

**MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
JULY 9, 2026
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. INVOCATION AND PLEDGE OF ALLEGIANCE**
- III. ROLL CALL AND ESTABLISH QUORUM**
- IV. PUBLIC HEARINGS**
- V. ANNOUNCEMENTS**
- VI. APPROVE MINUTES**
 - 1. June 25, 2026
- VII. UNFINISHED BUSINESS**
 - 1. Preliminary Plat Approval- Compass Cove, 20583 Johnson Road, Tax Parcel 0512B-01-029.000, Submitted by Timothy Deas, Deas Homes.
 - 2. Preliminary Plat Approval- Harbor Watch Subdivision, 998 West Beach Blvd, Tax Parcels 0512J-03-024.000 and 0512J-03-025.000, Submitted by KFK Gulf Coast, LLC (owner) and Kimley-Horn, Jarod Landry (agent).
- VIII. NEW BUSINESS**
 - 1. Certificate of Resubdivision- 209 West Avenue, 205 West Avenue, 211 West Avenue, Tax Parcels 0612E-03-010.001, 0612E-03-003.001, 0612E-03-011.000 and 0612E-03-014.000, Submitted by Tina Michelle Snyder.
 - 2. Certificate of Resubdivision- 610 Klondyke Road, Tax Parcel 06121G-01-021.000, Submitted by Jerry W. Paige.
 - 3. Certificate of Resubdivision- 18308 Commission Road, Tax Parcel 0611J-01-033.000, Submitted by Jerry W. Paige.
- IX. DEVELOPMENT & RESEARCH**
- X. 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 July 21, 2026.**

****The agenda for the Planning and Development Commission meeting closes at 12:00 O'clock (noon), and/or in accordance with applicable ordinances, the Thursday prior to the meeting day.**

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Commissioner Joey King led the meeting in prayer.

Commissioner William Suthoff read the opening statement.

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 9th day of July 2026, 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 Regular Meeting the following named persons: Chairman David DiLorenzo, Vice Chairman Don Sterling, Commissioners Nicholas Brown, William Suthoff, Tim Dulaney, Joey King, Sean Hughes, Ray Baas, Jr, Building Inspector Shawn Barlow and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting were Commissioners Philip LeBlanc, City Advisor Bill Hessel and Building Official Mike Gundlach.

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

Vice Chairman Sterling made motion, seconded by Commissioner Baas, Jr. and unanimously carried to approve the Regular Meeting minutes of June 25, 2026, as submitted.

It came for discussion under Unfinished Business a Preliminary Plat Approval for Compass Cove Subdivision located at 20583 Johnson Road, Tax Parcel 0512B-01-029.000, submitted by Timothy Deas, Deas Homes, as follows:

MINUTES OF JULY 9, 2026

REGULAR MEETING

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 3/4/26
Zoning R-1
Agenda Date 4/9/26
Check Number 1691

- I. TYPE OF CASE: **PRELIMINARY PLAT APPROVAL**
- II. ADVALOREM TAX PARCEL NUMBER(S): #0512B-01-029.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: JOHNSON RD EAST
- IV. ADDRESS OF PROPERTY INVOLVED: 20583 JOHNSON RD
- V. GENERAL DESCRIPTION OF REQUEST: Subdivision of 7 HOUSES TO BE BUILT
Into COMPASS COVE

- VI. **REQUIRED ATTACHMENTS:**
 - A. Twenty (20) working days prior to the regular monthly meeting of the planning commission the following documents must be submitted:
 - 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.**
 - B. Cash or Check payable to the City of Long Beach in the amount as follows

2-3	Lots	\$100.00
4-10	Lots	\$150.00
11-50	Lots	\$300.00
50-100	Lots	\$400.00
100 +	Lots	\$500.00
 - 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 twenty (20) 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 agree to pay all fees and charges as stated.

<u>Timothy Dens (DENS HOMES)</u>	<u>[Signature]</u>
Name of Rightful Owner (PRINT)	Name of Agent (PRINT)
<u>5 PO BOX 309</u>	
Owner's Mailing Address	Agent's Mailing Address
<u>LONG BEACH MS 39560</u>	
City State Zip	City State Zip
<u>228 924-5205</u>	
Phone	Phone
<u>DENS HOMES CO @ gmail.com</u>	
Email address	Email address
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Rightful Owner	Signature of Applicant
<u>MARCH 4, 2026</u>	<u>[Signature]</u>
Date	Date

MINUTES OF JULY 9, 2026
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After discussion, Commissioner Suthoff made motion, seconded by Vice Chairman Sterling and unanimously carried recommending to table the item until the next regular scheduled meeting on July 23, 2026.

It came for discussion under Unfinished Business a Preliminary Plat Approval for the property located at 998 West Beach Blvd, Tax Parcels 0512J-03-024.000 and 0512J-03-025.000, submitted by KFK Gulf Coast, LLC (owner) and Kimley-Horn, Jarod Landry (agent), as follows:

MINUTES OF JULY 9, 2026
REGULAR MEETING
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 5/22/26
 Zoning C2B
 Agenda Date 6/25/26
 Check Number 00411

- I. TYPE OF CASE: **PRELIMINARY PLAT APPROVAL**
- II. ADVALOREM TAX PARCEL NUMBER(S): 1512J-03-024.000 ; 1512J-03-025.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Beach Blvd. West between
White Harbor Rd. & Pitcher Ave.
- IV. ADDRESS OF PROPERTY INVOLVED: 998 Beach Blvd. West
- V. GENERAL DESCRIPTION OF REQUEST: Subdivision of 49 lot subdivision
 Into _____
- VI. **REQUIRED ATTACHMENTS:**
- A. Twenty (20) working days prior to the regular monthly meeting of the planning commission the following documents must be submitted:
- Three (3) full-size blue-line copies of the preliminary plat,
 - Two (2) blue-line copies of the complete construction plans and specification,
 - Two (2) copies of the developer's engineer's basis of design and complete design calculation, and
 - Two (2) copies of the preliminary plat application forms.
 - 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.**
- B. Cash or Check payable to the City of Long Beach in the amount as follows:
- | | | |
|--------|------|----------|
| 2-3 | Lots | \$100.00 |
| 4-10 | Lots | \$150.00 |
| 11-50 | Lots | \$300.00 |
| 50-100 | Lots | \$400.00 |
| 100 + | Lots | \$500.00 |
- 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 twenty (20) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

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

KFK Gulf Coast, LLC

Name of Rightful Owner (PRINT)

1201 Canal St., Suite C-2

Owner's Mailing Address

New Orleans, LA 70112

City State Zip

(504) 585-1535

Phone

lcuicchi@kfkgroup.com

Email address

[Signature] **5/15/26**

Signature of Rightful Owner

Date

Kimley-Horn (Jared Landry)

Name of Agent (PRINT)

11 N. Water St., Suite 9290

Agent's Mailing Address

Mobile, AL 36602

City State Zip

(251) 263-8353

Phone

Jared.Landry@Kimley-Horn.com

Email address

[Signature] **05/12/26**

Signature of Applicant

Date



**MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

HARBOR WATCH SUBDIVISION
HARRISON COUNTY, MISSISSIPPI

LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS

A PARCEL OF LAND SITUATED IN A PART OF LOTS 39 TO 44, INCLUSIVE, OF THE WHITE AND CALVERT SURVEY IN HENDERSON GUINNESS, LOTS 34 PARTION 2 OF THE HELLING CARR OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 17 WEST, AND CONTAINING LOTS 21, 22, 23, 24 AND 25 OF BLOCK 2 OF THE THOMAS GUINNESS, OF LOTS 45 AND 46 OF THE WHITE AND CALVERT SURVEY, AND ALSO CONTAINING A. C. 105, 2 AND 3 OF BLOCK 4 OF THE THOMAS SUBDIVISION OF LOTS 45 AND 46 OF THE WHITE AND CALVERT SURVEY LYING NORTH OF U. S. HIGHWAY 60 / BRANCH RAILROAD, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY CORNER OF U.S. HIGHWAY 400 / BEAR
 CREEK, FOLLOWED BY THE EASTERLY CORNER OF WHITE HARBOR ROAD, AND BEING A POINT ON THE
 "N-25" LINE OF SAID "C" BLOCK 4 OF THE TOWNSHIP SUBDIVISION OF U.S. 405 AND 46 U.S.
 "N-25" LINE OF SAID "C" BLOCK 4, THERE RUN ALONG THE EAST RIGHT OF WAY OF WHITE
 HARBOR ROAD, AND CALVERT SURVEY, THENCE RUN ALONG THE EAST RIGHT OF WAY OF WHITE
 HARBOR ROAD, N 00° 28' 22" W, A DISTANCE OF 203.00 FEET TO A CATHEDRON IRON REBAR;
 THENCE RUN ALONG THE EASTERLY CORNER OF NATHAN S. SAMPSON, JR. TRACT, N 00° 00' 00" W,
 A DISTANCE OF 109.17 FEET TO AN IRON REBAR; THENCE RUN ALONG SAND PAST
 THE CORNER OF WAY LINE N 007° 14' W, A DISTANCE OF 49.60 FEET TO AN IRON REBAR; HENCE
 RUN S 86° 59' 06" E, A DISTANCE OF 191.97 FEET TO AN IRON REBAR; THERE RUN S
 00° 59' 46" E, A DISTANCE OF 96.77 FEET TO AN IRON REBAR; HENCE RUN S 00° 26' 28" E, A
 DISTANCE OF 36.14 FEET TO A CATHEDRON IRON REBAR; THENCE RUN N 85° 21' 31" E, A DISTANCE
 OF 100.00 FEET TO A CATHEDRON IRON REBAR; THENCE RUN S 80° 26' 33" E, A DISTANCE
 OF 100.00 FEET TO AN IRON REBAR; THENCE RUN S 00° 26' 33" E, A DISTANCE OF 525.34 FEET TO AN
 IRON REBAR; THERE, THENCE RUN S 00° 26' 33" E, A DISTANCE OF 547.50 FEET TO A CAPPED IRON
 REBAR; BEING THE P.C. OF A CURVE, "C" THE SIGHT, HAVING A RADIUS OF 1106.62 FEET AND A
 DELTA ANGLE OF 0° 57' 28"; THENCE RUN WESTWARD ALONG SAID CURVE AND THE NORTH-RIGHT-
 OF-WAY LINE OF LAST DEED, ELEVATED (ALSO KNOWN AS U.S. HIGHWAY 80) AN ARC OF 111.85 FEET
 HAVING A CHORD BEARING OF S 75° 53' 00" W, A DISTANCE OF 4.08 FEET TO A CATHEDRON
 IRON REBAR; THENCE RUN S 00° 00' 00" W, A DISTANCE OF 100.00 FEET TO A POINT ON THE
 INTERSECTION OF A CHORD DISCHARGE OF
 (ALSO KNOWN AS U.S. HIGHWAY 40) AND WHITE HARBOR ROAD, ALSO BEING THE P.C. OF
 BEGINNING, CONTAINING 10.13 ACRES, MORE OR LESS.

OWNERS CERTIFICATE AND DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNER(S) OF THIS PROPERTY DESCRIBED IN THIS SUBDIVISION, HEREON AND THAT THIS PLAT CORRECTLY SHOWS SAID SUBDIVISION, AND THAT SAID OWNERS HAVE A BENEVOLENT INTENTION TO DEDICATE THE STREETS, RIGHT-OF-WAY, AND EASEMENTS, UNLESS OTHERWISE SPECIFIED OTHERWISE ON THIS PLAT, INTO HARRISON COUNTY, MISSISSIPPI, FOR THE PUBLIC USE AND BENEFIT.

WITNESS OUR SIGNATURES THIS _____ DAY OF _____, 2025.

AS MANAGING MEMBER-K

ACKNOWLEDGEMENT:

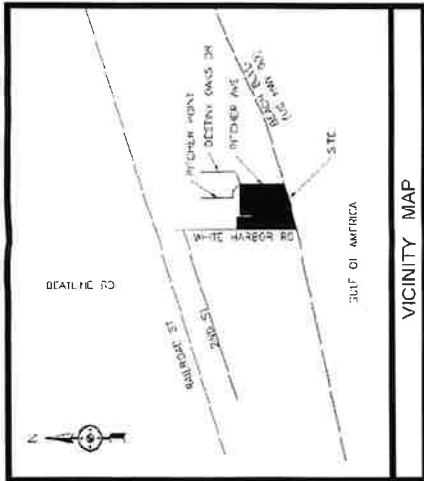
BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE STATE OF MISSISSIPPI, COUNTY OF _____, WITNESSES THE SIGNATURE OF _____, WHOSE NAME AS _____, PERSONALLY APPEARED THE ABOVEMENTIONED _____, WHOSE NAME AS _____, MANAGING MEMBER OF (S), WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE AND FOREGOING OWNERS' CERTIFICATE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025

NOTARY PUBLIC

INDEXING INSTRUCTIONS:

N TIF FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF JUNG BEACH, HARRISON COUNTY, MISSISSIPPI.



SURVEYOR'S NOTES

TYPE OF SURVEY: SUBDIVISION OF LAND

2. BUILDING SETBACKS: TOTAL YARD = 25' (ALL) (UNLESS OTHERWISE NOTED)
SIDE STREET = 10' (ALL) (UNLESS OTHERWISE NOTED)
SIDE YARD = 3 FEET
REAR YARD = 10' (F-1)
3. ALL BEARINGS BASED ON THE GRID NORTH, AS DETERMINED BY B.T. GFS AND REFERENCED TO NAD83, MISSISSIPPI, EAST STATE PLANE COORDINATES.
4. IF NO WORK FOR THIS SURVEY WAS PERFORMED A-R-I "S, 702-6
5. INFORMATION SHOWN ON THIS DRAWING REGARDING THE LOCATION OF FLOOD ZONE LINES IS BASED ON GRAPHIC PLOTTING OF FLOOD INFORMATION TARTIN FROM THE TARPAN SERVICE CENTER, 10000 N. HIGHWAY 100, TARTIN, TEXAS 75781. THE DRAWING DOES NOT REFLECT ANY CHANGES TO FLOOD ZONE LINES SINCE THE DATE OF THE PLOTTING. THE REPRESENTATION OF FLOOD ZONE LINES LOCATION IS QUADRANT TO COMPLY WITH THE REQUIREMENTS OF FLOOD ZONE LINES LOCATION. REQUIRED BUILDING ELEVATIONS MUST BE VERIFIED THROUGH THE LOCAL (4-11) RAINING-BUILDING OFFICIAL. THE ZONE ELEVATION LINES IF SHOWN ON THIS DRAWING WERE TAKEN FROM FEMA FLOOD MAPS AND DO NOT NECESSARILY MATCH THE ACQUIRED FLOOR ELEVATIONS OF LOCAL GOVERNMENT ENTITIES. THIS PROPERTY IS LOCATED WITHIN THE FLOOD ZONE OF THE FLOOD ZONE LINES. THE FLOOD ZONE LINES ARE BASED ON THE FLOOD ZONE LINES, EFFECTIVE DATE MAP NUMBER 25047-01, 1986, EFFECTIVE DATE 16th, 2009.
6. ALL RIGHT-OF-WAYS AND DRAINAGE EASEMENTS OF RECORD ARE SHOWN ON THIS DRAWING. THIS DRAWING DOES NOT REFLECT OTHER DOCUMENTS (I.E., TITLE INSURANCE, ETC.) THAT WOULD NORMALLY APPLY AS AN EXCEPTION (I.E., JUDICIAL COMMITMENT OR E.O.C.).
7. THE OWNER OF THIS DEVELOPMENT IS KIKI GALT COAST LLC.
8. BASED ON THE JACKSON COUNTY, MISSISSIPPI TAX PARCEL RECORDS, 11 L. PARCEL 11 OF THE SUBURBAN 10011-03-021-01.
9. ALL CORNERS, E.C., E.I. AND TURNING POINTS ARE ONE HALF INCH (QUARTER) SET BACK FROM THE CORNER PINS, UNLESS SHOWN OTHERWISE.
10. TOTAL NUMBER OF LOTS: 45
11. 25' MINIMUM BUILDING SETBACK LINE ON ALL FRONT LOT LINES, UNLESS SHOWN OTHERWISE.
12. 3' MINIMUM BUILDING SETBACK LINE ON ALL SIDES & REAR LOT LINES, UNLESS SHOWN OTHERWISE.
13. CLASS "A" SURVEY

[illegible]

LINE TABLE	
LINE	WAVELENGTH
1	6561.34 W
2	6562.78 W
3	6563.44 W
4	6564.10 W
5	6564.76 W
6	6565.42 W
7	6566.08 W
8	6566.74 W
9	6567.40 W
10	6568.06 W
11	6568.72 W
12	6569.38 W
13	6570.04 W
14	6570.70 W
15	6571.36 W
16	6572.02 W
17	6572.68 W
18	6573.34 W
19	6574.00 W
20	6574.66 W
21	6575.32 W
22	6575.98 W
23	6576.64 W
24	6577.30 W
25	6577.96 W
26	6578.62 W
27	6579.28 W
28	6579.94 W
29	6580.60 W
30	6581.26 W
31	6581.92 W
32	6582.58 W
33	6583.24 W
34	6583.90 W
35	6584.56 W
36	6585.22 W
37	6585.88 W
38	6586.54 W
39	6587.20 W
40	6587.86 W
41	6588.52 W
42	6589.18 W
43	6589.84 W
44	6590.50 W
45	6591.16 W
46	6591.82 W
47	6592.48 W
48	6593.14 W
49	6593.80 W
50	6594.46 W
51	6595.12 W
52	6595.78 W
53	6596.44 W
54	6597.10 W
55	6597.76 W
56	6598.42 W
57	6599.08 W
58	6599.74 W
59	6600.40 W
60	6601.06 W
61	6601.72 W
62	6602.38 W
63	6603.04 W
64	6603.70 W
65	6604.36 W
66	6605.02 W
67	6605.68 W
68	6606.34 W
69	6607.00 W
70	6607.66 W
71	6608.32 W
72	6608.98 W
73	6609.64 W
74	6610.30 W
75	6610.96 W
76	6611.62 W
77	6612.28 W
78	6612.94 W
79	6613.60 W
80	6614.26 W
81	6614.92 W
82	6615.58 W
83	6616.24 W
84	6616.90 W
85	6617.56 W
86	6618.22 W
87	6618.88 W
88	6619.54 W
89	6620.20 W
90	6620.86 W
91	6621.52 W
92	6622.18 W
93	6622.84 W
94	6623.50 W
95	6624.16 W
96	6624.82 W
97	6625.48 W
98	6626.14 W
99	6626.80 W
100	6627.46 W

SITE DATA
 TOTAL LAND AREA 10.73 ACRES ±
 AVERAGE LOT SIZE 0.10 ACRES
 TOTAL NUMBER OF LOTS 42
 LINEAR FEET ON HIGHWAY 1357 ±
 OTHER INFORMATION:
 PARCEL ID C512J-03-C274.000
 KFC CULF CHASE L.C.
 WEST BRANCH BOULEVARD, LONG DEAC MS, 35560

7

C41 = 1/2" CAPPED REBAR ROK FOUND
 (UP-DILUJALL)
 RER = 1/2" REBAR INV FOUND
 IS = 1/2" CAPPED REBAR ROK SET
 (C41 & P41) (ATTENTION)
 NIS = NO IRON SET
 (DUE TO HEADWAY)
 WIS = REINFORCED REBAR SET
 WAS = WAS NOT SET
 MRSI = MINOR BUILDING STRACK IN?
 (X) = RETURN
 (X) = ACTUAL
 PCD = POINT OF BEGINNING
 = PROPOSED VALBOX

SURVEYOR'S CERTIFICATE:

I, BRETT ORRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAN AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WIN-SS NY SIGNATURE THIS DAY OF 2025

EXL DRI L P L MS REG NO PS-25503

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED A THORITY IN AND FOR THE STATE OF MISSISSIPPI,
COUNTY OF HARRISON, PERSONALLY APPEARED THE AGREEMENTED, RFTT
CORPCL, PROFESSIONAL LAND SURVEYOR WHO ACKNOWLEDGED THAT HE SIGNED AND
DELIVERED THE FOREGOING DEED/HAIL ON THE DAY AND YEAR THEREIN MENTIONED
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF _____, 2021.

NOTARY PUBLIC

CERTIFICATE OF DEVELOPER'S ENGINEER

THE PLANS OF SAID SUBDIVISION AND THE CONSTRUCTION OF ALL IMPROVEMENTS THEREON, WHICH ARE OR MAY BECOME THE PROPERTY OF THE CITY OF OCEAN SPRINGS, HAVE BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF OCEAN SPRINGS AND ALL OTHER LAWS, ORDINANCES, REGULATIONS AND THEY MEET OR EXCEED ALL ACCEPTED ENGINEERING STANDARDS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

By:

**POLY
SURVEYING**

HARBOR WATCH SUBDIVISION
LONG BEACH HARBOR COUNTY, MISSISSIPPI
PRELIMINARY PLAT

WWW.POLYMERFIVEYING.COM

MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After discussion, Commissioner Suthoff made motion, seconded by Commissioner Baas, Jr. and unanimously carried recommending to table the item until the next regular scheduled meeting on July 23, 2026.

It came for discussion under New Business a Certificate of Resubdivision for the properties located at 209 West Avenue, 205 West Avenue, 211 West Avenue and 711 Magnolia Street, Tax Parcels 0612E-03-010.001, 0612E-03-003.001, 0612E-03-011.000 and 0612E-03-014.000, submitted by Tina Michelle Snyder, as follows:

MINUTES OF JULY 9, 2026
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 6-10-26
 Zoning R-1
 Agenda Date 7-9-26
 Check Number 2525

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- 0612E-03-010.001
 0612E-03-003.001
- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0612E-03-011.000
0612E-03-014.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: _____
- IV. ADDRESS OF PROPERTY INVOLVED: 209 West Ave 205 West Ave 211 West Ave
711 Magnolia St.
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of Clean up lot lines
 Into _____
- 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 \$375.00
 - C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

VII. **OWNERSHIP AND CERTIFICATION:**

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

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

Tina Michelle Snyder
 Name of Rightful Owner (PRINT)

 Name of Agent (PRINT)

209 West Ave
 Owner's Mailing Address

 Agent's Mailing Address

Long Beach, MS 39560
 City State Zip

 City State Zip

225-281-8522
 Phone

 Phone

Tina Michelle Snyder 6/10/2026
 Signature of Rightful Owner Date

 Signature of Applicant Date

MINUTES OF JULY 9, 2026
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) LAURA L Taylor

ADDRESS (STREET, CITY, STATE, ZIP CODE) 803 Magnolia St Long Beach MS

PHONE # (H) 601-506-3776 (C) 39560

TAX PARCEL NUMBER(S) OWNED 0612E-03-014

SIGNATURE [Signature]

NAME OF OWNER (PRINT) Megan McNeil

ADDRESS (STREET, CITY, STATE, ZIP CODE) 803 Magnolia St LB MS 39560

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED 0612E-03-014

SIGNATURE [Signature]

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

(Use additional forms as needed)

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

MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

66126-03-009.011

Prepared by:
David D. Pilger
Attorney at Law
1434 E. Highway 101
Ocean Springs, MS 39564
(228) 218-9011

Return To:
Pilger Yell Co.
1434 E. Highway 101
Ocean Springs, MS 39564
(228) 218-9011

Grantee:
Richard B. Evans
Dana A. Evans
2351 Westchester Boulevard
Spring Hill, FL 34806
(813) 965-1830

Grantor:
Tina Michelle Snyder
Steven L. Snyder
299 West Avenue
Long Beach, MS 39560
(601) 398-8552

File No. F2300828

INDEXING INSTRUCTIONS: 2 parcels of land situated at SE 1/4 of SW 1/4 of Sec 14-4-12, 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 which is hereby acknowledged, we, Richard B. Evans and Dana A. Evans, do hereby sell, convey and warrant unto Tina Michelle Snyder and Steven L. Snyder, as joint tenants with right of survivorship and not co-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 thereto 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 Richard B. Evans and Dana A. Evans, by instrument recorded in the current 2018-2-3-J, Land Deed Records of Harrison County, Mississippi.

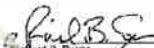
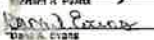
If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such accretion and lateral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is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

Grantor(s) warrant any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral lease(s) was recorded or performed by previous.

The 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 pre-paid as of this date on an estimated basis, and when said taxes are actually determined, if the provision of this date is incorrect, the Parties hereto agree to make all necessary adjustments on a basis of an actual proportion.

WITNESS OUR SIGNATURES this 17 day of November, 2023.


Richard B. Evans

Dana A. Evans

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Richard B. Evans and Dana A. Evans, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year hereunto, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this 17 day of November, 2023.




SARAH JEANNE ALLEN
NOTARY PUBLIC

Exhibit "A"
Legal Description

Lot 7, Trautman Woods Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, in Plat Book 17, at Page 35.

AND ALSO:

A parcel of land situated in the City of Long Beach, Harrison County, First Judicial District, Mississippi, in Section 14, Township 8 South, Range 12 West, being more particularly described as follows to-wit:

For the POINT OF BEGINNING commence at the SE corner of Lot 7 of Trautman Woods Subdivision, or per map or plat on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 17, Page 35; thence South 10 degrees 00 minutes 03 seconds East 76.00 feet to the west margin of West Avenue; thence South 84 degrees 42 minutes 58 seconds West 30.65 feet; thence South 58 degrees 02 minutes 51 seconds West 01.50 feet; thence South 84 degrees 44 minutes 17 seconds East 13.40 feet; thence South 83 degrees 06 minutes 55 seconds West 43.37 feet; thence South 03 degrees 22 minutes 41 seconds East 25.77 feet; thence South 89 degrees 45 minutes 15 seconds West 41.53 feet; thence North 03 degrees 20 minutes 45 seconds West 01.00 feet; thence South 89 degrees 50 minutes 30 seconds West 87.00 feet; thence North 03 degrees 03 minutes 40 seconds West 210.01 feet; thence North 58 degrees 13 minutes 26 seconds East 14.10 feet; thence South 03 degrees 19 minutes 00 seconds East 149.16 feet to the SW corner of said Lot 7; thence North 71 degrees 25 minutes 08 seconds East 171.20 feet along the south line of Lot 7 to the Point of Beginning.

**MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

06/2E-03-010,001



FILED
1st JUDICIAL DISTRICT
Case No. 03-004726-D-1
Filed/Recorded 11/11/2014 12:53 PM
Total Fees \$1.00
4 Pages Recorded

Prepared by:
David B. Pilger
Attorney at Law
1408 Biscuitville Bldg.
Ocean Springs, MS 39564
(228) 215-3011

Return To:
Pilger Title Co.
1406 Glenville Blvd.
Ocean Springs, MS 39554
(228) 215-3011

Gratons.
Richard B. Evans
Dana A. Evans
2361 Westchaster Boulevard
Spring Hill, FL 34000
(816) 485-1836

Gratties:
Tina Michelle Snyder
Steven D. Snyder
208 West Avenue
Long Beach, MS 39560
(228) 281-6522

File No. F2309825

INDEXING INSTRUCTIONS: Lot 7, Trautman Woods S/D and a parcel of land located in L&SB # 20, 1st JD, Harrison County, NE

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 which is hereby acknowledged, we, Richard B. Evans and Dana A. Evans, do hereby sell, convey and warrant unto Tina Michelle Snyder and Steven D. Snyder, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, place or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances hereunto before lying, 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 Richard B. Evans and Dana A. Evans, by instrument recorded in Instrument 2018-275-11, Land Deed Records of Harrison County, Mississippi.

0612E - p3 011.065

[illegible]

Prepared by E. Forum To: Schwartz, Orsder, Orsder & Williams, P.L.C.
2137 E. First Rd. Ste R Oquirrhut MS 30507, 201-382-7441

STATE OF MISSISSIPPI

COUNTY OF HARRISON Index: Elected

WARRANTY DEFED

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 authenticity of all of which is hereby acknowledged, the undersigned,

Keith A. Cooper and Sharon M. Cooper
700 Magnolia Street, Long Beach, CA 90801, 310-620-8423
do hereby sell convey and warrant unto
Lara Michelle Snyder and Steven Snyder

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 "B" as per the Certificate of Resubdivision recorded as Instrument Number 2023-25097-D-11 and hereinafter particularly described as follows to wit:

Lot Six (6) and the South one-half (1/2) of Lot Five (5), Trueman Woods Subdivision, a subdivision according to the official map or plat thereof on file and of record in the office of the Clergy, Clerk of the First Judicial District of Harrison County, Missouri in Plat Book 17 at Page 13 thereof, reference to which is hereby made in and of me, as a part of this document.

THE ABOVE described property is no part of the Homestead of the Claimant 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 taxes, liens, mortgages and leases of oil, gas and minerals by previous owners.

TAXES for the current year have been provided as if this document are hereby assumed by the Grantor herein.

WITNESS THE SIGNATURE of the undersigned, on this 22th day of February, 2024

Kelli A. Cooper

Shirley M. Cooper
Shirley M. Cooper

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Keith A. Cooper and Sharon M. Cooper, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this 16th day of
 February, 2024

My Commission Expires:



MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

0612E-05-014.000



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

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

INDEX AS FOLLOWS: A parcel in the City of Long Beach, being 66.5' along Magnolia Street by approximately 194', and being bounded N by Magnolia Street, E by property now or formerly of Gulf View Enterprises, S by _____, and W by property now or formerly of Virginia and Joseph Harity, Harrison Co., MS; also being located in L.B. Section Block 28

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, ELIZABETH A. HESS, a single person, of 343 County Road 241, Iuka, MS 38852, (228) 342-9148, does hereby sell, convey and warrant unto MEGAN McNEEL, and LAURA L. TAYLOR, of 711 Magnolia Street, Long Beach, MS 39160, (601) 862-9890, as joint tenants with full rights of survivorship and not as tenants in common, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

A parcel of land situated and being located in Section 14, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

Commencing at the point of intersection of the South margin of Magnolia Street and of the West margin of West Avenue; thence run South 72 degrees 46 minutes 00 seconds West a distance of 128.69 feet along the South margin of Magnolia Street to an iron rod and the Point of Beginning; thence run South 85 degrees 10 minutes 00 seconds East a distance of 211.81 feet along the West line of Trautman Woods Subdivision to an iron rod; thence run South 88 degrees 13 minutes 58 seconds West a distance of 74.95 feet to an iron rod; thence run North 06 degrees 03 minutes 46 seconds West a distance of 194.00 feet to an iron pipe on the South margin of Magnolia Street; thence run North 72 degrees 40 minutes 00 seconds East a distance of 66.58 feet along the South margin of Magnolia Street to the Point of Beginning.

File No. 21-04311 INDEXED

Page 1

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

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

Witness the signature of the Grantor this 13 day of May, 2021

ELIZABETH A. HESS

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named ELIZABETH A. HESS, who acknowledged that she executed the above and foregoing instrument on the day and in the year therein recited.

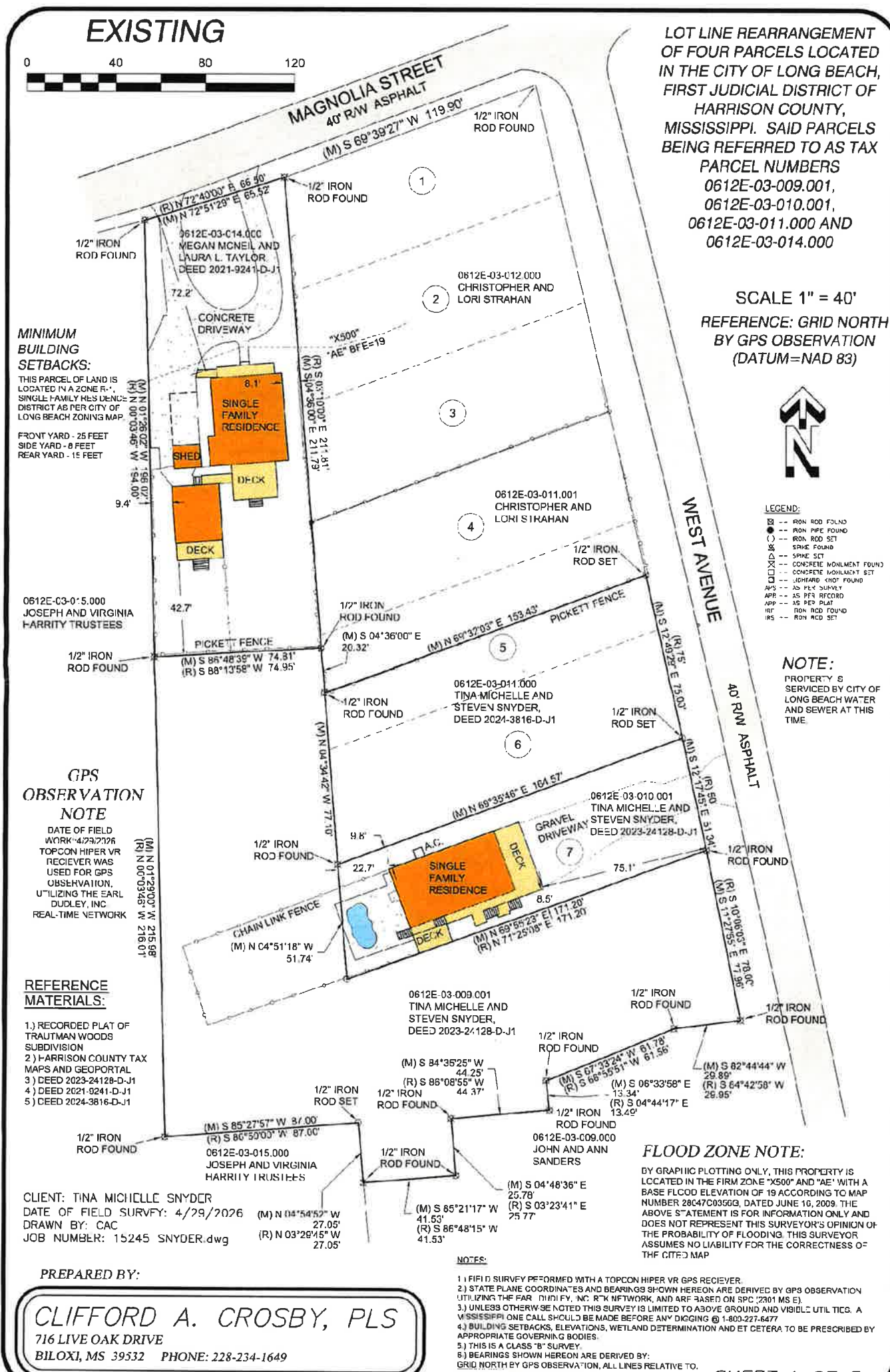
Given under my hand and official seal of office this 13 day of May, 2021

NOTARY PUBLIC
My Commission Expires: 06/10/2027
ATTEST SEAL

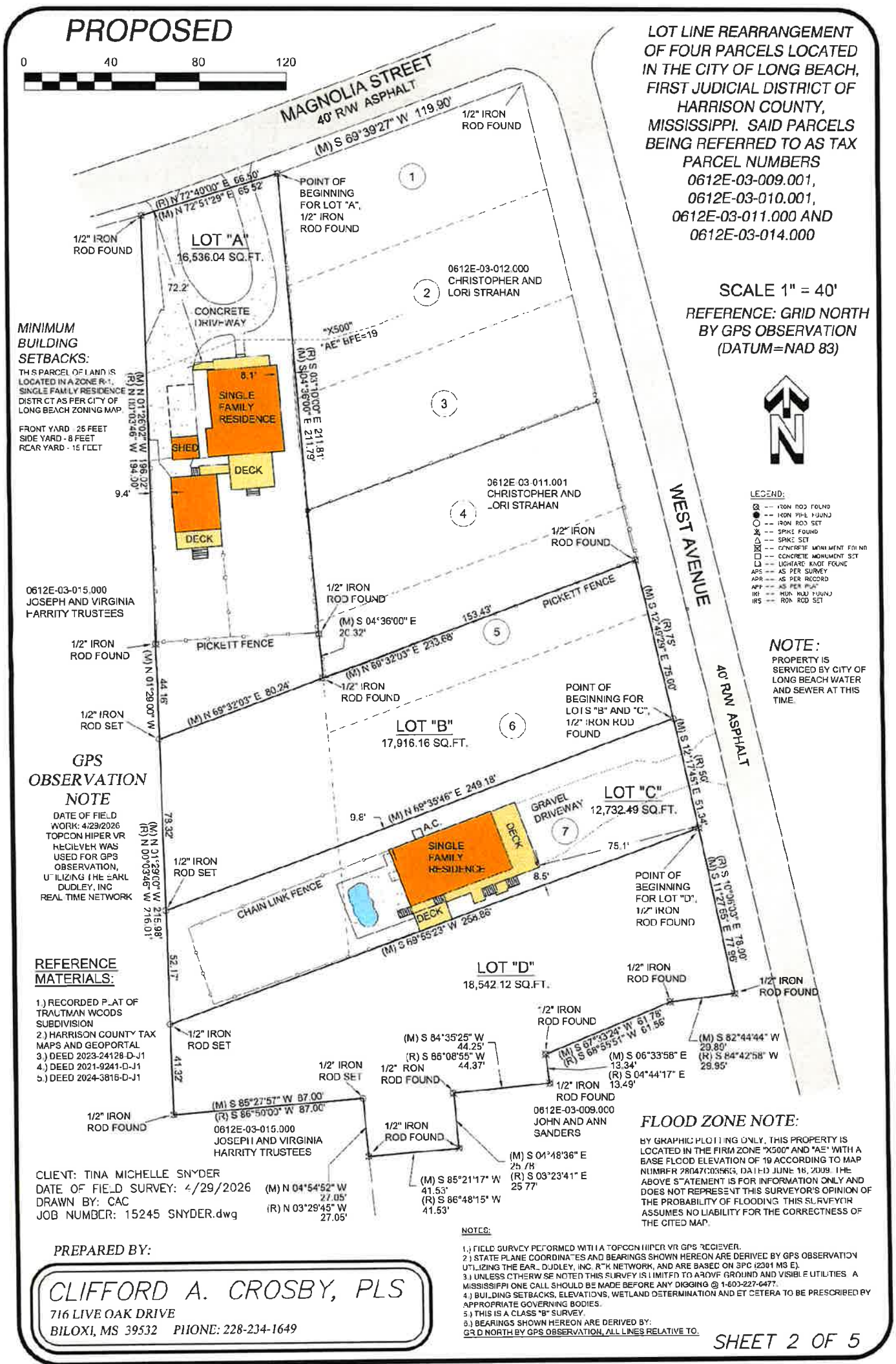


File No. 21-04311 INDEXED

Page 2



**MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

LONG BEACH PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following properties have been resubdivided from Harrison County ad valorem tax parcels (0612E-03-009.001, 0612E-03-010.001, 0612E-03-011.000 AND 0612E-03-014.000). The subject property is generally described as being located on the west side of West Avenue and the south side of Magnolia Street.

The Case File Number is: _____

LEGAL DESCRIPTIONS

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

0612E-03-009.001 AND 0612E-03-010.001, DEED 2023-24128-D-J1

Lot 7, Trautman Woods Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, in Plat Book 17, at Page 35.

AND ALSO:

A parcel of land situated in the City of Long Beach, Harrison County, First Judicial District, Mississippi, in Section 14, Township 8 South, Range 12 West, being more particularly described as follows to wit:

For the POINT OF BEGINNING commence at the SE corner of Lot 7 of Trautman Woods Subdivision, as per map or plat on file of record in the office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 17, Page 35; thence South 10 degrees 06 minutes 03 seconds East 78.00 feet along the west margin of West Avenue; thence South 84 degrees 42 minutes 58 seconds West 29.95 feet; thence South 68 degrees 55 minutes 51 seconds West 61.56 feet; thence South 04 degrees 44 minutes 17 seconds East

13.49 feet; thence South 86 degrees 08 minutes 55 seconds West 44.37 feet; thence South 03 degrees 23

minutes 41 seconds East 25.77 feet; thence South 86 degrees 48 minutes 15 seconds West 41.53 feet;

thence North 03 degrees 29 minutes 45 seconds West 27.05 feet; thence South 86 degrees 50 minutes 00

seconds West 87.00 feet; thence North 00 degrees 03 minutes 46 seconds West 216.01 feet; thence North 88

degrees 13 minutes 58 seconds East 74.95 feet; thence South 03 degrees 10 minutes 00 seconds East

149.16 feet to the SW corner of said Lot 7; thence North 71 degrees 25 minutes 08 seconds East 171.20 feet along the south line of Lot 7 to the Point of Beginning.

0612E-03-011.000, DEED 2024-3816-D-J1

Lot "B" as per the Certificate of Resubdivision recorded as Instrument Number 2023-25097-D-J1 and being more particularly described as follows, to-wit:

Lot Six (6) and the South one-half (S 1/2) of Lot Five (5), Trautman Woods Subdivision, 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 17 at Page 35 thereof, reference to which is hereby made in aid of and as a part of this description.

0612E-03-014.000, DEED 2021-9241-D-J1

A parcel of land situated and being located in Section 14, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

Commencing at the point of intersection of the South margin of Magnolia Street and of the West margin of West Avenue; thence run South 72 degrees 40 minutes 00 seconds West a distance of 120.00 feet along the South margin of Magnolia Street to an iron rod and the Point of Beginning; thence run South 03 degrees 10 minutes 00 seconds East a distance of 211.81 feet along the West line of Trautman Woods Subdivision to an iron rod; thence run South 88 degrees 13 minutes 58 seconds West a distance of 74.95 feet to an iron rod; thence run North 00 degrees 03 minutes 46 seconds West a distance of 194.00 feet to an iron pipe on the South margin of Magnolia Street; thence run North 72 degrees 40 minutes 00 seconds East a distance of 66.50 feet along the South margin of Magnolia Street to the Point of Beginning.

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE

BILOXI, MS 39532 PHONE: 228-234-1649

CLIENT: TINA MICHELLE SNYDER
DATE OF FIELD SURVEY: 4/29/2026
DRAWN BY: CAC
JOB NUMBER: 15245 SNYDER.dwg

SHEET 3 OF 5

MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

LEGAL DESCRIPTIONS OF THE FOUR PROPOSED LOTS:

LEGAL DESCRIPTION of LOT "A":

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):
BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1, TRAUTMAN WOODS SUBDIVISION, SAID POINT BEING S69°39'27"W 119.90' FROM A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1 WHICH IS AT THE INTERSECTION OF THE WEST MARGIN OF WEST AVENUE WITH THE SOUTH MARGIN OF MAGNOLIA STREET; THENCE ALONG THE WEST LINE OF SAID TRAUTMAN WOODS SUBDIVISION, S04°36'00"E 211.79' TO A 1/2" IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE, S04°36'00"E 20.32' TO A 1/2" IRON ROD FOUND; THENCE S69°32'03"W 80.24' TO A 1/2" IRON ROD SET; THENCE N01°29'00"W 44.16' TO A 1/2" IRON ROD FOUND; THENCE N01°26'02"W 196.02' TO A 1/2" IRON ROD FOUND ON THE SOUTH MARGIN OF MAGNOLIA STREET; THENCE ALONG SAID SOUTH MARGIN OF MAGNOLIA STREET, N72°51'29"E 65.52' TO THE POINT OF BEGINNING, CONTAINING 16,536.04 SQUARE FEET.

LEGAL DESCRIPTION of LOT "B":

LOT 6 AND THE SOUTH ONE-HALF OF LOT 5, TRAUTMAN WOODS SUBDIVISION AND A PARCEL OF LAND ADJOINING THE WEST SIDE OF SAID LOTS AND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):
BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 6, TRAUTMAN WOODS SUBDIVISION, SAID POINT LYING ON THE WEST MARGIN OF WEST AVENUE; THENCE ALONG THE SOUTH LINE OF SAID LOT 6 AND THE EXTENSION THEREOF, S69°35'46"W 249.18' TO A 1/2" IRON ROD SET ON THE EAST LINE OF PROPERTY NOW OR FORMERLY OF HARRITY; THENCE ALONG SAID EAST LINE, N01°29'00"W 78.32' TO A 1/2" IRON ROD SET ON THE EXTENSION OF THE NORTH LINE OF SAID SOUTH ONE-HALF OF LOT 5; THENCE ALONG SAID EXTENSION AND ALSO SAID NORTH LINE, N69°32'03"E 233.68' TO A 1/2" IRON ROD FOUND ON THE WEST MARGIN OF WEST AVENUE; THENCE ALONG SAID WEST MARGIN, S12°49'29"E 75.00' TO THE POINT OF BEGINNING, CONTAINING 17,916.16 SQUARE FEET.

LEGAL DESCRIPTION of LOT "C":

LOT 7, TRAUTMAN WOODS SUBDIVISION AND A PARCEL OF LAND ADJOINING THE WEST SIDE OF SAID LOT AND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):
BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 7, TRAUTMAN WOODS SUBDIVISION, SAID POINT LYING ON THE WEST MARGIN OF WEST AVENUE; THENCE ALONG THE EAST LINE OF SAID LOT 7 AND THE WEST MARGIN OF WEST AVENUE, S12°17'45"E 51.34' TO A 1/2" IRON ROD FOUND AT THE ACCEPTED SOUTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 AND EXTENSION THEREOF, S69°55'23"W 258.86' TO A 1/2" IRON ROD SET ON THE EAST LINE OF PROPERTY NOW OR FORMERLY OF HARRITY; THENCE ALONG SAID EAST LINE, N01°29'00"W 52.17' TO A 1/2" IRON ROD SET ON THE EXTENSION OF THE NORTH LINE OF SAID LOT 7; THENCE ALONG SAID EXTENSION AND ALSO SAID NORTH LINE, N69°35'46"E 249.16' TO THE POINT OF BEGINNING, CONTAINING 12,732.49 SQUARE FEET.

LEGAL DESCRIPTION of LOT "D":

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):
BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 7, TRAUTMAN WOODS SUBDIVISION, SAID POINT LYING ON THE WEST MARGIN OF WEST AVENUE; THENCE ALONG THE WEST MARGIN OF WEST AVENUE, S11°27'55"E 77.96' TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF PROPERTY NOW OR FORMERLY OF SANDERS; THENCE ALONG THE NORTH LINE OF SAID PROPERTY, S82°44'44"W 29.89' TO A 1/2" IRON ROD FOUND; THENCE FURTHER ALONG SAID NORTH LINE, S67°33'24"W 61.78' TO A 1/2" IRON ROD FOUND; THENCE FURTHER ALONG SAID NORTH LINE, S06°33'58"E 13.34' TO A 1/2" IRON ROD FOUND; THENCE FURTHER ALONG SAID NORTH LINE, S84°35'25"W 44.25' TO A 1/2" IRON ROD FOUND; THENCE FURTHER ALONG SAID NORTH LINE, S04°48'36"E 25.78' TO A 1/2" IRON ROD FOUND; THENCE FURTHER ALONG SAID NORTH LINE, S85°21'17"W 41.53' TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF PROPERTY NOW OR FORMERLY OF HARRITY; THENCE ALONG SAID EAST LINE, N04°54'52"W 27.03' TO A 1/2" IRON ROD SET; THENCE FURTHER ALONG SAID PROPERTY LINE, S85°27'57"W 87.00' TO A 1/2" IRON ROD FOUND; THENCE ALONG SAID EAST LINE, N01°29'00"W 41.32' TO A 1/2" IRON ROD SET; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 AND EXTENSION THEREOF, N69°55'23"E 258.86' TO THE POINT OF BEGINNING, CONTAINING 18,542.12 SQUARE FEET.

CERTIFICATE OF OWNERSHIP

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

 6/10/2026
TINA MICHELLE SNYDER DATE

Subscribed and sworn to before me, in my presence this 10th day of June 2026, a Notary Public in and for the County of Harrison, State of Mississippi.



NOTARY PUBLIC 
My Commission Expires: 03/25/2029

PREPARED BY:

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

MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNERSHIP

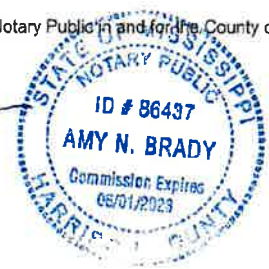
I hereby certify that I am one of the owners of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.


LAURA L. TAYLOR

5-28-26
DATE

Subscribed and sworn to before me, in my presence this 28th day of May 2026, a Notary Public in and for the County of Harrison, State of Mississippi.

NOTARY PUBLIC Amy N. Brady
My Commission Expires: 6/1/2028



CERTIFICATE OF OWNERSHIP

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


MEGAN MCNEIL

5/28/26
DATE

Subscribed and sworn to before me, in my presence this 28th day of May 2026, a Notary Public in and for the County of Harrison, State of Mississippi.

NOTARY PUBLIC Amy N. Brady
My Commission Expires: 6/1/2028



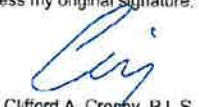
CERTIFICATE OF APPROVAL

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

ADMINISTRATOR DATE

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and deed descriptions recorded in instrument no. 2021-9241-D-J1, 2023-24128-D-J1 and 2024-3816-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 5TH day of MAY 20 26.


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



PLANNING COMMISSION

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

Planning Commission Chairman Date

ACCEPTANCE

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

ADOPT: ATTEST:

MAYOR CITY CLERK

PREPARED BY:

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

**MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: Brian Atkinson <brian.atkinson@h2oinnovation.com>
Sent: Monday, June 15, 2026 8:09 AM
To: Tina Dahl; Joe Culpepper; Jan Berry; Michael Glass; James Jonakin; Susan Bowes; David Ball; Tyler Yarbrough
Subject: Re: Cert of Resub, 209 West Avenue, 205 West Avenue, 211 West Avenue, 711 Magnolia Street

No action needed! Steven Smith water and sewer supervisor says that everything is already there



overstreeteng.com
 161 Lameuse St. Suite 203
 Biloxi, MS 39530
 228.967.7137

June 22, 2026

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

RE: Certificate of Subdivision – Tax Parcel No. 0612E-03-010.001, 0612E-03-003.001, 0612E-03-011.000, & 0612E-03-014.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated southwest of Magnolia Street and West Avenue, Long Beach, Mississippi. The submitted subdivision proposes to perform a lot line realignment of the four parcels. Proposed parcel "A" will be nearly 0.37 acres in size, with approx. 66 feet of street frontage on Magnolia Street. Proposed parcel "B" will be nearly 0.41 acres in size, with approx. 75 feet of street frontage on West Avenue. Proposed parcel "C" will be nearly 0.29 acres in size, with approx. 51 feet of street frontage on West Avenue. Proposed parcel "D" will be nearly 0.42 acres in size, with approx. 78 feet of street frontage on West Avenue.

The Certificate itself has all appropriate certifications and information. However, we do see a few issues, which are listed below:

- Proposed parcel "C":
 - The lot width of the proposed parcel is 51 feet, which does not meet the minimum ordinance requirements of 60 feet. However, this non-conforming condition currently exists today.
 - The proposed parcel has an existing house that has 0 feet of side setback due to attached decking, which does not meet the minimum ordinance requirements of 8 feet. However, this non-conforming condition currently exists today.

As always, we have done our best to describe any deficiencies depicted on the proposed subdivisions. The decision to accept or reject this subdivision ultimately resides with the City. We are unaware if the developer has applied for a variance, so perhaps the noted concerns may be acceptable to the City under that variance process.

If acceptable, 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,


 Tyler Yarbrough

MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion and upon recommendation by the City of Long Beach Engineer, Commissioner Suthoff made motion, seconded by Commissioner Hughes and unanimously carried recommending to approve the application as submitted.

It came for discussion under New Business a Certificate of Resubdivision for the property located at 610 Klondyke Road, Tax Parcel 0612G-01-021.000, submitted by Jerry W. Paige, as follows:

MINUTES OF JULY 9, 2026
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 6-26-26
 Zoning C2
 Agenda Date 7-9-26
 Check Number 4471

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: **CERTIFICATE OF RESUBDIVISION**
- II. ADVALOREM TAX PARCEL NUMBER(S): 06116-01-021,000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 134.76' from Commission Road
North along Klondyke Rd.
- IV. ADDRESS OF PROPERTY INVOLVED: 610 Klondyke Road, Long Beach MS
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 610 Klondyke Road
Into / From 608 Klondyke Road
- 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 \$375.00
 - C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

VII. **OWNERSHIP AND CERTIFICATION:**

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

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

Jerry W. Paige
 Name of Rightful Owner (PRINT)

18308 C Commission Road
 Owner's Mailing Address

Long Beach, MS 39560
 City State Zip

228 - 234 - 1271
 Phone

J. W. Paige 6-25-2026
 Signature of Rightful Owner Date

 Name of Agent (PRINT)

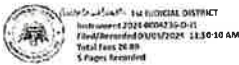
 Agent's Mailing Address

 City State Zip

 Phone

 Signature of Applicant Date

MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



ROW 015 A (Revised 1/2011)

Prepared by:	Return to:
Right of Way Technology, Inc.	Pringle & Reemer, PLLC
994 Howard Avenue	Post Office Box 211
Biloxi, MS 39530	Biloxi, MS 39553
Phone: (228) 229-7477	Phone: (228) 374-1747
Grantee Address:	Grantor Address:
City of Long Beach, Mississippi a body politic	Long Beach Rentals, LLC
201 Jeff Davis Avenue	18308 C Commission Road
Long Beach, MS 39560	Long Beach, MS 39560
Phone: (228) 867-1556	Phone: (228) 234-1271

WARRANTY DEED

INDEXING INSTRUCTIONS: A parcel of land being located in the SW 1/4 of Section 1, Township 8 South, Range 12 West, Harrison County, Mississippi.

Initial *JP*
LONG BEACH RENTALS, LLC
LPA 107917-701000
6H

Page 2

STATE OF MISSISSIPPI
COUNTY OF HARRISON

For and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned, hereby grant, bargain, sell, convey and warrant unto the City of Long Beach, Mississippi, a political subdivision of the State of Mississippi, the following described land:
THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, GRID NORTH OAD 83 - EAST ZONE) USING A COMBINED FACTOR OF 0.99996753 AND A CONVERGENCE ANGLE OF - 00°09'42".

A PARCEL OF LAND LYING AND BEING SITUATED IN THE SW 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" REDAR SET AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 12 WEST, SAID POINT HAVING MS STATE PLANE EAST ZONE COORDINATES OF N 317532.17, E 881999.40; THENCE RUN EAST 1630.57 FEET; THENCE RUN SOUTH 1226.51 FEET TO A 1/2" REDAR SET ON THE NORTH RIGHT OF WAY LINE OF COMMISSION ROAD, SAID POINT BEING 24.1941 FEET LEFT OF AND PERPENDICULAR TO CENTERLINE STATION 112+70.000 OF COMMISSION ROAD AS SHOWN ON THE RIGHT OF WAY PLANS FOR PROJECT NO. STP-0295-00(016)LPA, SAID POINT ALSO HAVING MS STATE PLANE EAST ZONE COORDINATES OF N 316235.66, E 883629.97 AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

FROM SAID POINT OF BEGINNING, RUN S 89°51'29" W ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 247.55 FEET TO A CHISELED MARK SET AT A RIGHT OF WAY FLARE, RUN THENCE N 45°08'33" W ALONG SAID RIGHT OF WAY FLARE FOR A DISTANCE OF 28.28 FEET TO A CHISELED MARK SET ON THE EAST RIGHT OF WAY LINE OF KLONDYKE ROAD; THENCE RUN N 00°08'33" W ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 26.18 FEET TO A SET CHISELED MARK, SAID POINT BEING 27.117 FEET RIGHT OF AND PERPENDICULAR TO CENTERLINE STATION 112+70.000 OF KLONDYKE

Initial *JP*
LONG BEACH RENTALS, LLC
LPA 107917-701000
6H

Page 3

ROAD AS SHOWN ON THE ABOVE REFERENCED PLANS; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, RUN S 45°29'55" E ALONG A PROPOSED RIGHT OF WAY FLARE FOR A DISTANCE OF 52.67 FEET TO A CHISELED MARK SET ON THE PROPOSED NORTH RIGHT OF WAY LINE OF COMMISSION ROAD, SAID POINT BEING 35.600 FEET LEFT OF AND PERPENDICULAR TO CENTERLINE STATION 110+40.000 OF COMMISSION ROAD AS SHOWN ON THE ABOVE REFERENCED PLANS FOR PROJECT NO. STP-0295-00(016)LPA; THENCE RUN N 89°26'55" E ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 160.00 FEET TO A SET PK NAIL, SAID POINT BEING 35.000 FEET LEFT OF AND PERPENDICULAR TO CENTERLINE STATION 112+00.000 OF COMMISSION ROAD AS SHOWN ON THE ABOVE REFERENCED PLANS; THENCE RUN S 81°46'32" E ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 70.83 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 0.063 ACRE (2,755 SQUARE FEET), MORE OR LESS.

A survey plat of the Right-of-Way Acquisition parcel provided by Pickering Firm, Inc. dated February 01, 2023, is attached as Exhibit A.
The grantor herein further warrants that the above described property is no part of his homestead.
This conveyance includes all improvements located on the above described land and partially on Grantor's remaining land. The Grantee herein, its Agents, and/or Assigns are hereby granted the right of ingress and egress on Grantor's remaining land for removing or demolishing the improvements. The consideration herein named is in full payment of all said improvements.
It is understood and agreed that the consideration herein named is in full payment and settlement of any and all damage and compensation which would be allowable under a decree were it rendered by the Court and jury in an Eminent Domain proceeding under the provision of the applicable laws and statutes of the State of Mississippi.

Initial *JP*
LONG BEACH RENTALS, LLC
LPA 107917-701000
6H

MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness my signature this the 21 day of December A.D. 2023

Signature: [Signature]
Long Beach Rentals, LLC
By: Jerry W. Paige, Manager Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for said county and state, on this 21 day of December, 2023, within my jurisdiction, the within-named Jerry W. Paige, who acknowledged that he is Member Manager of Long Beach Rentals, LLC, a Mississippi limited liability company, and that in said capacity, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

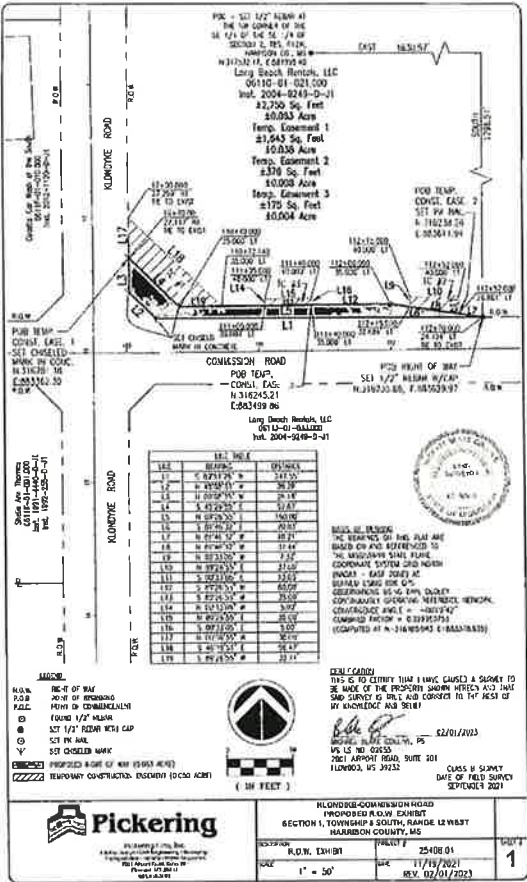
Heather Asher (NOTARY PUBLIC)

My commission expires: Feb. 19, 2027



Initial JP

LONG BEACH RENTALS, LLC
LPA 107917-701000
6N



**MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

SCALE 1" = 50'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM = NAD 83)

A MINOR RESUBDIVISION OF COUNTY PARCEL NUMBER
0611G-01-021.000, SITUATED IN THE SW 1/4 OF THE SW 1/4 OF
SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG
BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI

REFERENCE MATERIALS:

- 1) RECORDED PLAN OF GARLEY'S SUBDIVISION
- 2) HARRISON COUNTY TAX MAPS, CURRENT EDITION
- 3) PROPERTY LINK OF HARRISON COUNTY ME DELTA COMPUTER SYSTEMS, INC., FREDERICK, MD.
- 4) MISSISSIPPI STATE MAPS AND ORDNANCE
- 5) MISSISSIPPI CODE ANNOTATED
- 6) INSTRUMENT NO. 2004-1934-D-01
- 7) INSTRUMENT NO. 2004-1934-D-01
- 8) INSTRUMENT NO. 2004-1925-D-01
- 9) INSTRUMENT NO. 2004-1925-D-01
- 10) SURVEYS BY PACKERING FIRM, INC. FOR NEW RIGHT OF WAY FOR ILLINOIS & NC COMMISSION ROADS

GPS OBSERVATION
NOTE

DATE OF FIELD WORK: 5/19/2026
TOPCON VR RECEIVER WAS
USED FOR GPS OBSERVATION,
UTILIZING THE EARL DUDLEY, INC.
REAL-TIME NETWORK

LEGEND:

☒	--	RON RCD FOUND
●	--	RON PIRE FOUND
○	--	NOR RCD S/L
◐	--	SPIRE FOUND
△	--	JUNE 57
⊗	--	CONSOLE MONUMENT FOUND
□	--	"CONCRETE MOUNT MENT 57"
▣	--	JOINTED KNOT FOUND
⌘	--	AS PER RECORD
⌚	--	AS PER PLAN
⌛	--	IRON ROD FOUND
⌜	--	IRON ROD 57
⌞	--	POINT OF BEGINNING

CLIENT: LONG BEACH RENTALS, LLC
DATE OF FIELD SURVEY: 5/22/2026
DRAWN BY: CAC
JOB NUMBER: 15291.dwg

PREPARED BY:

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

NOTES:

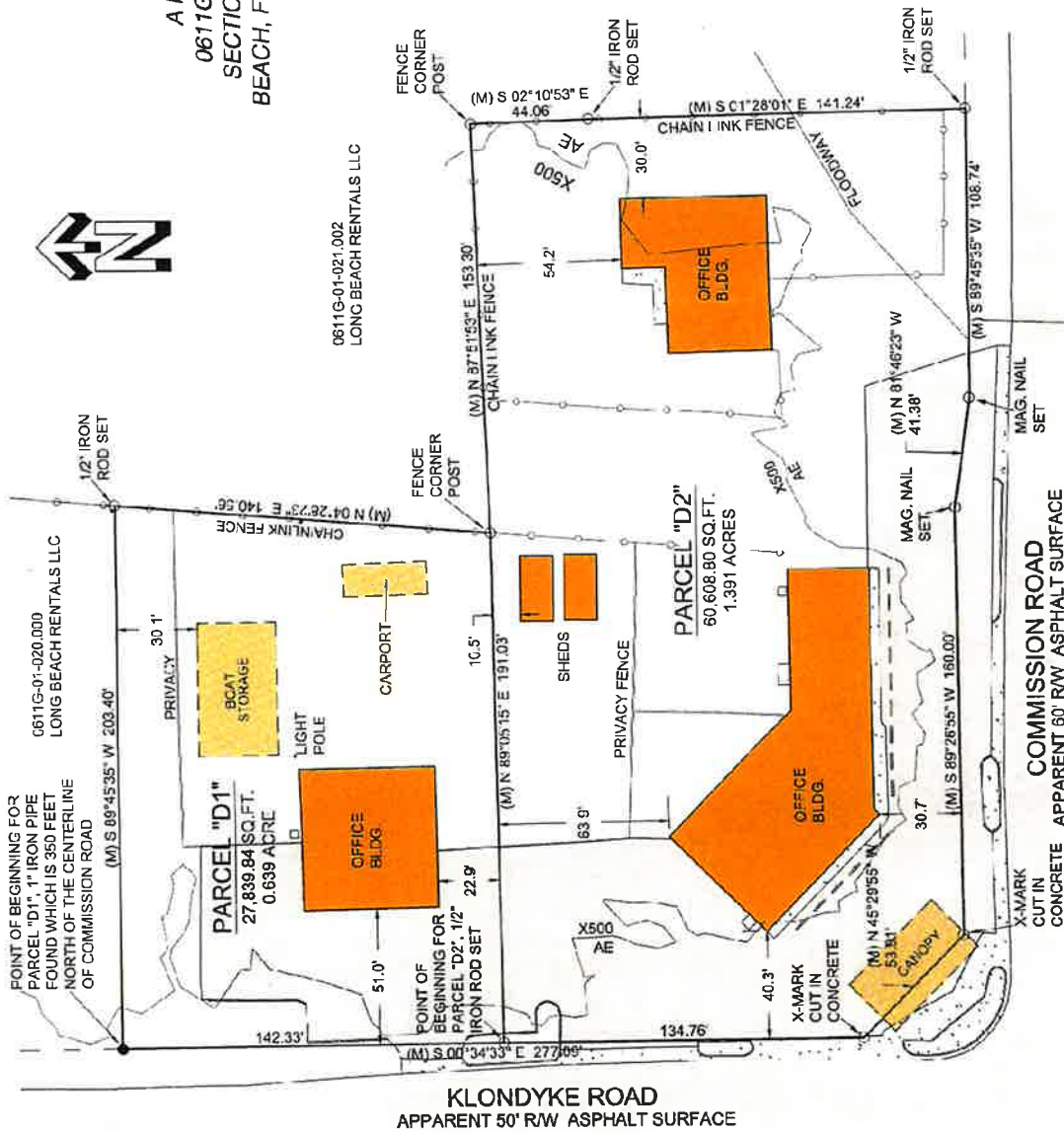
- 1) FIELD SURVEY PERFORMED WITH A TOPCON GPS RECEIVER.
- 2) STA 15 PLANE COORDINATES AND CURVE DATA WERE OBTAINED FROM THE GPS OBSERVATION UTILIZING THE DATA LOGGED ON THE GPS RECEIVER BASED ON RPC (2301 MS) ECI.
- 3) UNLESS OTHERWISE NOTED ABOVE, SURVEY IS LIMITED TO ABOVE GROUND SURVEY DATA. A MISSISSIPPI COUNTY RECORD OF 1955-65 FOR AIR PHOTOGRAPHS IS AVAILABLE AT 275.6477.
- 4) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ETC. ARE TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
- 5) THIS IS A CLASS "B" SURVEY. THE DATA SHOWN HEREON ARE SHOWN BY THE DATA SHOWN BY THE GPS OBSERVATION. THE DATA SHOWN HEREON ARE SHOWN BY THE GPS OBSERVATION. THE DATA SHOWN HEREON ARE SHOWN BY THE GPS OBSERVATION.

FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM 70N-5-3-5000, "A-E" 84E-21-61 THRU "A-E" 86E-22.2 ACCORDING TO MAP NUMBER 28047 C03037G, DATED JUNE 18, 2013. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

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

MINIMUM BUILDING SETBACKS: THIS PARCEL OF LAND IS LOCATED IN A ZONE C-2, HIGHWAY COMMERCIAL DISTRICT AS PER CITY OF LONG BEACH ZONING MAP

-KONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - 10 FEET



MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A MINOR RESUBDIVISION OF COUNTY PARCEL NUMBER
0611G-01-021.000, SITUATED IN THE SW 1/4 OF THE SW 1/4 OF
SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG
BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI

LONG BEACH PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property known as Harrison County ad valorem tax parcel (0611G-01-021.000), has been resubdivided into two parcels. The subject property is generally described as being located on east side of Klondyke Road and the north side of Commission Road, Long Beach, MS).

The Case File Number is: _____

LEGAL DESCRIPTIONS

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

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):
BEGINNING AT AN X-MARK AT THE INTERSECTION OF THE NORTH MARGIN OF COMMISSION ROAD WITH THE EAST MARGIN OF KLONDYKE ROAD; THENCE ALONG SAID EAST MARGIN OF KLONDYKE ROAD, N00°34'33"W 320.26' TO A 1" IRON PIPE FOUND; THENCE N89°45'35"E 203.40' TO A 1/2" IRON ROD SET ON A CHAIN LINK FENCE LINE; THENCE S04°28'23"W 140.56' TO A CHAIN LINK FENCE CORNER POST; THENCE N87°51'53"E 153.30' TO ANOTHER CHAIN LINK FENCE CORNER POST; THENCE ALONG THE FENCE, S02°10'53"E 44.06' TO A 1/2" IRON ROD SET; THENCE FURTHER ALONG SAID FENCE, S01°28'01"E 141.24' TO A 1/2" IRON ROD SET ON THE NORTH MARGIN OF COMMISSION ROAD; THENCE ALONG SAID NORTH MARGIN, S89°45'35"W 347.71' TO THE POINT OF BEGINNING, CONTAINING 90,399.92 SQUARE FEET OR 2.076 ACRES, LESS AND EXCEPT THAT PORTION THAT LIES WITHIN THE NEW RIGHT OF WAYS FOR KLONDYKE AND COMMISSION ROADS.

LEGAL DESCRIPTIONS OF THE NEW RESUBDIVIDED PARCELS:

NEW LEGAL DESCRIPTION FOR PARCEL "D1":

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):
BEGINNING AT A 1" IRON PIPE FOUND ON THE EAST MARGIN OF KLONDYKE ROAD WHICH IS 350 FEET NORTH OF THE CENTERLINE OF COMMISSION ROAD; THENCE ALONG SAID EAST MARGIN OF KLONDYKE ROAD, S00°34'33"E 142.33' TO A 1/2" IRON ROD WITH CAP SET; THENCE N89°05'15"E 191.03' TO A CHAIN LINK FENCE CORNER POST; THENCE ALONG THE CHAIN LINK FENCE LINE, N04°28'23"E 140.56' TO A 1/2" IRON ROD SET; THENCE S89°45'35"W 203.40' TO THE POINT OF BEGINNING, CONTAINING 27,839.64 SQUARE FEET OR 0.639 ACRES.

NEW LEGAL DESCRIPTION FOR PARCEL "D2":

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):
COMMENCING AT A 1" IRON PIPE FOUND ON THE EAST MARGIN OF KLONDYKE ROAD WHICH IS 350 FEET NORTH OF THE CENTERLINE OF COMMISSION ROAD; THENCE ALONG SAID EAST MARGIN OF KLONDYKE ROAD, S00°34'33"E 142.33' TO A 1/2" IRON ROD WITH CAP SET AT THE POINT OF BEGINNING; THENCE N89°05'15"E 191.03' TO A CHAIN LINK FENCE CORNER POST; THENCE ALONG THE CHAIN LINK FENCE LINE, N87°51'53"E 153.30' TO A CHAIN LINK FENCE CORNER POST; THENCE ALONG SAID FENCE, S02°10'53"E 44.06' TO A 1/2" IRON ROD SET; THENCE FURTHER ALONG SAID FENCE AND EXTENSION THEREOF, S01°28'01"E 141.24' TO A 1/2" IRON ROD SET ON THE NORTH MARGIN OF COMMISSION ROAD; THENCE ALONG SAID NORTH MARGIN, S89°45'35"W 108.74' TO A MAG. NAIL SET IN ASPHALT; THENCE FURTHER ALONG SAID NORTH MARGIN, N81°46'23"W 41.38' TO A MAG. NAIL SET IN ASPHALT; THENCE FURTHER ALONG SAID NORTH MARGIN, S89°26'55"W 160.00' TO A MAG. NAIL SET IN ASPHALT; THENCE N45°29'55"W 53.9' TO AN X-MARK SET ON CONCRETE ON THE EAST MARGIN OF KLONDYKE ROAD; THENCE ALONG SAID EAST MARGIN, N00°34'33"W 134.76' TO THE POINT OF BEGINNING, CONTAINING 60,808.80 SQUARE FEET OR 1.391 ACRES.

PREPARED BY:

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

CLIENT: LONG BEACH RENTALS, LLC
DATE OF FIELD SURVEY: 5/22/2026
DRAWN BY: CAC
JOB NUMBER: 15291.dwg

MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNERSHIP

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

LONG BEACH RENTALS, LLC

SIGNED BY: Jerry Paige DATE 6-25-2026

Subscribed and sworn to before me, in my presence this 25 day of June 2026, a Notary Public in and for the County of Harrison, State of Mississippi.



NOTARY PUBLIC Miranda George
My Commission Expires: Feb 5 2030

CERTIFICATE OF APPROVAL

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

ADMINISTRATOR DATE

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and deed description recorded in 2024-24075-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 22ND day of MAY, 2026.

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



PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the _____ day of _____ 2026.

Planning Commission Chairman Date

ACCEPTANCE

Submitted to and approve by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____ 2026.

ADOPT: ATTEST:

MAYOR CITY CLERK

PREPARED BY:

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

CLIENT: LONG BEACH RENTALS, LLC
DATE OF FIELD SURVEY: 5/22/2026
DRAWN BY: CAC
JOB NUMBER: 15291.dwg

MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Tina Dahl

From: Rex Garey <rex.garey@h2oinnovation.com>
Sent: Monday, June 29, 2026 11:06 AM
To: Tina Dahl
Subject: RE: Cert of Resub, 610 Klondyke Road

No action needed from Public Works. Steven Smith our water supervisor confirmed utilities exist at this location.

Rex Garey
Streets and Drainage Crew Leader
www.h2oinnovation.com



overstreeteng.com
161 Lameuse St. Suite 203
Biloxi, MS 39530
228.967.7137

June 30, 2026

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

RE: Certificate of Subdivision – Tax Parcel No. 0611G-01-021.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, described as a parcel of land located within the City of Long Beach, Mississippi, at the northeast corner of the intersection of Commission Road & Klondyke Road. The submitted subdivision proposes to subdivide one existing parcel into two parcels. Proposed parcel "D1" will be nearly 0.63 acres in size, with approx. 142 feet of street frontage on Klondyke Road. Proposed parcel "D2" will be nearly 1.39 acres in size, with approx. 135 feet of street frontage on Klondyke Road and approx. 310 feet of street frontage on Commission Road.

The Certificate itself has all appropriate certifications and information. However, we do see an issue which is listed below:

- Proposed parcel "D2":
 - The proposed parcel has an existing former fuel pump canopy that encroaches the right-of-way, which does not meet the minimum ordinance requirements of 25 feet. However, this non-conforming condition currently exists today.

As always, we have done our best to describe any deficiencies depicted on the proposed subdivisions. The decision to accept or reject this subdivision ultimately resides with the City. We are unaware if the developer has applied for a variance, so perhaps the noted concerns may be acceptable to the City under that variance process.

If acceptable, 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,

Tyler Yarbrough

MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion and upon recommendation by the City of Long Beach Engineer, Vice Chairman Sterling made motion, seconded by Commissioner Dulaney to approve the application as submitted. The question being put to a roll call vote, the result was as follows:

Vice Chairman Don Sterling	Voted	Aye
Commissioner Brown	Voted	Nay
Commissioner Suthoff	Voted	Nay
Commissioner Dulaney	Voted	Aye
Commissioner King	Voted	Nay
Commissioner Hughes	Voted	Nay
Commissioner Baas, Jr.	Voted	Nay

The question having received the negative vote of a majority of the Commissioners present and voting, Commission Chairman David DiLorenzo declared the motion failed.

It came for discussion under New Business a Certificate of Resubdivision for the property located at 18308 Commission Road, Tax Parcel 0611J-01-033.000, submitted by Jerry W. Paige, as follows:

MINUTES OF JULY 9, 2026
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 Received6-25-26

ZoningC-2

Agenda Date7-9-26

Check Number4413

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 06115-01-033.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 160' East of Kandyke Road
on Commission Road
- IV. ADDRESS OF PROPERTY INVOLVED: 18308 Commission Road
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of David's warehouses
Into / From Car lot
- 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 \$375.00

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 agree to pay all fees and charges as stated.

Jerry W. Paige

Name of Rightful Owner (PRINT)

18308 E Commission Road

Owner's Mailing Address

Long Beach MS 39560

City State Zip

228-234-1271

Phone

Jerry W. Paige 6-25-2026

Signature of Rightful Owner Date

Name of Agent (PRINT)

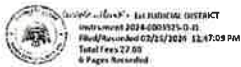
Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MISSISSIPPI A (Revised 3-2018)

Prepared by:	Return to:
Right of Way Technology, Inc.	Pringle & Roemer, VI, LLC
994 Howard Avenue	Post Office Box 211
Biloxi, MS 39530	Biloxi, MS 39553
Phone: (228) 229-7477	Phone: (228) 234-1271
Grantee Address:	Grantor Address:
City of Long Beach, Mississippi a body politic	Long Beach Rentals, LLC
201 Jeff Davis Avenue	18308 C Commission Road
Long Beach, MS 39560	Long Beach, MS 39560
Phone: (228) 863-1556	Phone: (228) 864-6875

WARRANTY DEED

INDEXING INSTRUCTIONS: A parcel of land being located in the NW 1/4 of Section 12, Township 8 South, Range 12 West, Harrison County, Mississippi

Initial *JP*, *AB*
LONG BEACH RENTALS, LLC
LPA 107917-701000
7W

Page 2

STATE OF MISSISSIPPI
COUNTY OF HARRISON

For and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned, hereby grant, bargain, sell, convey and warrant unto the City of Long Beach, Mississippi, a political subdivision of the State of Mississippi, the following described land:

THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, GRID NORTH (NAD 83 - EAST ZONE) USING A COMBINED FACTOR OF 0.999960753 AND A CONVERGENCE ANGLE OF -00°09'42".

A PARCEL OF LAND LYING AND BEING SITUATED IN THE NW 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" REBAR SET AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 12 WEST, SAID POINT 1 HAVING MS STATE PLANE EAST ZONE COORDINATES OF N 317532.12, E 881999.40; THENCE RUN EAST 1621.05 FEET; THENCE RUN SOUTH 1346.53 FEET TO A 1/2" REBAR SET AT THE INTERSECTION OF THE EXISTING SOUTH RIGHT OF WAY LINE OF COMMISSION ROAD AND THE PROPOSED SOUTH RIGHT OF WAY LINE OF COMMISSION ROAD AS SHOWN ON THE RIGHT OF WAY PLANS FOR PROJECT NO. STP-0295-00(010)LPA, SAID POINT BEING 25.748 FEET RIGHT OF AND PERPENDICULAR TO CENTERLINE STATION 112+60.000 OF COMMISSION ROAD AS SHOWN ON THE ABOVE MENTIONED PLANS, SAID POINT ALSO HAVING MS STATE PLANE EAST ZONE COORDINATES OF N 316185.64, E 883620.45 AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

FROM SAID POINT OF BEGINNING, RUN S 89°51'29" W ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 238.86 FEET TO A 1/2" REBAR SET AT A RIGHT OF WAY FLARE, THENCE RUN S 44°58'01" W ALONG SAID FLARE FOR A DISTANCE OF 28.36 FEET TO A 1/2" REBAR SET ON THE EAST EXISTING RIGHT OF WAY LINE OF KLONDYKE ROAD; THENCE RUN S 00°06'51" W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 263.99 FEET TO A 1/2" REBAR

Initial *JP*, *AB*
LONG BEACH RENTALS, LLC
LPA 107917-701000
7W

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SET AT THE INTERSECTION OF SAID EXISTING RIGHT OF WAY LINE WITH THE PROPOSED EAST RIGHT OF WAY LINE OF KLONDYKE ROAD, SAID POINT BEING 25.840 FEET RIGHT OF AND PERPENDICULAR TO CENTERLINE STATION 12+90.000 OF KLONDYKE ROAD AS SHOWN ON THE ABOVE REFERENCED PLANS; THENCE LEAVING SAID EXISTING RIGHT OF WAY LINE, RUN N 08°39'36" E ALONG SAID PROPOSED RIGHT OF WAY LINE FOR A DISTANCE OF 60.70 FEET TO A SET 1/2" REBAR, SAID POINT BEING 35.000 FEET RIGHT OF AND PERPENDICULAR TO CENTERLINE STATION 13+50.000 OF KLONDYKE ROAD AS SHOWN ON THE ABOVE REFERENCED PLANS; THENCE RUN N 00°01'12" W ALONG SAID PROPOSED RIGHT OF WAY LINE FOR A DISTANCE OF 55.00 FEET TO A SET 1/2" REBAR, SAID POINT BEING 35.000 FEET RIGHT OF AND PERPENDICULAR TO CENTERLINE STATION 14+05.000 OF KLONDYKE ROAD AS SHOWN ON THE ABOVE REFERENCED PLANS; THENCE RUN N 89°58'48" E ALONG SAID PROPOSED RIGHT OF WAY LINE FOR A DISTANCE OF 15.00 FEET TO A SET 1/2" REBAR, SAID POINT BEING 30.000 FEET RIGHT OF AND PERPENDICULAR TO CENTERLINE STATION 14+05.000 OF KLONDYKE ROAD AS SHOWN ON THE ABOVE REFERENCED PLANS; THENCE RUN N 00°01'12" W ALONG SAID PROPOSED RIGHT OF WAY LINE FOR A DISTANCE OF 20.00 FEET TO A SET 1/2" REBAR, SAID POINT BEING 50.000 FEET RIGHT OF AND PERPENDICULAR TO CENTERLINE STATION 14+25.000 OF KLONDYKE ROAD AS SHOWN ON THE ABOVE REFERENCED PLANS; THENCE RUN S 89°58'48" W ALONG SAID PROPOSED RIGHT OF WAY LINE FOR A DISTANCE OF 10.00 FEET TO A SET 1/2" REBAR, SAID POINT BEING 40.000 FEET RIGHT OF AND PERPENDICULAR TO CENTERLINE STATION 14+25.000 OF KLONDYKE ROAD AS SHOWN ON THE ABOVE REFERENCED PLANS; THENCE RUN N 00°01'12" W ALONG SAID PROPOSED RIGHT OF WAY LINE FOR A DISTANCE OF 115.00 FEET TO A 1/2" REBAR SET AT A RIGHT OF WAY FLARE, SAID POINT BEING 40.000 FEET RIGHT OF AND PERPENDICULAR TO CENTERLINE STATION 15+40.000 OF KLONDYKE ROAD AS SHOWN ON THE ABOVE REFERENCED PLANS; THENCE RUN N 51°18'07" E ALONG SAID PROPOSED RIGHT OF WAY FLARE FOR A DISTANCE OF 45.36 FEET TO A PK NAIL SET ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF COMMISSION ROAD, SAID POINT BEING 30.000 FEET RIGHT OF AND PERPENDICULAR TO CENTERLINE STATION 110+50.000 OF COMMISSION ROAD AS SHOWN ON THE ABOVE REFERENCED PLANS; THENCE RUN N 89°26'55" E ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 150.00 FEET TO A SET 1/2" REBAR, SAID POINT BEING 30.000 FEET RIGHT OF AND PERPENDICULAR TO CENTERLINE STATION 112+00.000 OF COMMISSION ROAD AS SHOWN ON THE ABOVE REFERENCED PLANS; THENCE RUN N 85°21'02" E ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 60.15 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 0.108 ACRES (4,705 SQUARE FEET), MORE OR LESS.

Initial *JP*, *AB*
LONG BEACH RENTALS, LLC
LPA 107917-701000
7W

MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Page 4

A survey plat of the Right-of-Way Acquisition parcel provided by Pickering Firm, Inc. dated October 08, 2021, is attached as Exhibit A.

The grantor herein further warrants that the above described property is no part of his homestead.

This conveyance includes all improvements located on the above described land and partially on Grantor's remaining land. The Grantee herein, its Agents, and/or Assigns are hereby granted the right of Ingress and Egress on Grantor's remaining land for removing or demolishing the improvements. The consideration herein named is in full payment of all said improvements.

It is understood and agreed that the consideration herein named is in full payment and settlement of any and all damage and compensation which would be allowable under a decree were it rendered by the Court and jury in an Eminent Domain proceeding under the provision of the applicable laws and statutes of the State of Mississippi.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness my signature this 11th day of December, A.D. 2023

[Signature]
Long Beach Rentals, LLC
By Jerry W. Falge, Manager/Member

Initial *af*

LONG BEACH RENTALS, LLC
LPA 107917-701000
74

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STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for said county and state, on this 11th day of December, 2023, within my jurisdiction, the within-named Jerry W. Falge, who acknowledged that he is Member/Manager of Long Beach Rentals, LLC, a Mississippi limited liability company, and that in said capacity, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

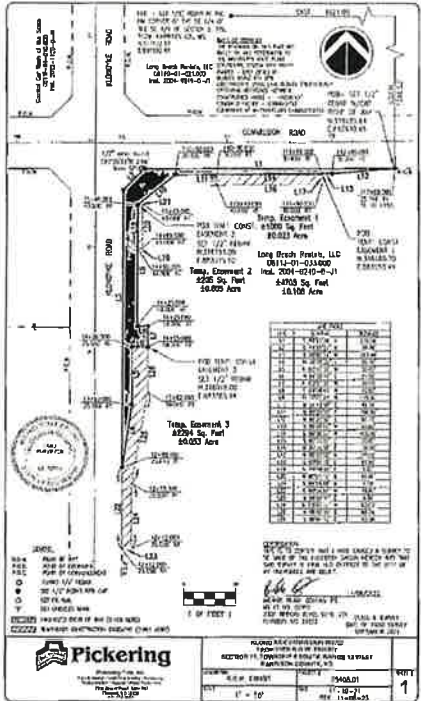
[Signature] (NOTARY PUBLIC)

My commission expires: Feb 18, 2027



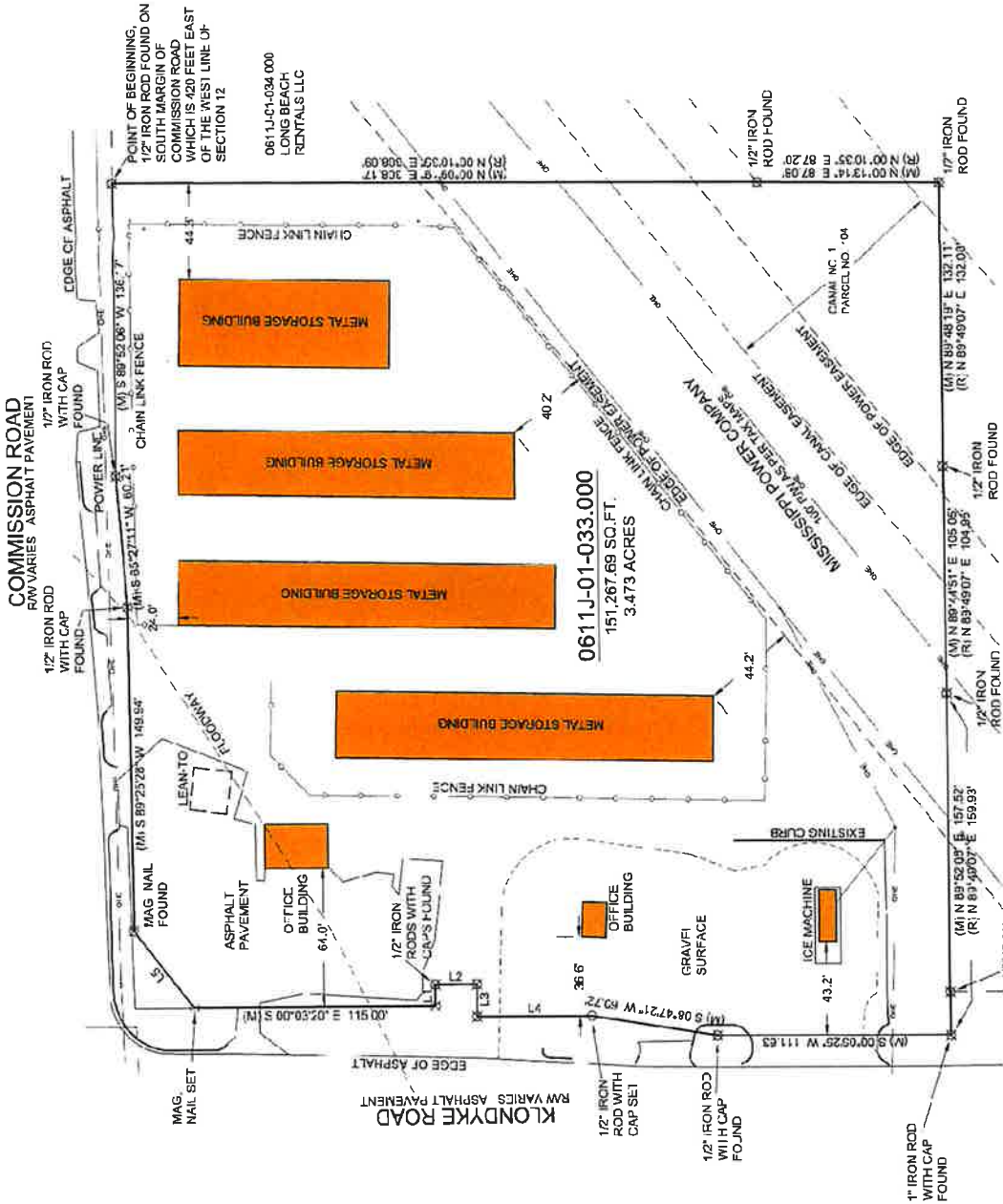
Initial *af*

LONG BEACH RENTALS, LLC
LPA 107917-701000
70

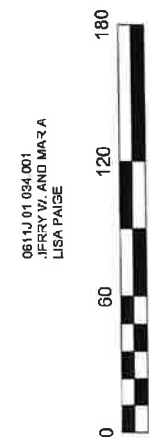


MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCALE 1" = 60'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)



LINE	BEARING	DISTANCE
L1	(M) S 89°54'07" E 9.92'	
L2	(M) S 00°06'43" E 15.96'	
L3	(M) N 89°55'48" W 14.96'	
L4	(M) S 00°03'20" E 55.00'	
L5	(M) S 51°21'41" W 45.36'	



0611J 01 034 001
JERRY W. AND MARA
LISA PAISE

SHEET 1 OF 4

A MINOR RESUBDIVISION OF COUNTY PARCEL NUMBER 0611J-01-033.000 INTO TWO PARCELS, SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI

REFERENCE MATERIALS:
1) RECORD PLAT OF JOURNALS SUBDIVISION
2) HARRISON COUNTY TAX MAPS CURRENT EDITION
3) HARRISON COUNTY TAX MAPS PREVIOUS EDITIONS
4) LONG BEACH ZONING MAP AND ORDINANCE
5) INSTRUMENT NO. 2004-0340-3-J
6) INSTRUMENT NO. 2004-0340-4-J
7) INSTRUMENT NO. 2004-0340-5-J
8) INSTRUMENT NO. 2004-0340-6-J
9) INSTRUMENT NO. 2004-0340-7-J
10) INSTRUMENT NO. 2004-0340-8-J
11) INSTRUMENT NO. 2004-0340-9-J

NOTES:
1) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER.
2) ESTATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, NC, RTK NETWORK, AND ARE BASED ON SPK (2001 MS E).
3) ALL SURVEY POINTS WERE RECOVERED THIS SURVEY. UTILITIES TO AVOID GROUND AND VISUAL UTILITIES, A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
4) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ETC. ARE TO BE PRESERVED BY APPROPRIATE GOVERNING AGENCIES.
5) ALL BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION.
6) GRID NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO.

GPS OBSERVATION
NOTE
DATE OF FIELD WORK: 5/19/2026
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

LEGEND:
S --- IRON ROD FOUND
● --- IRON PIPE FOUND
--- IRON ROD SET
--- SPRK SET
--- CONCRETE MONUMENT FOUND
--- CONCRETE MONUMENT SET
--- ASP. --- ASP. PER RECORD
--- ASP. --- ASP. PER SURVEY
--- IRON ROD FOUND
--- IRON ROD SET
--- POINT OF BEGINNING

FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN "THE FIRM ZONE" "AE" BFE: 2' 4" THRU "AE" BFE: 21.8' ACCORDING TO MAP NUMBER 28047C0357G, DATED JUNE 16, 2005. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

CLIENT: LONG BEACH RENTALS, LLC
DATE OF FIELD SURVEY: 5/22/2026
DRAWN BY: CAC
JOB NUMBER: 15291.dwg

PREPARED BY:

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

SCALE 1" = 60'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM = NAD 83)

NW 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI

REFERENCE MATERIALS

- 1) RECORDED PLAT OF QUARLES SUBDIVISION
2) HARRISON COUNTY TAX MAPS, CURRENT EDITION
3) PROPERTY LINK OF HARRISON COUNTY, MS DELTA
4) COMPUTER SYSTEMS, INC. WEBSITE
5) LONG BEACH ZONING MAP AND ORDINANCE
6) INSTRUMENT NO. 2004-9245-D-1
7) INSTRUMENT NO. 2004-9264-D-1
8) INJIS (HUMEN) NO. 2004-9258-D-1
9) INSTRUMENT NO. 2004-9256-D-1
10) INSTRUMENT NO. 2004-2407-D-1
11) INSTRUMENT NO. 2004-3925-D-1

GPS OBSERVATION

NOTE
DATE OF FIELD WORK: 5/19/2026
TOPCON VR RECEIVER WAS
USED FOR GPS OBSERVATION
UTILIZING THE EARL DUDLEY, INC
REAL-TIME NETWORK

LEGEND:

- [illegible]

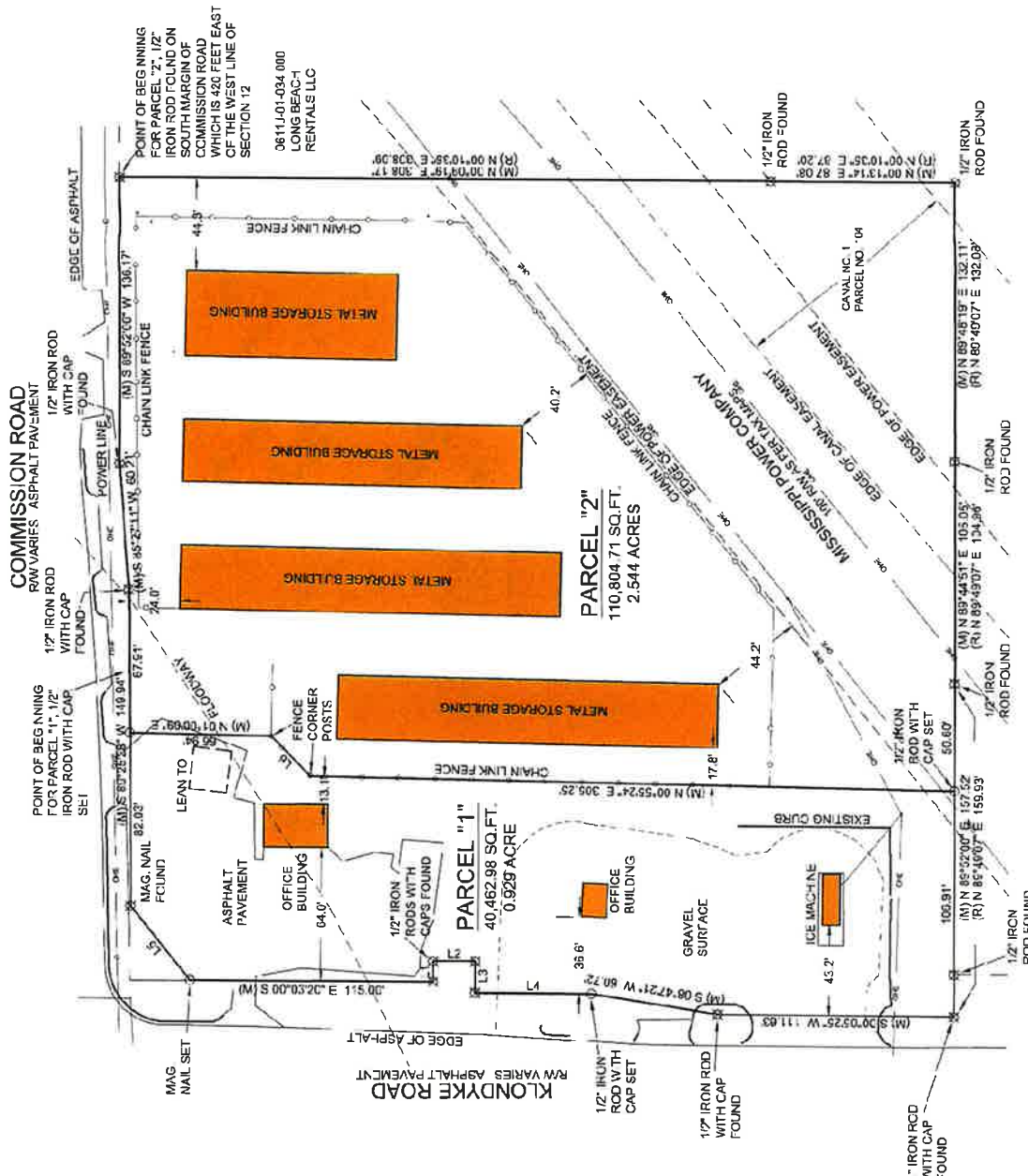
FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN "THE FIRM ZONE "AE" BFE=21.4 THRU "AE" BFE=21.6 ACCORDING TO MAP NUMBER 28047C357G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

CLIENT: LONG BEACH RENTALS, LLC
DATE OF FIELD SURVEY: 5/22/2026
DRAWN BY: CAC
JOB NUMBER: 15291.dwg

PREPARED BY:

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



LINE	BEARING	DISTANCE
L1	(M) S 89°54'07" E	9.92'
L2	(M) S 00°06'43" E	19.98'
L3	(M) N 89°53'43" W	14.96'
L4	(M) S 00°03'20" E	55.00'
L5	(M) S 51°21'41" W	45.36'
L6	(M) N 45°45'53" E	26.26'

0611J-C1-C34.001
JERRY W. AND MARIA
LISA PAIGE



SHEET 2 OF 4

MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A MINOR RESUBDIVISION OF COUNTY PARCEL NUMBER
0611J-01-033.000 INTO TWO PARCELS, SITUATED IN THE
NW 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 8
SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST
JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI

LONG BEACH PLANNING COMMISSION
CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property known as Harrison County ad valorem tax parcel (0611J-01-033.000), has been resubdivided into two parcels. The subject property is generally described as being located (on east side of Klondyke Road and the south side of Commission Road, Long Beach, MS).

The Case File Number is: _____

LEGAL DESCRIPTIONS

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

THAT PROPERTY DESCRIBED AS PARCELS 1 AND 2 IN DEED 2004-9249-J1 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, LESS AND EXCEPT THE RIGHT-OF-WAY ACQUISITION TO THE CITY OF LONG BEACH RECORDED IN DEED 2024-3925-D-J1 IN SAME LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

NOTE: THE DESCRIPTIONS IN OFFICIARY 2004-9249-D-J1 STATE THAT THIS PROPERTY IS LOCATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST WHEN THIS PROPERTY ACTUALLY IS LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 12 WEST.

LEGAL DESCRIPTIONS OF THE NEW RESUBDIVIDED PARCELS:
NEW LEGAL DESCRIPTION FOR PARCEL "1":

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

COMMENCING AT A 1/2" IRON ROD FOUND ON THE SOUTH MARGIN OF COMMISSION ROAD WHICH IS 420 FEET EAST OF THE WEST LINE OF SAID SECTION 12; THENCE ALONG THE SOUTH MARGIN OF COMMISSION ROAD, S89°52'06"W 136.17' TO A 1/2" IRON ROD WITH CAP FOUND; THENCE FURTHER ALONG SAID SOUTH MARGIN, S85°27'11"W 60.21' TO A 1/2" IRON ROD WITH CAP FOUND; THENCE FURTHER ALONG SAID SOUTH MARGIN, S89°25'28"W 67.91' TO A 1/2" IRON ROD WITH CAP SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN, S89°25'28"W 82.03' TO A MAG. NAIL FOUND IN ASPHALT; THENCE S51°21'41"W 45.38' TO A 1/2" IRON ROD WITH CAP SET ON THE EAST MARGIN OF KLONDYKE ROAD; THENCE ALONG SAID EAST MARGIN, S00°03'20"E 115.00' TO A 1/2" IRON ROD WITH CAP FOUND; THENCE FURTHER ALONG SAID EAST MARGIN, S89°54'07"E 9.92' TO A 1/2" IRON ROD WITH CAP FOUND; THENCE FURTHER ALONG SAID EAST MARGIN, S00°05'43"E 19.98' TO A 1/2" IRON ROD WITH CAP FOUND; THENCE FURTHER ALONG SAID EAST MARGIN, N89°53'48"W 14.98' TO A 1/2" IRON ROD WITH CAP FOUND; THENCE FURTHER ALONG SAID EAST MARGIN, S00°03'20"E 55.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE FURTHER ALONG SAID EAST MARGIN, S08°47'21"W 60.72' TO A 1/2" IRON ROD WITH CAP FOUND; THENCE FURTHER ALONG SAID EAST MARGIN, S00°05'25"W 111.63' TO A 1" IRON ROD WITH CAP FOUND; THENCE N89°52'08"E 106.91' TO A 1/2" IRON ROD WITH CAP SET; THENCE N00°55'24"E 305.25' TO A CHAIN LINK FENCE CORNER POST; THENCE N45°35'50"E 26.26' TO ANOTHER CHAIN LINK FENCE CORNER POST; THENCE N01°00'09"E 68.94' TO THE POINT OF BEGINNING, CONTAINING 40,462.98 SQUARE FEET OR 0.929 ACRES.

NEW LEGAL DESCRIPTION FOR PARCEL "2":

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

BEGINNING AT A 1/2" IRON ROD FOUND ON THE SOUTH MARGIN OF COMMISSION ROAD WHICH IS 420 FEET EAST OF THE WEST LINE OF SAID SECTION 12; THENCE ALONG THE SOUTH MARGIN OF COMMISSION ROAD, S89°52'06"W 136.17' TO A 1/2" IRON ROD WITH CAP FOUND; THENCE FURTHER ALONG SAID SOUTH MARGIN, S85°27'11"W 60.21' TO A 1/2" IRON ROD WITH CAP FOUND; THENCE FURTHER ALONG SAID SOUTH MARGIN, S89°25'28"W 67.91' TO A 1/2" IRON ROD WITH CAP SET; THENCE S01°00'09"W 68.94' TO A CHAIN LINK FENCE CORNER POST; THENCE S45°35'50"W 26.26' TO ANOTHER CHAIN LINK FENCE CORNER POST; THENCE S00°55'24"W 305.25' TO A 1/2" IRON ROD WITH CAP SET; THENCE N89°52'08"E 106.91' TO A 1/2" IRON ROD FOUND; THENCE N89°44'51"E 105.05' TO A 1/2" IRON ROD FOUND; THENCE N89°48'19"E 132.11' TO A 1/2" IRON ROD FOUND; THENCE N00°13'14"E 87.08' TO A 1/2" IRON ROD FOUND; THENCE N00°09'19"E 308.17' TO THE POINT OF BEGINNING, CONTAINING 110,804.71 SQUARE FEET OR 2.544 ACRES.

PREPARED BY:

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

CLIENT: LONG BEACH RENTALS, LLC
DATE OF FIELD SURVEY: 5/22/2026
DRAWN BY: CAC
JOB NUMBER: 15291.dwg

SHEET 3 OF 4

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MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNERSHIP

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

LONG BEACH RENTALS, LLC

SIGNED BY: Jerry Paige
JERRY PAIGE

DATE 6-25-2026

Subscribed and sworn to before me, in my presence this 25 day of June 2026, a Notary Public in and for the County of Harrison, State of Mississippi.



NOTARY PUBLIC Miranda George

My Commission Expires: Feb 5 2030

CERTIFICATE OF APPROVAL

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

ADMINISTRATOR

DATE

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and deed descriptions recorded in 2004-9249-D-J1 and 2024-3925-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 22ND day of MAY, 2026.

Clifford A. Crosby
Clifford A. Crosby, P.L.S.

2539
MS P.L.S. NO.



PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the _____ day of _____ 2026.

Planning Commission Chairman

Date

ACCEPTANCE

Submitted to and approve by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____ 2026.

ADOPT:

ATTEST:

MAYOR

CITY CLERK

PREPARED BY:

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

CLIENT: LONG BEACH RENTALS, LLC
DATE OF FIELD SURVEY: 5/22/2026
DRAWN BY: CAC
JOB NUMBER: 15291.dwg

**MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: Rex Garey <rex.garey@h2oinnovation.com>
Sent: Monday, June 29, 2026 11:06 AM
To: Tina Dahl
Subject: RE: Cert of Resub, 18308 Commission Road

No action needed from Public Works. Steven Smith our water supervisor confirmed utilities exist at this location.

Rex Garey
 Streets and Drainage Crew Leader
www.h2oinnovation.com



overstreeteng.com
 161 Lameuse St. Suite 203
 Biloxi, MS 39530
 228.967.7137

June 30, 2026

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

RE: Certificate of Subdivision – Tax Parcel No. 0611J-01-033.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, described as a parcel of land located within the City of Long Beach, Mississippi, at the southeast corner of the intersection of Commission Road & Klondyke Road. The submitted subdivision proposes to subdivide one existing parcel into two parcels. Proposed parcel "1" will be nearly 0.92 acres in size, with approx. 362 feet of street frontage on Klondyke Road and approx. 82 feet of street frontage on Commission Road. Proposed parcel "2" will be nearly 2.54 acres in size, with approx. 264 feet of street frontage on Commission Road.

The Certificate itself has all appropriate certifications and information. However, we do see an issue which is listed below:

- Proposed parcel "2":
 - The proposed parcel has an existing metal storage building that has 24 feet of front setback, which does not meet the minimum ordinance requirements of 25 feet. However, this non-conforming condition currently exists today.

As always, we have done our best to describe any deficiencies depicted on the proposed subdivisions. The decision to accept or reject this subdivision ultimately resides with the City. We are unaware if the developer has applied for a variance, so perhaps the noted concerns may be acceptable to the City under that variance process.

If acceptable, 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,


 Tyler Yarbrough

MINUTES OF JULY 9, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion and upon recommendation by the City of Long Beach Engineer, Vice Chairman Sterling made motion, seconded by Commissioner Suthoff and unanimously carried recommending to approve the application as submitted.

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

APPROVED:

Chairman David DiLorenzo

DATE: _____

ATTEST: _____

Minutes Clerk Tina M. Dahl