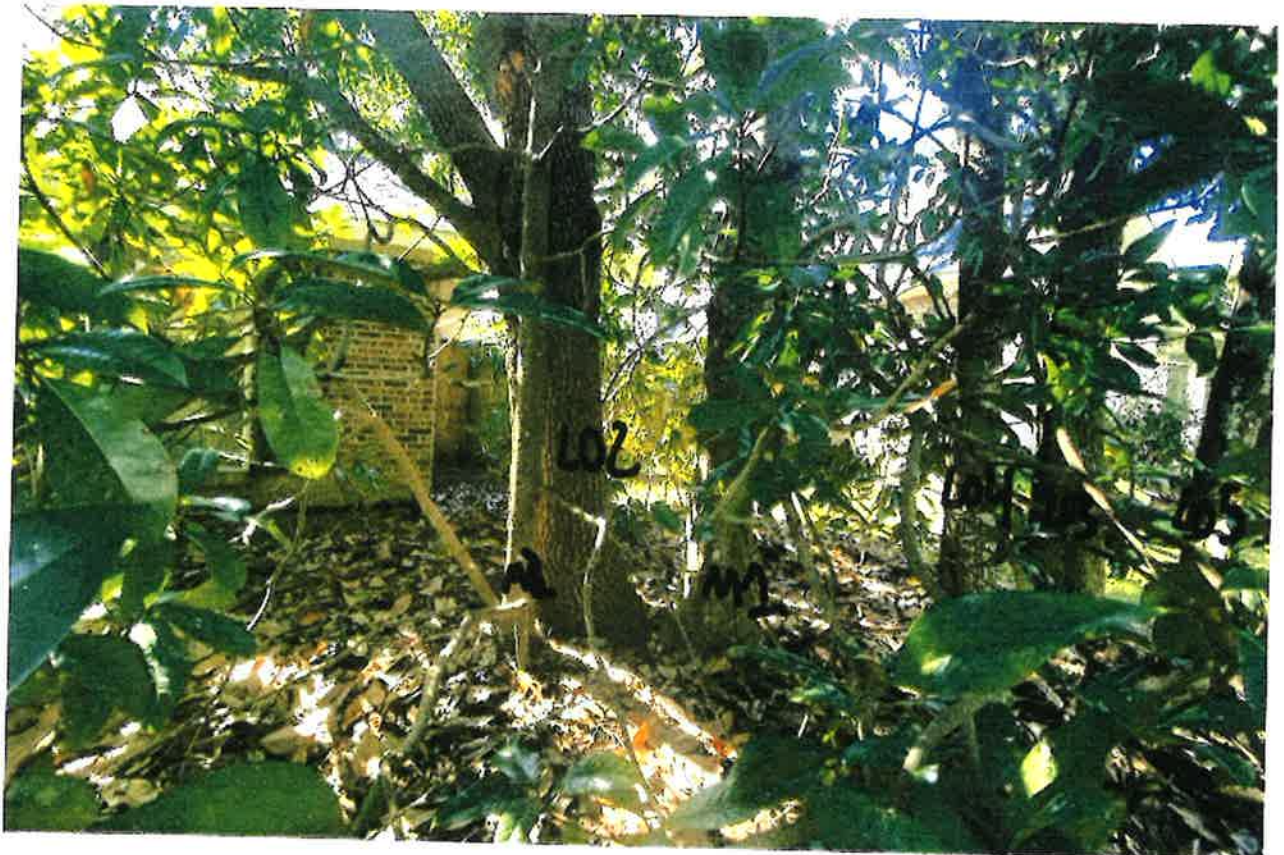
MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



- ⊗ - Trees to be removed
- - Trees to remain

Auger - 20015 Merinda Lane

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



1st Judicial District
Instrument 2021 12998 D -J1
Filed/Recorded 8/31/2021 08:29 A
Total Fees \$ 26.00
2 Pages Recorded

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

Grantors:
Leslie A. Barker
Robert Barker
20015 Merinda Lane
Long Beach, MS 39560
(228) 342-8465

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

Grantees:
Douglas B. Auger
Natalie S. Auger
20015 Merinda Lane
Long Beach, MS 39560
(281) 486-7631

File No. Z210033N

INDEXING INSTRUCTIONS: Lot 1, Secluded Oaks S/D, 1st JD, 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, Leslie A. Barker and Robert Barker, do hereby sell, convey and warrant unto Douglas B. Auger and Natalie S. Auger, as joint tenants with right of survivorship and not as tenants in common, 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:

Lot One (1), Secluded Oaks Subdivision, a subdivision according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 39, at Page 6, reference to which is hereby made in aid of and as a part of this description.

This being the same property as that conveyed to Leslie A. Barker, by instrument recorded in Instrument No. 2009-4838-DJ1, Land Deed Records of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaims any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

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

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

WITNESS OUR SIGNATURES, on this the 20th day of August, 2021.

Leslie A. Barker
Leslie A. Barker

Robert Barker
Robert Barker

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Leslie A. Barker and Robert Barker, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 20th day of August, 2021.

(AFFIX SEAL)



Lori Lee Hammon
NOTARY PUBLIC

My commission expires:

DEED ACCEPTED BY:

Douglas B. Auger

Natalie S. Auger

**MINUTES OF OCTOBER 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Subject: Re: Tree Removal, 20015 Merinda Lane
Attachments: 20211012135750.pdf; Untitled attachment 00065.htm; 20211012135816.pdf; Untitled attachment 00068.htm

The Tree Board has no objection.

Kimberly Lentz

Chairman Olaivar recognized the homeowners insurance agent, Donald Frazer, who stated the applicant's homeowner's policy would be canceled if the trees were not removed.

After considerable discussion and upon the recommendation of the Tree Board, Commissioner Shaw made motion, seconded by Commissioner Hansen and unanimously carried recommending the approval of the tree removal as submitted

Commissioner Walters returned to the meeting at this time.

Commissioner Walters made motion, seconded by Commission Kruse and unanimously carried to add Ordinance 622 under unfinished business to the October 28, 2021, agenda.

**MINUTES OF OCTOBER 14, 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 Hansen made motion, seconded by Commissioner Watlers 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