

**MINUTES OF JUNE 11, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
JUNE 11, 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. May 28, 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.
- VIII. NEW BUSINESS**
 - 1. Certificate of Resubdivision- 0 Pineville Road, Tax Parcels 0611M-01-008.000, 0611M-01-007.000, 0611M-01-006.000 and 0611M-01-004.001, Submitted by James C. English, Robert D. English, Eugene English and Jami Aguilar.
- 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 June 16, 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.

MINUTES OF JUNE 11, 2026
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Commissioner Tim Dulaney led the meeting in prayer.

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 11th day of June 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 Tim Dulaney, Sean Hughes, Ray Baas, Jr, Philip LeBlanc, Building Official Mike Gundlach, Building Inspector Shawn Barlow and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting were Commissioners Nicholas Brown, William Suthoff, Joey King and City Advisor Bill Hessel.

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 May 28, 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 JUNE 11, 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 3/9/26
 Zoning R-1
 Agenda Date 4/9/26
 Check Number 1691

- I. TYPE OF CASE: **PRELIMINARY PLAT APPROVAL**
- II. AD VALOREM 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:
- 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.

Name of Rightful Owner (PRINT)

5 PO BOX 309

Owner's Mailing Address

LONG BEACH MS 39560

City State Zip

228 424-5265

Phone

DEAS HOMES CO @ gmail.com

Email address

[Signature] MARCH 4, 2026

Signature of Rightful Owner

Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Email address

Signature of Applicant

Date

MINUTES OF JUNE 11, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Prepared By and Return to:
Schwartz, Ogler & Jordan, P.C.
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8350

File#231288

Indefinite Instruments
Part of Lot 8, H. English S80 in Part of
the SW 1/4 of the SW 1/4, Section
15, T8S, R12W, Harrison County,
MS, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

FRANKLIN JASON OVERSHI, a married man
161 LAMBERT STREET, SUITE 203
BILLOM, MS 39530
(228) 669-3242

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

TIMOTHY BRIAN DEAS
17245 KOLLEANA ROAD
GULFPORT, MS 39503
(228) 424-2245

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

ATTACHED HERETO AS EXHIBIT "A"

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

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

Estimated county ad valorem taxes have been prepaid between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such payment is based

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prove to be inaccurate for any reason, the Grantor agrees to refund any excess, and the Grantee agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a July day year.

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

WITNESS THE SIGNATURE of the Grantor on this the 10 day of October, 2025


FRANKLIN JASON OVERSHI

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY, we, notary public before me, the undersigned authority, in and for the jurisdiction of the State of Mississippi, have personally known and conversed with the above and foregoing instrument in his voluntary and legal mind and sound mind and free will in the presence of me.

GIVEN Under my hand and official seal on this the 10 day of October, 2025

(S. A. L.)

My Commission Expires




NOTARY PUBLIC

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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in a part of the H. ENGLISH SUBDIVISION in the Northwest Quarter (NW 1/4) of Section 15, Township 8 South, Range 12 West, Long Beach, Harrison County, Mississippi, being more particularly described as follows:

Beginning at a point where the half-section line of said Section 15 intersects the East margin of Beutline Road and run thence East along said half-section line a distance of 580.2 feet to an old fence line; run thence North 1 degree 30 minutes West along said fence line a distance of 907.2 feet for the point of beginning; continue thence North 1 degree West a distance of 394.2 feet to the South margin of Johnson Road; thence West along Johnson Road a distance of 290 feet thence South 7 degrees 45 minutes East a distance of 1793.6 feet; thence South 89 degrees 45 minutes East a distance of 277.5 feet back to the Point of Beginning, Containing 2.5 acres, more or less.

Tax Parcel Number: 0512B-31-029,006

Return to:
Schwartz, Ogler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8350
Our File: 231288

MINUTES OF JUNE 11, 2026
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After considerable discussion and upon recommendation by the City of Long Beach Engineer, Commissioner Hughes made motion, seconded by Vice Chairman Sterling and unanimously carried recommending to table the item.

It came for discussion under New Business a Certificate of Resubdivision for the property located at 0 Pineville Road, Tax Parcels 0611M-01-008.000, 0611M-01-007.000, 0611M-01-006.000 and 0611M-01-004.001, submitted by James C. English, Robert D. English, Eugene A. English and Jami M. Aguilar as follows:

MINUTES OF JUNE 11, 2026
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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 5-21-26
Zoning C-2
Agenda Date 6-11-26
Check Number 13874

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
0611M-01-008,000 0611M-01-007,000
II. ADVALOREM TAX PARCEL NUMBER(S): 0611M-01-006,000 0611M-01-004,001
III. GENERAL LOCATION OF PROPERTY INVOLVED: North of drainage canal #1
Pineville Rd. across from Elementary School in the curve
IV. ADDRESS OF PROPERTY INVOLVED: Pineville Road
V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of Consolidate 4 parcels into 1 parcel
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 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.

James C. English
Name of Rightful Owner (PRINT)
8326 Maunalani Pl.
Owner's Mailing Address
Diamondhead, ms 39525
City State Zip
228-363-4000
Phone
James C. English 6/05/07/2026
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

**MINUTES OF JUNE 11, 2026
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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) Robert D. English
ADDRESS (STREET, CITY, STATE, ZIP CODE) 6936 Asaki Pl., Diamondhead, MS 39525
PHONE # (H) _____ (C) 228-424-7335 ~~0611M-01-004.001~~
TAX PARCEL NUMBER(S) OWNED 0611M-01-008.000 0611M-01-007.000 0611M-01-006.000
SIGNATURE *Robert D. English*

NAME OF OWNER (PRINT) Eugene A. English
ADDRESS (STREET, CITY, STATE, ZIP CODE) 8416 Kapona Ct., Diamondhead, MS 39525
PHONE # (H) _____ (C) 228-424-8247 0611M-01-004.001
TAX PARCEL NUMBER(S) OWNED 0611M-01-008.000 0611M-01-007.000 0611M-01-006.000
SIGNATURE *Eugene A. English*

NAME OF OWNER (PRINT) Jami M. Aguilar
ADDRESS (STREET, CITY, STATE, ZIP CODE) 14915 S. Bartlett Ave., Plainfield, IL 60544
PHONE # (H) _____ (C) 815-600-0062 0611M-01-004.001
TAX PARCEL NUMBER(S) OWNED 0611M-01-008.000 0611M-01-007.000 0611M-01-006.000
SIGNATURE *Jami M. Aguilar*

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: Eugene A. English 228-424-8247

MINUTES OF JUNE 11, 2026
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED



1st Judicial District
Instrument 2013 6 D - J1
Filed/Recorded 1/2/2013 10:21 A
Total Fees \$ 22.00
2 Pages Recorded

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED



For the consideration of the sum of Ten and No/100 Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, James C. English, does hereby sell, convey and warrant to Safeguard Family Partnership, Ltd, a Mississippi Limited Partnership, the following described real property, with improvements thereon, situated and being in the First Judicial District of Harrison County, Mississippi, to-wit:

Parcel # 0611M-01-008.000 with the following legal description:
Address: Pineville Rd, PPIN 037305, Section 11 Township 08 Range 12. DR: 1013/0127
06/18/1985-Beg At NW Cor of SW 1/4 & Run E Along Center Line of Pineville Rd &
Run 1660 Ft Thence S 25 Ft To S 25 Ft to S Mar of Pineville Rd For Beg S 2

Grantee hereby assumes and agrees to pay all city and county ad valorem taxes on the said land for the year 2012. This conveyance is subject to the lien for ad valorem taxes for the current year, and restrictions, reservations and easements of record.

Witness my signature, this 30th day of December, 2012.

James C. English
James C. English
As an Individual

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on the 30th day of December, 2012, within my jurisdiction, the within named James C. English, who acknowledged that he executed the above and foregoing instrument.

Rebecca J. Moore
NOTARY PUBLIC

My commission expires:

July 5, 2014



Prepared By:
Grantor(s) address:
James C. English
4363C Leisure Time Drive
Diamondhead, MS 39525
Telephone No: (228) 255-3898

Grantee(s) address:
Safeguard Family Partnership, Ltd
4363C Leisure Time Drive
Diamondhead, MS 39525
Telephone No: (228) 255-3898

MINUTES OF JUNE 11, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED



1st Judicial District
Instrument 2013 0 D -J1
Filed/Recorded 11/2/2013 10:22 A
Total Fees \$ 22.00
2 Pages Recorded

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED



For the consideration of the sum of Ten and No/100 Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, James C. English, does hereby sell, convey and warrant to Safeguard Family Partnership, Ltd, a Mississippi Limited Partnership, the following described real property, with improvements thereon, situated and being in the First Judicial District of Harrison County, Mississippi, to-wit:

Parcel # 0611M-01-007.000 with the following legal description:
Address: Pineville Rd, PPIN 037306, Section 11 Township 08 Range 12. DR: 1032/0599
00/00/0000-Beg At NW Cor of SW 1/4 Run E Along Center Line of PV Rd 1760 Ft S 25
Ft to S Line of PV Rd for Beg S 220 Ft W 100 Ft N 220 Ft E 100 Grantee hereby

assumes and agrees to pay all city and county ad valorem taxes on the said land for the year 2012. This conveyance is subject to the lien for ad valorem taxes for the current year, and restrictions, reservations and easements of record.

Witness my signature, this 30th day of December, 2012.

James C. English

James C. English
As an Individual

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on the 30th day of December, 2012, within my jurisdiction, the within named James C. English, who acknowledged that he executed the above and foregoing instrument.

Rebecca J. Moore
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July 5, 2014



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Grantor(s) address:
James C. English
4363C Leisure Time Drive
Diamondhead, MS 39525
Telephone No: (228) 255-3898

Grantee(s) address:
Safeguard Family Partnership, Ltd
4363C Leisure Time Drive
Diamondhead, MS 39525
Telephone No: (228) 255-3898

MINUTES OF JUNE 11, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED



For the consideration of the sum of Ten and No/100 Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, James C. English, does hereby sell, convey and warrant to Safeguard Family Partnership, Ltd, a Mississippi Limited Partnership, the following described real property, with improvements thereon, situated and being in the First Judicial District of Harrison County, Mississippi, to-wit:

Parcel # 0611M-01-006.000 with the following legal description:
Address: Pineville Rd, PPIN 037309, Section 11 Township 08 Range 12. DR: 1032/0500
00/00/0000-Beg. 1760 Ft. E of NW Cor of SW 1/4 of Sec. 11-8-12. S 175 Ft. Easterly to a Point on W Line of Pineville-Three Notch Rd. W Hich

Grantee hereby assumes and agrees to pay all city and county ad valorem taxes on the said land for the year 2012. This conveyance is subject to the lien for ad valorem taxes for the current year, and restrictions, reservations and easements of record.

Witness my signature, this 30th day of December, 2012.

James C. English
As an Individual

Page 1 of 2

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on the 30th day of December, 2012, within my jurisdiction, the within named James C. English, who acknowledged that he executed the above and foregoing instrument.

Rebecca J. Moore
NOTARY PUBLIC

My commission expires:

July 9, 2014



Prepared By:
Grantor(s) address:
James C. English
4363C Leisure Time Drive
Diamondhead, MS 39525
Telephone No: (228) 255-3898

Grantee(s) address:
Safeguard Family Partnership, Ltd
4363C Leisure Time Drive
Diamondhead, MS 39525
Telephone No: (228) 255-3898

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MINUTES OF JUNE 11, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED



1st Judicial District
Instrument 2013 10 U - J1
Filed/Recorded 11/22/2013 10:24 A
Total Fees \$ 22.00
2 Pages Recorded

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED



For the consideration of the sum of Ten and No/100 Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, James C. English, does hereby sell, convey and warrant to Safeguard Family Partnership, Ltd, a Mississippi Limited Partnership, the following described real property, with improvements thereon, situated and being in the First Judicial District of Harrison County, Mississippi, to-wit:

Parcel # 0611M-01-004.001 with the following legal description:
Address: 19201 Pineville Rd, PPIN 095091, Section 11 Township 08 Range 12. DR: 0999/0604 12/20/1984-6.2 AC (C) Beg A Inter of N MA R of Drainage Canal & S Mar of Pineville Rd NW along Rd 248.5 Ft to POB NW Along Rd 80 Ft W 150 Ft NW 100 Ft W 200 Ft S 45 Ft W 200

Grantee hereby assumes and agrees to pay all city and county ad valorem taxes on the said land for the year 2012. This conveyance is subject to the lien for ad valorem taxes for the current year, and restrictions, reservations and easements of record.

Witness my signature, this 30th day of December, 2012.

James C. English

James C. English
As an Individual

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on the 30th day of December, 2012, within my jurisdiction, the within named James C. English, who acknowledged that he executed the above and foregoing instrument.

Rebecca J. Moore
NOTARY PUBLIC

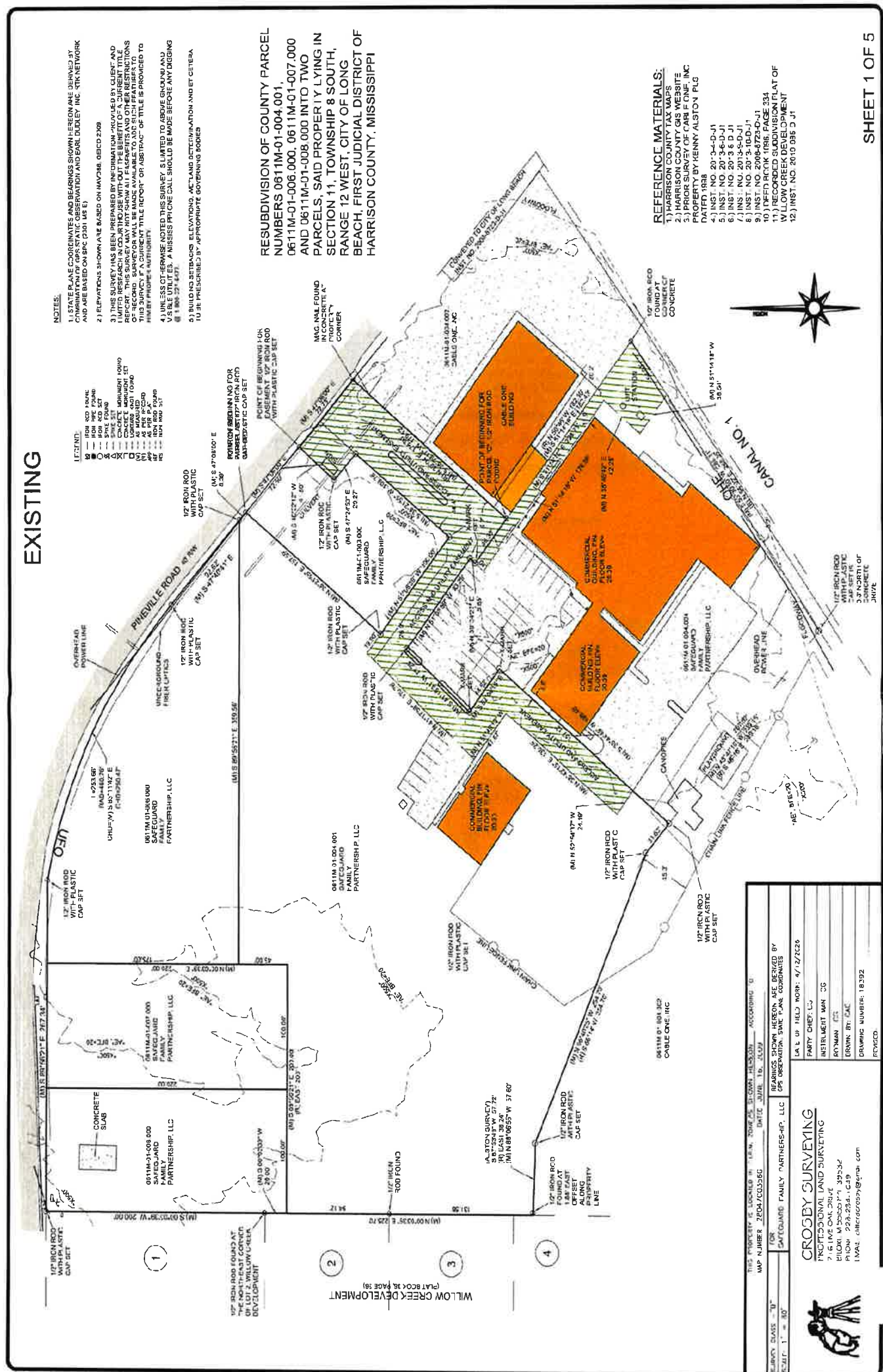
My commission expires:

July 9, 2014



Prepared By:
Grantor(s) address:
James C. English
4363C Leisure Time Drive
Diamondhead, MS 39525
Telephone No: (228) 255-3898

Grantee(s) address:
Safeguard Family Partnership, Ltd
4363C Leisure Time Drive
Diamondhead, MS 39525
Telephone No: (228) 255-3898



**MINUTES OF JUNE 11, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

PROPOSED

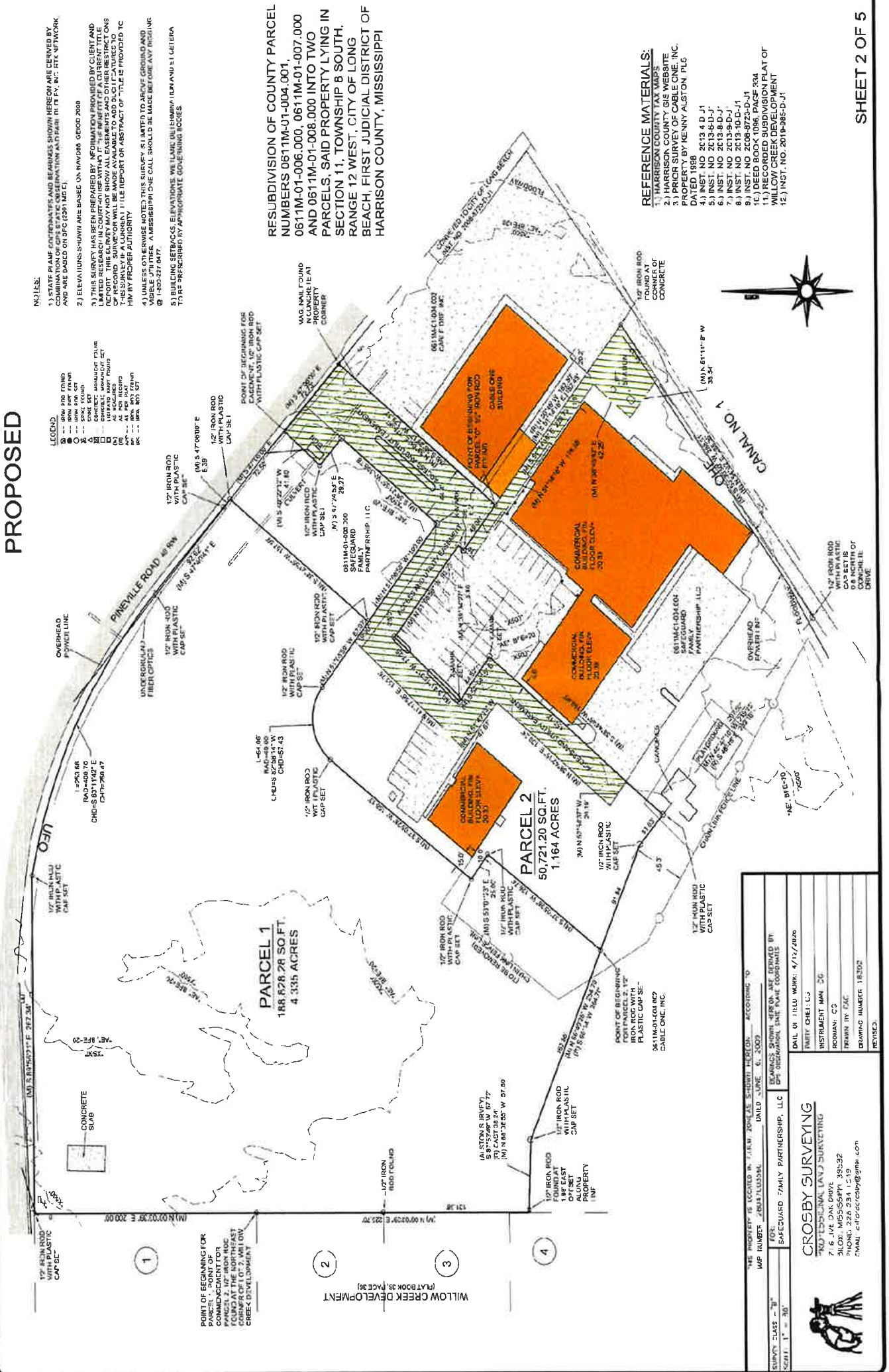
- NOTES:**
- 1) STATE PLANS, CERTIFICATIONS AND BLANKETS SHOWN HEREON ARE DERIVED BY COMBINATION OF GRS EAST COAST COLLABORATION AND FARM IN IT'S OWN RIGHT NETWORK, AND ARE DATED ON 30/6 (23RD JULY).
 - 2) ELEVATIONS SHOWN ARE BASED ON NAVD83 GRID 2008
 - 3) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURT CASE WITHIN THE LIMITS OF A CURRENT TITLE OF RECORD. SURVEYS WILL BE MADE AVAILABLE TO ALL SPLICATORS TO ENSURE ACCURACY. SURVEYS WILL BE A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPERTY AUTHORITY
 - 4) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO JMWRF GROUND AND ADJACENT LAND ONLY. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY PILING OR DRILLING.
 - 5) 905-227-0777
 - 6) BUILDING REFERENCES: EXISTING WALLS, WALKWAYS, RAMPING, CURBS AND CURB LERKERS TO BE PRESERVED BY APPROPRIATE CONCRETE FOOTINGS.

[illegible]

RESUBDIVISION OF COUNTY PARCEL
NUMBERS 0611M-01-004.001,
0611M-01-006.000, 0611M-01-007.000
AND 0611M-01-008.000 INTO TWO
PARCELS, SAID PROPERTY LYING IN
SECTION 11, TOWNSHIP 8 SOUTH,
RANGE 12 WEST, CITY OF LONG
BEACH, FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

REFERENCE MATERIALS:

1. HARRISON COUNTY TAX MAPS
2. HARRISON COUNTY GIS WEBSITE
3. PRIOR SURVEY OF CABLE ONE, INC.
PROPERTY BY KENNY ALSTON PLG
DATED 1998
4.) INST. NO 2013-4-D-J1
5.) INST. NO 2013-6-D-J
6.) INST. NO 2013-8-D-J
7.) INST. NO 2013-9-D-J
8.) INST. NO 2013-10-D-J1
9.) INST. NO 2008-8723-D-J1
10.) DEED BOOK 1086, PAGE 334
11.) RECORDED SUBDIVISION PLAT OF
WILLOW CREEK DEVELOPMENT
12.) INST. NO. 2019-368-D-J1



MINUTES OF JUNE 11, 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 property has been resubdivided from Harrison County ad valorem tax parcels (0611M-01-004.001, 0611M-01-006.000, 0611M-01-007.000 and 0611M-01-008.000) into (two) lots. The subject property is generally described as being located on the south side of Pineville Road and the west side of Tower Plaza.

The Case File Number is: _____

LEGAL DESCRIPTIONS

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

0611M-01-004.001, INST. NO. 2019-985-D-J1 "PARCEL A"

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT AN IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 2, WILLOW CREEK DEVELOPMENT, PLAT BOOK 36 ON PAGE 36 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE EAST LINE OF SAID LOT 2, S00°03'39"W 20.00' TO AN IRON ROD SET AT THE POINT OF BEGINNING; THENCE S89°56'21"E 200.00' TO AN IRON ROD SET; THENCE N00°03'39"E 45.00' TO AN IRON ROD SET; THENCE S89°56'21"E 359.58' TO AN IRON ROD SET ON THE SOUTHWEST MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID SOUTHWEST MARGIN, S47°06'00"E 8.39' TO AN IRON ROD SET; THENCE S38°21'55"W 157.59' TO AN IRON ROD SET; THENCE S51°08'59"E 100.00' TO AN X-MARK IN CONCRETE; THENCE N38°21'55"E 108.78' TO AN IRON ROD SET; THENCE N47°24'53"W 29.27' TO AN IRON ROD SET; THENCE N40°22'12"E 41.80' TO AN IRON ROD SET ON THE SOUTHWEST MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID SOUTHWEST MARGIN, S47°06'00"E 72.73' TO A MAG. NAIL FOUND IN CONCRETE ON THE BOUNDARY LINE OF PROPERTY OF CABLE ONE, INC.; THENCE ALONG SAID BOUNDARY LINE, S38°29'17"W 179.12' TO AN IRON ROD FOUND; THENCE N51°14'18"W 46.30' TO AN X-MARK IN CONCRETE; THENCE N39°34'27"E 5.86' TO AN X-MARK IN CONCRETE; THENCE N51°08'59"W 93.23' TO AN IRON ROD SET; THENCE S41°18'31"W 77.25' TO AN X-MARK ON CONCRETE; THENCE S52°04'15"E 44.52' TO AN X-MARK ON CONCRETE; THENCE S38°44'46"W 199.40' TO AN IRON ROD SET ON THE BOUNDARY LINE OF PROPERTY OF CABLE ONE, INC.; THENCE ALONG SAID BOUNDARY LINE, N48°47'10"W 31.63' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID BOUNDARY LINE, N66°40'25"W 254.70' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID BOUNDARY LINE, N88°06'55"W 57.60' TO THE EAST LINE OF WILLOW CREEK DEVELOPMENT; THENCE ALONG SAID EAST LINE, N00°03'39"E 225.70' TO THE POINT OF BEGINNING, CONTAINING 152,185.02 SQUARE FEET OR 3.494 ACRES.

0611M-01-006.000, INST. NO. 2013-4-D-J1

Parcel# 0611M-01-006.000 with the following legal description:

Address: Pineville Rd, PPIN 037309, Section 11 Township 08 Range 12. DR: 1032/0500 00/00/0000-Beg. 1760 Ft. E of NW Cor of SW 1/4 of Sec. 11-8-12. S 175 Ft. Easterly to a Point on W Line of Pineville-Three Notch Rd. W Hich

0611M-01-007.000, INST. NO. 2013-8-D-J1

Parcel# 0611M-01-007.000 with the following legal description:

Address: Pineville Rd, PPIN 037306, Section 11 Township 08 Range 12. DR: 1032/0599 00/00/0000-Beg At NW Cor of SW 1/4 Run E Along Center Line of PV Rd 1760 Ft S 25 Ft to S Line of PV Rd for Beg S 220 Ft W 100 Ft N 220 Ft E 100

0611M-01-008.000, INST. NO. 2013-6-D-J1

Parcel# 0611M-01-008.000 with the following legal description:

Address: Pineville Rd, PPIN 037305, Section 11 Township 08 Range 12. DR: 1013/0127 06/18/1985-Beg At NW Cor of SW 1/4 & Run E Along Center Line of Pineville Rd & Run 1660 Ft Thence S 25 Ft To S 25 Ft to S Mar of Pineville Rd For Beg S 2

LEGAL DESCRIPTIONS OF THE TWO PROPOSED LOTS:

LEGAL DESCRIPTION of PARCEL 1:

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, 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 IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 2, WILLOW CREEK DEVELOPMENT, PLAT BOOK 36 ON PAGE 36 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE EAST LINE OF SAID LOT 2, N00°03'39"E 200.00' TO AN IRON ROD SET ON THE SOUTH MARGIN OF PINEVILLE ROAD, BEING THE NORTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE ALONG SAID SOUTH MARGIN, S89°56'21"E 267.34' TO AN IRON ROD SET; THENCE ALONG A CURVE OF SAID SOUTH MARGIN TO THE RIGHT, HAVING A RADIUS OF 460.76', AN ARC LENGTH OF 253.66' AND A CHORD BEARING A DISTANCE OF S63°11'42"E TO AN IRON ROD SET; THENCE FURTHER ALONG SAID SOUTH MARGIN, S47°40'41"E 92.62' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID SOUTH MARGIN, S47°06'00"E 8.39' TO AN IRON ROD SET; THENCE S38°21'55"W 157.59' TO AN IRON ROD SET; THENCE N51°08'59"W 67.07' TO AN IRON ROD SET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00', AN ARC LENGTH OF 64.06' AND A CHORD BEARING AND DISTANCE OF S82°58'14"W 57.43' TO AN IRON ROD SET; THENCE S37°05'28"W 158.13' TO AN IRON ROD SET; THENCE S53°01'23"E 25.00' TO AN IRON ROD SET; THENCE S37°05'28"W 126.74' TO AN IRON ROD SET ON THE BOUNDARY LINE OF PROPERTY OF CABLE ONE, INC.; THENCE ALONG SAID BOUNDARY LINE, N66°40'25"W 162.86' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID BOUNDARY LINE, N88°06'55"W 57.60' TO THE EAST LINE OF WILLOW CREEK DEVELOPMENT; THENCE ALONG SAID EAST LINE, N00°03'39"E 225.70' TO THE POINT OF BEGINNING, CONTAINING 188,828.28 SQUARE FEET OR 4.335 ACRES.

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE

BILOXI, MS 39532 PHONE: 228-234-1649

SHEET 3 OF 5

MINUTES OF JUNE 11, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

LEGAL DESCRIPTION of PARCEL 2:

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT AN IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 2, WILLOW CREEK DEVELOPMENT, PLAT BOOK 36 ON PAGE 36 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE EAST LINE OF SAID LOT 2, S00°03'39"W 225.70'; THENCE S88°06'55"E 57.60' TO AN IRON ROD SET; THENCE S66°40'25"E 162.86' TO AN IRON ROD SET AT THE POINT OF BEGINNING; THENCE N37°05'28"E 126.74' TO AN IRON ROD SET; THENCE N53°01'23"W 25.00' TO AN IRON ROD SET; THENCE N37°05'28"E 158.13' TO AN IRON ROD SET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00', AN ARC LENGTH OF 64.06' AND A CHORD BEARING AND DISTANCE OF N82°58'14"E 57.43' TO AN IRON ROD SET; THENCE S51°08'59"E 167.07' TO AN X-MARK IN CONCRETE; THENCE N38°21'55"E 108.78' TO AN IRON ROD SET; THENCE N47°24'53"W 29.27' TO AN IRON ROD SET; THENCE N40°22'12"E 41.80' TO AN IRON ROD SET ON THE SOUTHWEST MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID SOUTHWEST MARGIN, S47°06'00"E 72.73' TO A MAG. NAIL FOUND IN CONCRETE ON THE BOUNDARY LINE OF PROPERTY OF CABLE ONE, INC.; THENCE ALONG SAID BOUNDARY LINE, S38°29'17"W 179.12' TO AN IRON ROD FOUND; THENCE N51°14'18"W 46.30' TO AN X-MARK IN CONCRETE; THENCE N39°34'27"E 5.86' TO AN X-MARK IN CONCRETE; THENCE N51°08'59"W 93.23' TO AN IRON ROD SET; THENCE S41°18'31"W 77.25' TO AN X-MARK ON CONCRETE; THENCE S52°04'15"E 44.52' TO AN X-MARK ON CONCRETE; THENCE S38°44'46"W 199.40' TO AN IRON ROD SET ON THE BOUNDARY LINE OF PROPERTY OF CABLE ONE, INC.; THENCE ALONG SAID BOUNDARY LINE, N48°47'10"W 31.63' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID BOUNDARY LINE, N66°40'25"W 91.84' TO THE POINT OF BEGINNING, CONTAINING 50,721.20 SQUARE FEET OR 1.164 ACRES. SAID PROPERTY BEING SUBJECT TO AN ACCESS AND UTILITY EASEMENT BEING DESCRIBED AS FOLLOWS:

AN ACCESS AND UTILITY EASEMENT SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT AN IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 2, WILLOW CREEK DEVELOPMENT, PLAT BOOK 36 ON PAGE 36 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE EAST LINE OF SAID LOT 2, S00°03'39"W 20.00' TO AN IRON ROD SET; THENCE S89°56'21"E 200.00' TO AN IRON ROD SET; THENCE N00°03'39"E 45.00' TO AN IRON ROD SET; THENCE S89°56'21"E 359.56' TO AN IRON ROD SET ON THE SOUTHWEST MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID SOUTHWEST MARGIN, S47°06'00"E 8.39' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID SOUTHWEST MARGIN, S47°06'00"E 72.50' TO AN IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTHWEST MARGIN, S47°06'00"E 72.73' TO A MAG. NAIL FOUND IN CONCRETE ON THE BOUNDARY LINE OF PROPERTY OF CABLE ONE, INC.; THENCE ALONG SAID BOUNDARY LINE, S38°29'17"W 179.12' TO AN IRON ROD FOUND; THENCE FURTHER ALONG SAID BOUNDARY LINE, S51°14'18"E 182.43' TO AN IRON ROD FOUND; THENCE FURTHER ALONG SAID BOUNDARY LINE, S53°30'50"W 54.03'; THENCE N51°14'18"W 38.54'; THENCE N38°45'42"E 42.25'; THENCE N51°14'18"W 176.58'; THENCE N39°34'27"E 15.86' TO AN X-MARK IN CONCRETE; THENCE N51°08'59"W 93.23' TO AN IRON ROD SET; THENCE S41°18'31"W 77.25' TO AN X-MARK ON CONCRETE; THENCE S52°04'15"E 44.52' TO AN X-MARK ON CONCRETE; THENCE S38°44'46"W 157.12'; THENCE N52°54'37"W 24.19'; THENCE N38°42'15"E 130.24'; THENCE N51°49'13"W 47.67'; THENCE N41°17'58"E 130.78'; THENCE S51°08'59"E 119.90' TO AN X-MARK ON CONCRETE; THENCE N38°21'55"E 108.78' TO AN IRON ROD SET; THENCE N47°24'53"W 29.27' TO AN IRON ROD SET; THENCE N40°22'12"E 41.80' TO THE POINT OF BEGINNING.

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.

SAFEGUARD FAMILY PARTNERSHIP, LLC

James C. English
PARTNER: JAMES C. ENGLISH

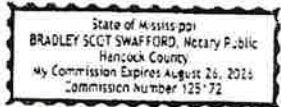
05/07/2026
DATE

Subscribed and sworn to before me, in my presence this 7th day of May 2026, a Notary Public in and for the County of Harrison, State of Mississippi.

Hancock

NOTARY PUBLIC

My Commission Expires: 08-26-2026



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.

SAFEGUARD FAMILY PARTNERSHIP, LLC

Robert D. English
PARTNER: ROBERT D. ENGLISH

05/07/2026
DATE

Subscribed and sworn to before me, in my presence this 7th day of May 2026, a Notary Public in and for the County of Harrison, State of Mississippi.

Hancock

NOTARY PUBLIC

My Commission Expires: 08-26-2026



PREPARED BY:

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

MINUTES OF JUNE 11, 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.

SAFEGUARD FAMILY PARTNERSHIP, LLC

Eugene A. English
PARTNER: EUGENE A. ENGLISH

5/7/26
DATE



Subscribed and sworn to before me, in my presence this 7th day of May 20 26, a Notary Public in and for the County of Harrison, State of Mississippi.
Hancock

NOTARY PUBLIC
My Commission Expires: 08-26-2026

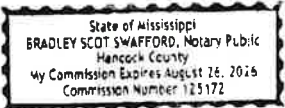
CERTIFICATE OF OWNERSHIP

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.

SAFEGUARD FAMILY PARTNERSHIP, LLC

Jami M. Aguilar
PARTNER: JAMI M. AGUILAR

5/14/26
DATE



Subscribed and sworn to before me, in my presence this 14 day of May 2026, a Notary Public in and for the County of Harrison, State of Mississippi.
Will Illinois

NOTARY PUBLIC Ronithvenot
My Commission Expires: 5/20/2026



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. 2019-985-D-J1, 2013-4-D-J1, 2013-6-D-J1 and 2013-8-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 6TH day of MAY 20 26.

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 _____ 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 JUNE 11, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: James Jonakin <james.jonakin@h2oinnovation.com>
Sent: Wednesday, May 27, 2026 2:52 PM
To: Tina Dahl; David Ball; Tyler Yarbrough; Joe Culpepper; Jan Berry; Michael Glass; Brian Atkinson; Susan Bowes
Subject: Re: Cert of Resub, 0 Pineville Road

No action needed from Public Works on this re-subdivision.



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

May 28, 2026

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

RE: Certificate of Subdivision – Tax Parcel No. 0611M-01-008.000 & 0611M-01-007.000 & 0611M-01-006.000 & 0611M-01-004.001

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, off Pineville Road. The submitted subdivision proposes to combine 4 existing parcels into two parcels. Proposed parcel "1" will be nearly 4.33 acres in size, with approx. 622 feet of street frontage on Pineville Road. Proposed parcel "2" will be nearly 1.16 acres in size, with approx. 72 feet of street frontage on Pineville Road.

The Certificate itself has all appropriate certifications and information. If approval is granted, acceptance 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 JUNE 11, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion and upon recommendation made by the City Engineer, Commissioner Hughes made motion, seconded by Commissioner Baas, Jr. 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, Vice Chairman Sterling made motion, seconded by Commissioner Baas, Jr. 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