

**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
JANUARY 11, 2024
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION
CITY OF LONG BEACH, MISSISSIPPI
5:30 O'CLOCK P.M.
LONG BEACH CITY HALL
MEETING ROOM
201 JEFF DAVIS AVENUE**

I. CALL TO ORDER

II. ROLL CALL AND ESTABLISH QUORUM

III. PUBLIC HEARINGS

1. Variance- 113 Driftwood Drive, Tax Parcel 0612E-02-148.000, Submitted by Barlow Builders, Inc (owners) and Shawn B. Barlow (agent).

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

1. December 14, 2023

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. Certificate of Resubdivision- 6005, 6011 and 6015 Daugherty Road, Tax Parcels 0511H-03-006.000, 0511H-03-007.000, and 0511H-03-008.000, Submitted by Alan J. Simmons.
2. Certificate of Resubdivision- 0 North Nicholson Avenue, Tax Parcel 0611J-01-068.001, Submitted by MSL Properties, LLC (owner) and Mary S. Levens (agent).

VIII. DEVELOPMENT & RESEARCH

IX. ADJOURN

*****NOTES*****

****All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on January 16, 2024.**

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

Vice Chairman Barlow read the Opening Statement for the Planning and Development Commission.

**MINUTES OF JANUARY 11, 2024
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Be it remembered that one (1) public hearing was heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 11th day of January 2024, in said City, and the same being the time, date and place fixed for holding said public hearing .

There were present and in attendance on said Commission and at the Public Hearing the following named persons: Chairman Frank Olaivar, Vice Chairman Shawn Barlow, Commissioners Nicholas Brown, William Suthoff, David DiLorenzo, Michael Levens, Trey Gaddy, Jennifer Glenn and Marcia Kruse, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the public hearing were Building Inspector Ryan Ladner and City Advisor Bill Hessell.

There being a quorum present and sufficient to transact the business of the public hearing, the following proceeding was had and done.

.....

Vice Chairman Shawn Barlow recused herself at this time.

The public hearing to consider a Variance for the property located at 113 Driftwood Drive, Tax Parcel 0612E-02-148.000, submitted by Barlow Builders, Inc (owners) and Shawn B. Barlow (agent), as follows:

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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 12-15-23
Zoning R-1
Agenda Date 1-11-24
Check Number 9326

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0612E-02-148.000
- II. Address of Property Involved: 113 Driftwood Drive
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Seeking an Ordinance #645, sidewalk (payment in lieu of) variance.

****PLEASE COMPLETE THE FOLLOWING:**

- A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement?
A protected live oak tree, a fire hydrant, the water connection, the sewer clean-out, a speed limit sign, a power pole and a power pole guide wire all interfere with sidewalk installation.
- B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request.
Driftwood Subdivision was developed in 1966 without sidewalks.
- C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request?
All of the above obstacles would have to be relocated which is not reasonably nor economically feasible or the sidewalk would have to be pieced together in an unsightly fashion.
- D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable.
Installation of a sidewalk will stigmatize the property, as this is the last remaining lot out of (53), none of which have sidewalks.

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IV. REQUIRED ATTACHMENTS:

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$200.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

V. OWNERSHIP AND CERTIFICATION:

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

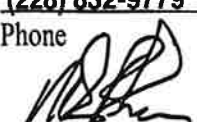
Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

Barlow Builders, Inc.
Name of Rightful Owner (PRINT)

P.O. Box 3296
Owner's Mailing Address

Gulfport, MS 39505
City State Zip

(228) 832-9779
Phone


Signature of Rightful Owner


12/15/2023
Date

Shawn B Barlow
Name of Agent (PRINT)

308 E Third Street
Agent's Mailing Address

Long Beach, MS 39560
City State Zip

(228) 297-5556
Phone


Signature of Applicant

12/15/2023
Date

MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED



1st Judicial District
Instrument 2020 1124 D - J1
Filed/Recorded 1/21/2020 01:20 P
Total Fees \$ 26.00
2 Pages Recorded

Indexing: Lots 1 & 2, Blk 3, Driftwood S/D

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
2200 25th Avenue
Gulfport, MS 39501
(228)896-8962
File# 2823

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

REVIEWED

WARRANTY DEED

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

MARK C. BARLOW
P O BOX 3296
GULFPORT, MS 39505
(228) 297-5556

does hereby SELL, CONVEY and WARRANT unto

BARLOW BUILDERS, INC.
A Mississippi Corporation
P O BOX 3296
GULFPORT, MS 39505
228-297-5556

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

Lots 1 and 2, Block 3, DRIFTWOOD 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 25 at Page 11.

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

2

TAXES for the year 2020 are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

EXECUTED, this the 31 day of January, 2020.

Mark C. Barlow

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31 day of January, 2020, within my jurisdiction, the within named Mark C. Barlow, who acknowledged that he executed and delivered the above and foregoing instrument.

NOTARY PUBLIC

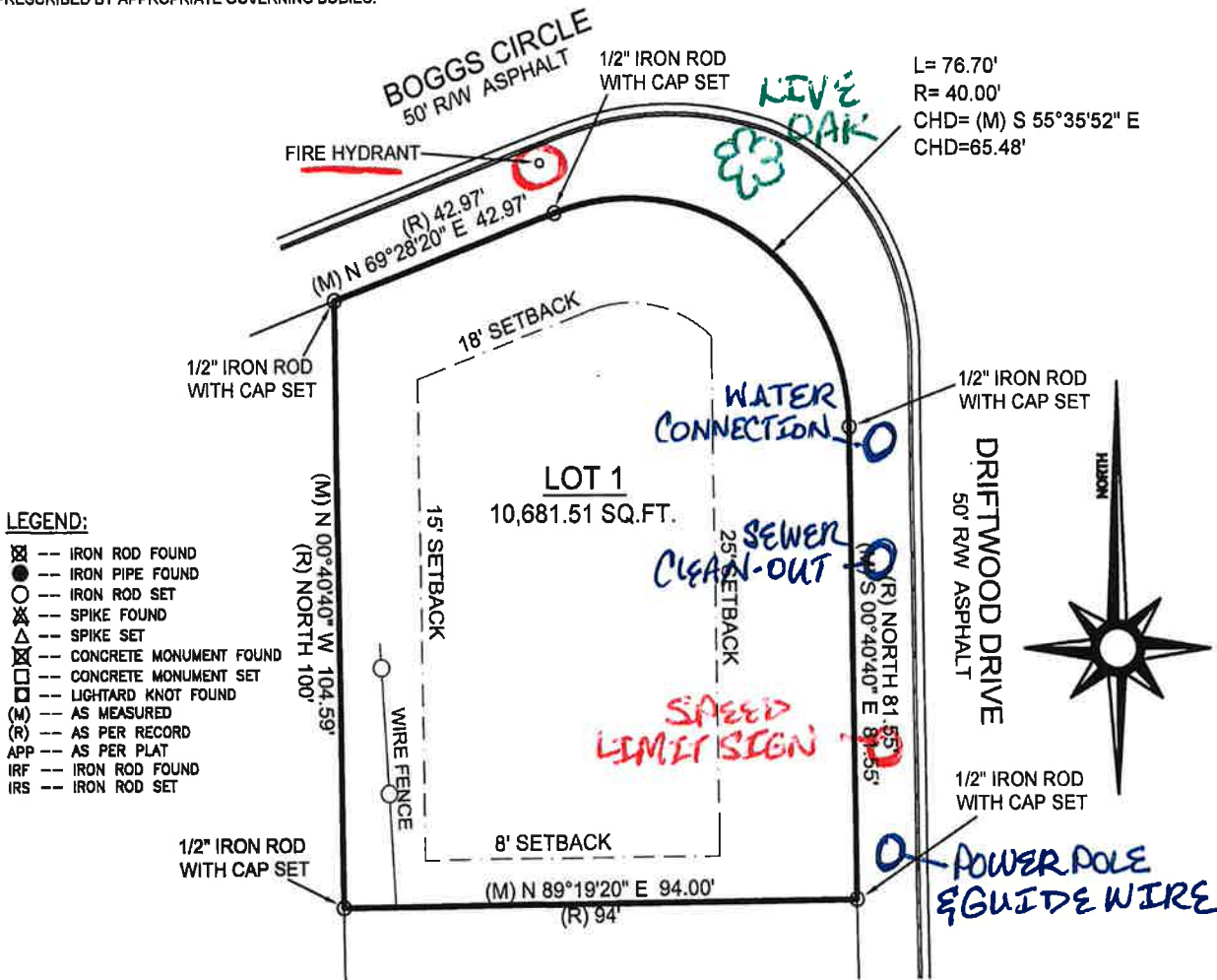
My Commission expires:



**MINUTES OF JANUARY 11, 2024
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NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR5 GPS RECIEVER AND TOPCON GPT- 0005A ROBOTIC TOTAL STATION.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) ELEVATIONS SHOWN ARE BASED ON NAVD88, GEIOD 2009.
- 4.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 5.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-8477.
- 6.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.




LEGEND:

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

A SURVEY OF LOT 1, BLOCK 3, DRIFTWOOD
SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL
DISTRICT OF HARRISON COUNTY, MISSISSIPPI

REFERENCE MATERIALS:

- 1.) RECORDED PLAT OF DRIFTWOOD SUBDIVISION
- 2.) HARRISON COUNTY MAPPING INTERFACE

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" ACCORDING TO		MAP NUMBER 28047C0358G DATED JUNE 16, 2009	
SURVEY CLASS - "B"	FOR: BARLOW BUILDERS, INC.	BEARINGS SHOWN HEREON ARE DERIVED BY: GPS OBSERVATION, STATE PLANE GRID, MS EAST	
SCALE: 1" = 30'		DATE OF FIELD WORK: 2/3/2020	
 <p>CROSBY SURVEYING PROFESSIONAL LAND SURVEYING 716 LIVE OAK DRIVE BILOXI, MISSISSIPPI 39532 PHONE: 228-234-1649 EMAIL: cliffordcrosby@cableone.net</p>	PARTY CHIEF: PE		
	INSTRUMENT MAN: DJ		
	RODMAN: PE		
	DRAWN BY: CAC		
	DRAWING NUMBER: 17502 LOT 1		
REVISED:			

**MINUTES OF JANUARY 11, 2024
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The Clerk reported that seventeen (17) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



**LEGAL NOTICE
PUBLIC MEETING**

In accordance with Section 4 of the City of Long Beach Sidewalk Ordinance 587 as amended by Ordinance 615, 616 and 647, notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a Public Meeting for the purpose of considering a Variance.

Barlow Builders, Inc., PO Box 3296, Gulfport, MS, 39505, has filed an application for a Variance in accordance with the Long Beach Sidewalk Ordinance. The applicant is requesting a Variance from the placement of a sidewalk on a newly developed lot. The location of the requested Variance is 113 Driftwood Drive, Long Beach, MS, 39560, Tax Parcel 0612E-02 118.000. The legal description is as follows:

LOT 1 B, K 3 DRIFTWOOD SUBD

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, January 11, 2024, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the Variance.

/s/ signed
Chairman
Planning Commission

201 Jeff Davis • P.O. Box 926 • Long Beach, MS 39560 • TEL: 661-456-1556 • FAX: (228) 265-0822
www.cityoflongbeach.ms.gov



<p>Kleenkamp Joshua G and Jamie A 109 Driftwood Drive Long Beach, MS 39560</p>	<p>Waynick Belinda A and Danny R PO Box 1079 Long Beach, MS 39560</p>	<p>Roberts Forrest W Revocable Trust 217 Boggs Circle Long Beach, MS 39560</p>
<p>Gipson Martha M 215 Boggs Circle Long Beach, MS 39560</p>	<p>Carroll Thomas E and Jamie S 214 Boggs Circle Long Beach, MS 39560</p>	<p>Lewis Philip L and Laura E 216 Boggs Circle Long Beach, MS 39560</p>
<p>Morrison Mary V -L/E- 218 Boggs Circle Long Beach, MS 39560</p>	<p>Peters Michael A and Carmen M 220 Boggs Circle Long Beach, MS 39560</p>	<p>Gremillion Bruce and Rosemary L/E 212 Boggs Circle Long Beach, MS 39560</p>
<p>Tucker Stacy P and Julian D Thomas 210 Boggs Circle Long Beach, MS 39560</p>	<p>Vartin David A -Trustee- 208 Boggs Circle Long Beach, MS 39560</p>	<p>Hughes Ronald Lee and Linda C 205 Boggs Circle Long Beach, MS 39560</p>
<p>Jones Dobby C and Betty Ann 204 Boggs Circle Long Beach, MS 39560</p>	<p>Sneed Harry Prentiss Jr -EST- 114 Driftwood Drive Long Beach, MS 39560</p>	<p>Roberts Dorothy H 252 Handy Lane Pass Christian, MS 39571</p>
<p>Heinzel James H and Kathleen M 110 Driftwood Drive Long Beach, MS 39560</p>	<p>Robertson Ronald E and Janice A Trust 108 Driftwood Drive Long Beach, MS 39560</p>	

MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

AFFIDAVIT

WHEREFORE, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, TINA M. DAHL, known to me to be the Notary Public for the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, depose and say (or said) as follows, to wit:

1. That she is the duly appointed and acting Notary Clerk of the City of Long Beach, Mississippi, (Planning and Development) Commission;
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within One Hundred Sixty feet (167), excluding public right of ways, of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 590 of the City of Long Beach, and other matters pertaining to such Public Hearings and such notices of the Planning and Development Commission in and for the City of Long Beach;
3. That on December 20, 2023, she did cause to be mailed, Notices of Public Hearing, a copy of which is attached hereto, to 17 (seventeen) property owners, within One Hundred Sixty Feet (167) excluding public right of ways, at 124 Parrot (0425-00-1) (R213), notifying them that a Public Hearing will be held, January 11, 2024, to consider an application for a Variance;

Given under my hand this the 20th day of December 2023

[Signature]
DEBORA L. A. PERRY

SWORN TO AND SUBSCRIBED before me on this the 20th day of December 2023

By Commission Expires: *[Signature]*
NOTARY PUBLIC



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

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned notary in and for said County and State, HUYER DAWKINS, publisher of THE GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, depose and say the publication of this notice herein attached has been made in the said publication _____ weeks in the following numbers and on the following dates of each paper:

Vol. No. 21 dated _____ day of _____, 20 d 3
 Vol. No. _____ dated _____ day of _____, 20
 Vol. No. _____ dated _____ day of _____, 20
 Vol. No. _____ dated _____ day of _____, 20
 Vol. No. _____ dated _____ day of _____, 20
 Vol. No. _____ dated _____ day of _____, 20
 Vol. No. _____ dated _____ day of _____, 20

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

Sworn to and subscribed before me this _____ day of _____, A.D. 2023.
[Signature]
 Notary Public

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

Commissioner Suthoff made motion, seconded by Commissioner DiLorenzo and unanimously carried to close the public hearing.

After considerable discussion, Commissioner Suthoff made motion, seconded by Commissioner Levens and unanimously carried recommending to approve the application as submitted.

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

**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 11th day of January 2024, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Chairman Frank Olaivar, Vice Chairman Shawn Barlow, Commissioners Nicholas Brown, William Suthoff, David DiLorenzo, Michael Levens, Trey Gaddy, Jennifer Glenn and Marcia Kruse, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the regular meeting were Building Inspector Ryan Ladner and City Advisor Bill Hessell.

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

Commissioner Levens made motion, seconded by Commissioner Suthoff and unanimously carried to approve the Regular Meeting minutes of December 14, 2023, as submitted.

It came for discussion under New Business a Certificate of Resubdivision for the property located at 6005, 6011 and 6015 Daugherty Road, Tax Parcels 0511H-03-006.000, 0511H-03-007.000, and 0511H-03-008.000, submitted by Alan J. Simmons, as follows:

MINUTES OF JANUARY 11, 2024
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 12-8-23
Zoning R-1
Agenda Date 1-11-24
Check Number 1438

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0511H-03-006.000, 0511H-03-007.000, 0511H-03-008.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 6005, 6011 & 6015
DAUGHERTY RD / JUST NORTH OF COMMISSION & DAUGHERTY RD
- IV. ADDRESS OF PROPERTY INVOLVED: 6005, 6011 & 6015 DAUGHERTY RD.
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of COMBINE 3 PARCELS
Into 1 PARCEL

- 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.

ALAN J. SIMMONS
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

P.O. BOX 594
Owner's Mailing Address

Agent's Mailing Address

LONG BEACH MS 39560
City State Zip

City State Zip

228-323-3277
Phone

Phone

[Signature] 12/8/23
Signature of Rightful Owner Date

Signature of Applicant Date

MINUTES OF JANUARY 11, 2024
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Prepared by and Return to:
Kelly Michael Rayburn
Attorney at Law
P.O. Box 2566
Gulfport, MS 39505
(228) 539-2400 (ofc)
(228) 539-3130 (fax)
MSH #8604

INDEXING INSTRUCTIONS: Parcel located in the SW ¼ of the SE ¼ of Section 3,
Township 8 South, Range 12 West, Harrison County, Mississippi

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and
other good and valuable consideration, the receipt and sufficiency of all of which is
hereby acknowledged, I,

Jackie Owens, GRANTOR
2716 Cedarwood Court
Jefferson City, MO 65109
(573) 619-3226

do hereby sell, convey and quitclaim unto the following person:

Alan J. Simmons, GRANTEE
P.O. Box 594
Long Beach, MS 39560
(228) 313-3277

all of my right, title and interest in that certain parcel of property, together with all
improvements situated thereon, and being more particularly described as follows: (See
Exhibit "A" attached).

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

Witness my signature on this the 30th day of September 2022.

Jackie Owens
Jackie Owens

STATE OF MISSOURI
COUNTY OF Cole

This day appeared before me, the undersigned authority for the jurisdiction aforesaid,
the within named Jackie Owens, who acknowledged that she signed and delivered the
above and foregoing Quitclaim Deed on the day and year herein mentioned as her own
free and voluntary act and deed for the purposes intended therein.

Given under my hand and official seal of office, on this the 30th day of September
2022.

(Seal)

Ashley E. Owens
NOTARY PUBLIC

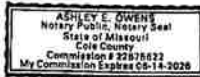


EXHIBIT "A"

Commencing at the SE corner of the SW ¼ of the SE ¼ of Section 3, Township 8 South,
Range 12 West, Harrison County, Mississippi, and running thence North along the East
line of the forty acre tract 312.5 feet, running thence West 218 feet to the Point of
Beginning, continuing thence West 198 feet, running thence North 105 feet, running
thence East 198 feet, running thence South 105 feet to the Point of Beginning.

Tax Parcel No. 0511H-03-008.000

MINUTES OF JANUARY 11, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Prepared by:
William S Hinton
P O Box 1095
Philadelphia, MS 39350-1095
601-480-5416

Return to:
Alan J. Simmons
P O Box 594
Long Beach, MS 39560
228-323-3297

INDEXING INSTRUCTIONS: Section 03, Township 08, Range 12

STATE OF MISSISSIPPI
COUNTY OF HARRISON.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, WILLIAM S. HINTON as "Grantor," do hereby sell, convey and quitclaim unto ALAN J. SIMMONS as "Grantee," the following real property, lying and being situated in Section 03, Township 08, Range 12, in Harrison County, Mississippi, and being more particularly described as follows, to-wit:

105 X 191, W of Daugherty Rd in the W 1/2 OF SE 1/4 SEC 3-8-12, 6011 Daugherty Rd, Long Beach

Such property is designated on the Harrison County Tax Rolls as PPIN 36930 and as Tax Parcel #0511H-03-008.000.

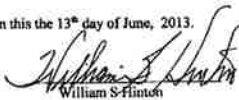
Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

THIS conveyance is subject to all recorded easements, rights of way, mineral reservations and restrictive covenants applicable to subject property.

Page 1 of 2

AD VALOREM TAXES for the year 2010 and all subsequent years are to be paid by the grantee herein.

WITNESS THE SIGNATURE of the Grantor on this the 13th day of June, 2013.


William S. Hinton

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, on this the 13th day of June, 2013, within named WILLIAM S. HINTON, who acknowledged to and before me that he signed, executed and delivered the above and foregoing instrument of writing on the date first above written as his voluntary act and deed.


NOTARY PUBLIC

My Commission Expires.

Page 2 of 2

State of Mississippi
County of Harrison

RELEASE FROM DELINQUENT TAX SALE NUMBER 100113447

PPIN 36930 Yr 2011 Entry Parcel No 0511H-03-008.000

In Consideration of 176.51 Dollars received from ALAN J. SIMMONS
P O BOX 594 LONG BEACH MS 39560
the amount necessary to redeem the following described property:

Description of Property Section Township Range Area
DR. 2011-00113-0-21 12/27/2010-03 03 12
105 X 191 W OF DAUGHERTY RD IN THE
W 1/2 OF SE 1/4 SEC 3-8-12
assessed to OWENS JACKIE and sold to HINTON, WILLIAM S
at Delinquent Tax Sale on 8/27/2013, for taxes thereon for the year 2011 the said land is
hereby released from all claim or title of state or purchaser under said tax sale, in
accordance with Section 27-45-3, Mississippi Code of 1972 (as amended).

STATEMENT OF AMOUNT NECESSARY TO REDEEM Tax Receipt Number

I. DELINQUENT TAX AND FEES DUE INDIVIDUAL OR STATE PURCHASER:		
1. Amount of 2011 delinquent tax (Section 27-45-3)	County	78.78
	City	84.59
	School	105.95
	County	5.81
	City	5.91
	School	7.42
	County	1.00
2. Interest on delinquent tax (Section 27-41-9)		251.06
3. Publishers fee (per publication) (Section 25-7-21(3))		48.92
4. Subtotal lines 1, 2, and 3		
5. Purchase interest on line 4 at 1% (or 2% for sales after March 21, 1995) per month since sale date (11 months x 2.5 = a line 4)(Section 27-45-3)		339.04
6. Delinquent tax on line 1 (Section 27-45-3)	County	
7. TOTAL AMOUNT DUE TO PURCHASER (lines 4, 5, and 6)		
II. DAMAGES, FEES AND ACCRUED TAXES DUE TO COUNTY:		
8. Damages (only for sales from July 1, 1994) 5 on delinquent tax (5 line 1) (Section 27-45-1)	County	2.94
	City	4.22
	School	5.30
9. County actual postage fee (Section 27-45-3)		
10. Publishers actual fee (if paid by county) (Section 25-7-21)	County	
11. Accrued Taxes for year (Section 27-45-3)	County	
12. Interest on accrued taxes for year (Section 27-45-3) 1.5 x 48 months	County	
13. Accrued Taxes for year (Section 27-45-3)	County	
14. Interest on accrued taxes for year (Section 27-45-3) 1.5 x 48 months	County	
15. TOTAL AMOUNT DUE TO COUNTY (Lines 8 through 14)		11.46
III. FEES DUE TO COUNTY OFFICIALS		
16. Sheriff's Fees:		
16.1st Notice (Section 27-43-3)		24.00
17. 2nd Notice (Section 27-43-3)		24.00
18. TOTAL AMOUNT DUE TO SHERIFF (lines 16 and 17)		
19. Chancery Clerk's Fees:		
20. Identify record owners (Section 27-43-3)		250.00
21. Issuing 1st sheriff's notice (Section 27-43-3)		21.00
22. Mail 1st owners notice (Section 27-43-3)		21.00
23. Issue 2nd sheriff's notice (Section 27-43-3)		21.00
24. Mail 2nd owners notice (Section 27-43-3)		21.00
25. Issue 3rd sheriff's notice (Section 27-43-3)		21.00
26. Publishers actual fee, if paid by clerk (Section 25-7-21(4)(a))		21.00
27. Recording each subdivision in (Section 27-21(1)(a))		10.00
28. Advertising each subdivision in (Section 27-21(1)(a))		1.00
29. Certify amount to release (Section 25-7-911(a))		1.00
30. Certify release from sale (Section 25-7-911(a))		1.00
31. Subtotal lines 18 through 30		43.00
32. Calculation subtotal lines 7, 15, 18 and 31		345.54
33. Delinquent tax (5 line 1) (Section 27-45-1) (11)		10.97
34. TOTAL AMOUNT DUE TO CHANCERY CLERK (lines 31 and 33)		21.97
IV. AMOUNT TO RECEIVE FROM REDEEMER:		
35. GRAND TOTAL (lines 7, 15, 18, 24, 35, 36, and 37)		378.81

I certify that the above is a true and correct statement of amount necessary to redeem said property, on this day of 6/13/2013.

Notary Public
SARA FULLILOVE
Commission Expires June 23, 2015

Revised by: Office of the State Auditor 6/95



MINUTES OF JANUARY 11, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

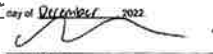
If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is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

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

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

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

This conveyance is not part of the grantors homestead.

WITNESS MY SIGNATURE, on this the 5th day of December, 2022.

Brandi Vitor

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 5th day of December, 2022.




Sarah Jeanfreau
NOTARY PUBLIC

(AFFIX SEAL)
My commission expires 04-1-2024

Prepared By: The Casano Law Firm, P.A.
3506 Washington Ave., Ste. G
Gulfport, MS 39507
228-265-8788
File No. 18-0096G

Return to: The Casano Law Firm, P.A.
3506 Washington Ave., Ste. G
Gulfport, MS 39507
228-265-8788

Index As: W 1/2 of SE 1/4 of Sec. 3-8-12, Harrison County, MS
STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand, paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we

Louis D. Roberts and Carol L. Roberts, Grantors
P.O. Box 594
Long Beach, MS 39560
Phone: (228) 860-5098

Do hereby sell, convey, bargain and warrant to
6005 Daugherty, LLC, a Mississippi Limited Liability Company, Grantee
P.O. Box 594
Long Beach, MS 39560
Phone: (228) 323-3277

The following described real property situated and located in the First Judicial District of Harrison County, Mississippi, more particularly and certainly described as follows:

Commencing at the SE corner of the SW 1/4 of the NE 1/4 of Section 3, Township 8 South, Range 12 West, Harrison County, Mississippi; thence North 208.75 feet; thence West 21.3 feet to the West right of way of Daugherty Road and the Point of Beginning. Thence continue West 394.50 feet; thence North 183.75 feet; thence East 394.50 feet to the West right of way margin of Daugherty Road; thence South along said right of way 183.75 feet to the Point of Beginning.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging to us in any wise appertaining.

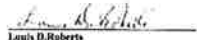
This conveyance is made subject to any and all reservations, restrictions, covenants, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions of record.


If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

The Grantors herein certify that the property hereinabove conveyed forms no part of the homestead of said Grantors.

All taxes are hereby assumed by the Grantee herein.

WITNESS MY SIGNATURE, this the 13th day of June, 2018.


Louis D. Roberts


Carol L. Roberts

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State on this the 13th day of June, 2018, Louis D. Roberts and Carol L. Roberts, who acknowledged that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned.




Notary Public
My Commission Expires:

**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



1st Judicial District
Instrument 2021-0374-D-11
Filed/Recorded 07/12/21 02:25 P
File Fee \$ 25.00
4 Pages Recorded

FILED
MAR - 8 2021

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

ALAN J. SIMMONS

VERSUS

CASE NO. 21-180 (1)

ATTORNEY GENERAL, LYNN FITCH;
DISTRICT ATTORNEY, CROSSBY PARKER,
HARRISON COUNTY, MISSISSIPPI;
DYER ENTERPRISES, LLC; JACKIE OWENS;
AND ANY AND ALL PERSONS OR ENTITIES
HAVING OR CLAIMING A LEGAL OR EQUITABLE
CLAIM OR INTEREST IN THE FOLLOWING
DESCRIBED PROPERTY PREVIOUSLY SOLD
ON OR ABOUT AUGUST 30, 2010
FOR DELINQUENT 2009 HARRISON COUNTY
PROPERTY TAXES:

DEFENDANTS

Commencing at the SE corner of the SW 1/4 of the SE 1/4 of Section 3, Township 8 South,
Range 12 West, Harrison County, Mississippi, and running thence North along the East
line of the forty acre tract 312.5 feet, running thence West 218 feet to the Point of
Beginning, continuing thence West 198 feet, running thence North 105 feet, running
thence East 198 feet, running thence South 105 feet to the Point of Beginning.

Tax Parcel No. 0511H-03-008 000.

JUDGMENT FOR CONFIRMATION OF TITLE

This cause came on for consideration on the Motion filed by the Plaintiff, Alan J. Simmons, for Entry of Judgment by Default and Final Judgment in this cause, and the Court, being fully advised in the premises, finds that it has jurisdiction over the parties and of the subject matter in this action and FINDS, ORDERS AND ADJUDGES as follows:

1. The Clerk has entered default against the Defendants, Dyer Enterprises, LLC, formerly a Mississippi Limited Liability Company that is no longer doing business and has been dissolved, Jackie Owens, who was personally served with the summons and complaint; and any and all persons or entities having or claiming a legal or equitable

interest in the following described property, for failure to plead, answer or otherwise defend the Complaint for Confirmation of Tax Title:

Commencing at the SE corner of the SW 1/4 of the SE 1/4 of Section 3, Township 8 South,
Range 12 West, Harrison County, Mississippi, and running thence North along the East
line of the forty acre tract 312.5 feet, running thence West 218 feet to the Point of
Beginning, continuing thence West 198 feet, running thence North 105 feet, running
thence East 198 feet, running thence South 105 feet to the Point of Beginning.

Tax Parcel No. 0511H-03-008 000

2. The Attorney General, on behalf of the State of Mississippi and the District Attorney, has filed an answer in this cause asserting no claim or interest in the subject property with the exception of possible claims arising from certificates of land sold at tax sales conducted in the years 1958, 1963, and 1966-69, for which years Harrison County did not provide the State with any certifications, and excepting those portions held in public trust by the State of Mississippi.

3. Harrison County, through its attorney, has filed an answer in this cause asserting no claim or interest in the subject property with the exception of unpaid Harrison County Ad Valorem taxes.

4. The relevant conveyances of the subject property are as follows:

- a) Warranty Deed from Henry A. Allen, Jr. and wife, Dorothy D. Allen to Jerry J. Rosetti and Robert G. Burns, dated July 12, 1979, Deed Book 861, Pages 567-568;
- b) Quitclaim Deed from Robert G. Burns to Jerry J. Rosetti, dated August 5, 1995, Deed Book 1312, Pages 267-268;
- c) Warranty Deed from Jerry J. Rosetti to Gold Coast Title Co. Inc., dated September 13, 2000, Deed Book 1511, Pages 309-310;

2

- d) Warranty Deed from Gold Coast Title Co. Inc. to Dyer Enterprises, LLC, dated March 14, 2002, Deed Book 1575, Pages 493-494;
- e) Chancery Clerk's Conveyance to Jackie Owens, dated October 19, 2010 (for August 25, 2008 tax sale for delinquent 2007 taxes assessed to Dyer Enterprises, LLC, not redeemed), Instrument No. 2010-7175-D-11;
- f) Chancery Clerk's Conveyance to William S. Hinton, dated June 25, 2013 (for August 30, 2010 tax sale for delinquent 2009 taxes assessed to Dyer Enterprises, LLC, not redeemed), Instrument No. 2013-4586-D-11;
- g) Quitclaim Deed from William S. Hinton to Alan J. Simmons, dated July 9, 2013, Instrument No. 2013-4713-D-11.

5. The Court finds that the subject property was properly levied and assessed for the 2009 tax year and that the Tax Assessor and Collector of Harrison County and the Board of Supervisors of Harrison County did all things proper and according to law in the assessments and equalization of assessments for said property for the 2009 tax year. The Ad Valorem property taxes for the 2009 tax year on the subject parcel became delinquent and said parcel was properly advertised for sale according to law. The subject property was sold to the Plaintiff's predecessor in interest, William S. Hinton, for delinquent 2009 Harrison County property taxes, the sale being recorded in the Tax Sale records.

6. The Court finds that the subject property was not redeemed within two years of the tax sale by the assessed owner as provided by law. Further, all notices of the expiration of the redemption period were properly made by the Chancery Clerk of Harrison County, Mississippi.

3

MINUTES OF JANUARY 11, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IT IS THEREFORE ORDERED AND ADJUDGED that subject to the exceptions of possible claims arising from certificates of land sold at tax sales conducted in the years 1958, 1963, and 1966-69, for which years Harrison County did not provide the State with any certifications, and excepting those portions held in public trust by the State of Mississippi, and with the exception of unpaid Harrison County Ad Valorem taxes, the title of the Plaintiff, Alan J. Simmons, to the following described property is hereby conclusively confirmed and validated, and further the Chancery Clerk's Conveyance to the Plaintiff's predecessor was lawful and valid:

Commencing at the SE corner of the SW 1/4 of the SE 1/4 of Section 3, Township 8 South, Range 12 West, Harrison County, Mississippi, and running thence North along the East line of the forty acre tract 312.5 feet, running thence West 218 feet to the Point of Beginning, continuing thence West 198 feet, running thence North 105 feet, running thence East 198 feet, running thence South 105 feet to the Point of Beginning.

Tax Parcel No. 05111H-03-008.000.

IT IS FURTHER ORDERED AND ADJUDGED that a copy of this Court's judgment shall be recorded in the land records of the Chancery Clerk of Harrison County in the same manner as a deed would be filed.

SO ORDERED AND ADJUDGED on this the 8 day of March 2021.

[Signature]
CHANCELLOR

Presented to the Court by:

[Handwritten mark]
of Kelly Michael Rayburn
Attorney for Plaintiff
P.O. Box 2566
Oxford, MS 39305
Tel: (228) 539-2400
Fax: (228) 539-3130
MSB# 8604



[Handwritten signature: Kelly Michael Rayburn]



Prepared by:
Alan J. Simmons
5640 Ahuawa Place
Diamondhead, MS 3952
228-323-3277

Return to:
AJS Properties, LLC
P.O. Box 594
Long Beach
888-959-5277

INDEXING INSTRUCTIONS: Section 03, Township 08, Range 12

STATE OF MISSISSIPPI COUNTY OF HARRISON QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of \$10.00 (ten dollars), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, Alan J. Simmons as "Grantor", do hereby sell, convey and quitclaim unto AJS Properties, LLC (a sole member LLC in good standing with the State of Mississippi) as "Grantee", the following real property, lying and being situated in Section 03, Township 08, Range 12 in Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the SE corner of the SW 1/4 of the SE 1/4 of Section 3, Township 8 South, Range 12 West, Harrison County, Mississippi, and running thence North along the East line of the forty acre tract 312.5 feet, running thence West 218 feet to the Point of Beginning, continuing thence West 198 feet, running thence North 105 feet, running thence East 198 feet, running thence South 105 feet to the Point of Beginning.

Such property is designated on the Harrison County Tax Rolls as PPIN 36930 and as Tax Parcel #05111H-03-008.000

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

Page 1 of 2

THIS conveyance is subject to all recorded easements, rights of way, mineral reservations and restrictive covenants applicable to subject property.

AD VALOREM TAXES for the year 2024 and all subsequent years are to be paid by the grantee herein.

WITNESS THE SIGNATURE of the Grantor on this the 11 day of Jan, 2024.

[Signature]
Alan J. Simmons
[Signature]
Alan J. Simmons, rep AJS Properties, LLC

STATE OF MISSISSIPPI COUNTY OF HARRISON

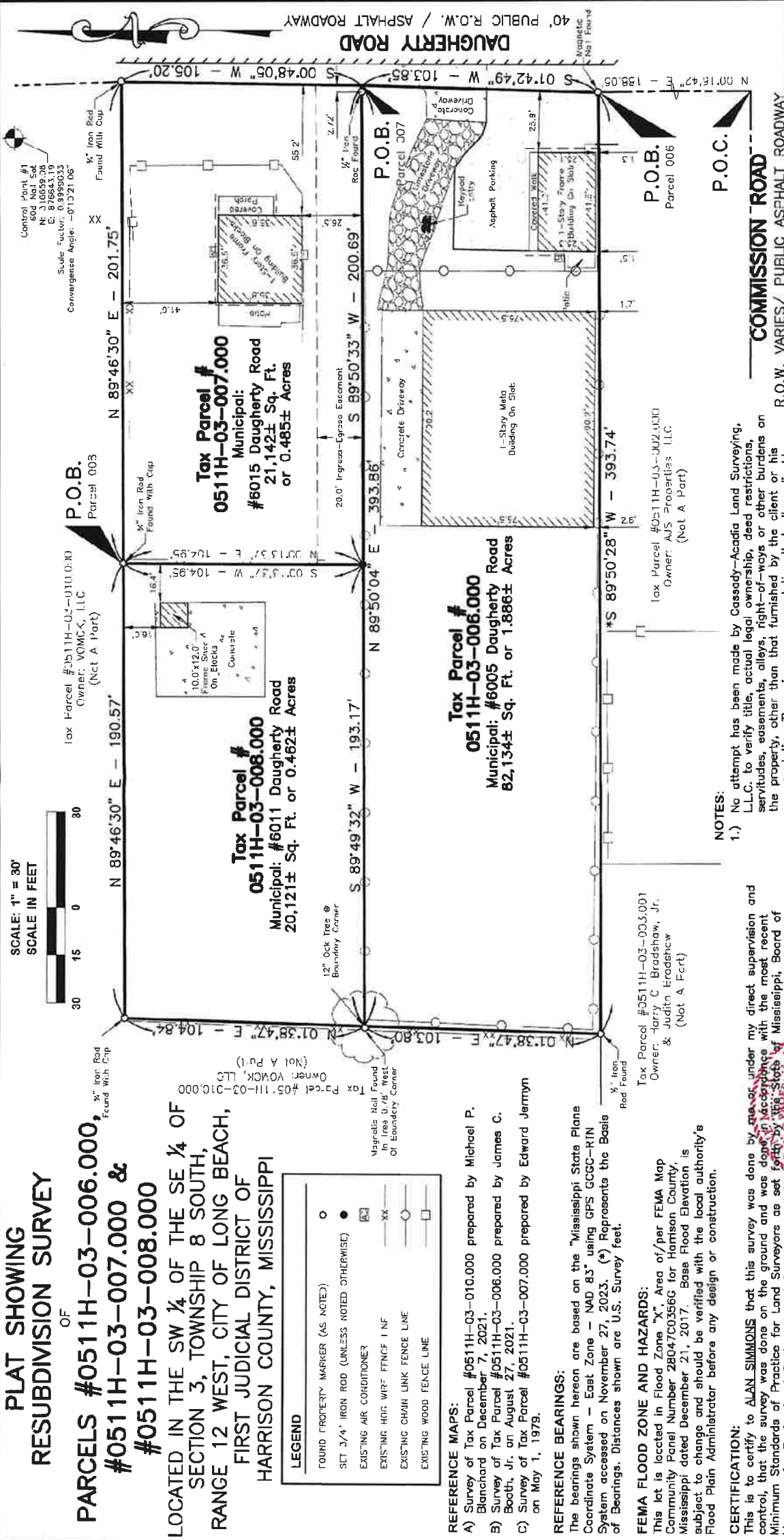
PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, on this the 11 day of Jan, 2024, within named ALAN J. SIMMONS and ALAN J. SIMMONS, representing AJS PROPERTIES, LLC (a sole member LLC in good standing with the State of Mississippi) who acknowledged to and before me that they signed, executed and delivered the above and foregoing instruments of writing on the date first above written as their voluntary act and deed.



My Commission Expires:
April 20, 2024

Page 2 of 2

**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



CASSIDY-ACADIA
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Survey@cassidy-acadia.com

SHEET 1 OF 4

FIELD WORK COMPLETED ON November 27, 2023

**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**PLAT SHOWING
RESUBDIVISION SURVEY
OF
PARCELS #0511H-03-006.000,
#0511H-03-007.000 &
#0511H-03-008.000**

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI

LEGEND	
○	FLINT PROPERTY MARKER (AS NOTED)
●	SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)
AC	EXISTING AIR CONDITIONER
XX	EXISTING HCG WIRE FENCE LINE
—○—	EXISTING CHAIN LINK FENCE LINE
—□—	EXISTING WOOD FENCE LINE

REFERENCE MAPS:

- A) Survey of Tax Parcel #0511H-03-010.000 prepared by Michael P. Blanchard on December 7, 2021.
- B) Survey of Tax Parcel #0511H-03-006.000 prepared by James C. Booth, Jr. on August 27, 2021.
- C) Survey of Tax Parcel #0511H-03-007.000 prepared by Edward Jermyn on May 1, 1979.

REFERENCE BEARINGS:

The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on November 27, 2023. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

FEMA FLOOD ZONE AND HAZARDS:

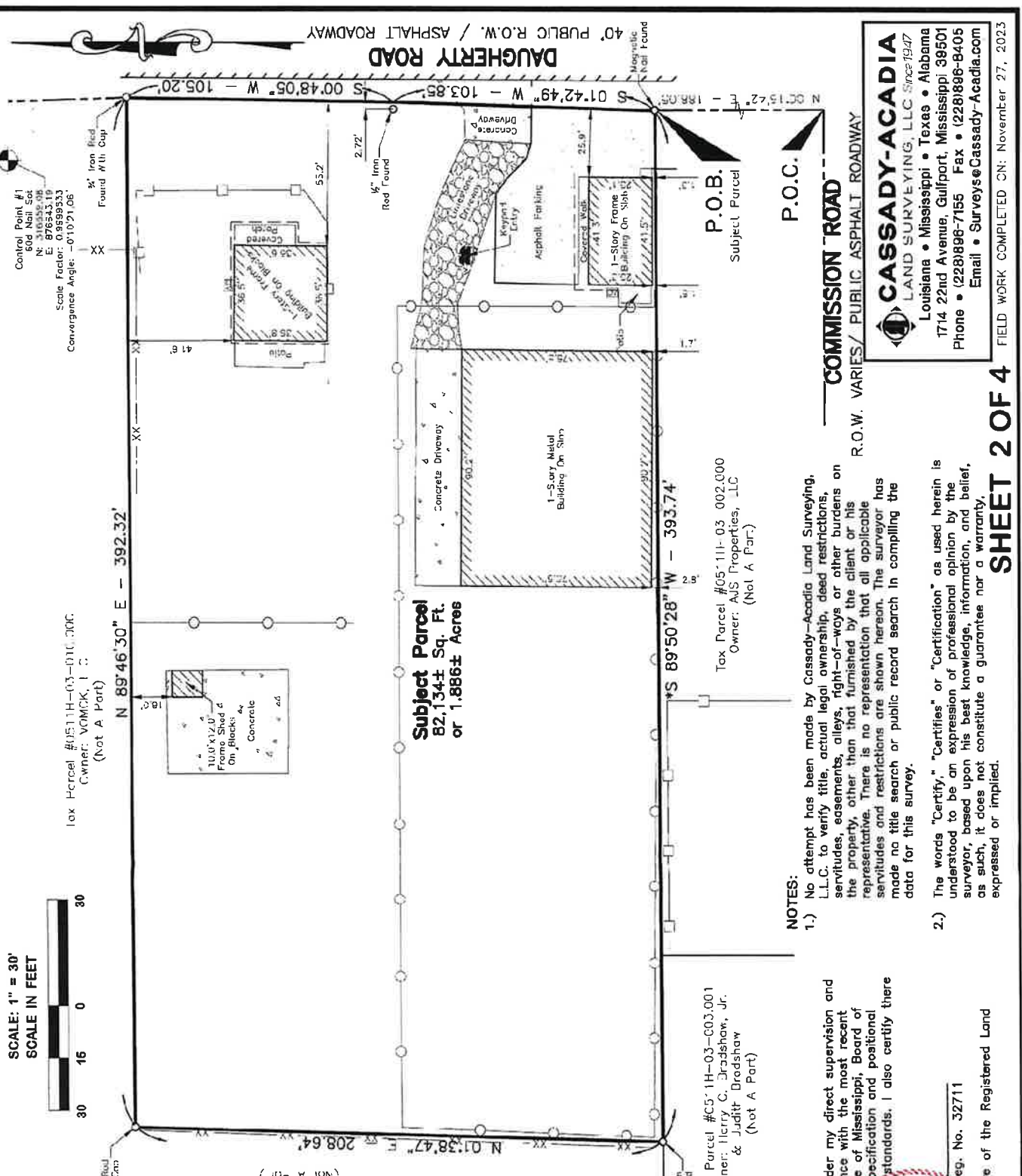
This lot is located in Flood Zone "X", Area of/per FEMA Map Community Panel Number 28047C0359C for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

CERTIFICATION:

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

Wayne M. Vice, Jr., P.S.
Reg. No. 32711

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



NOTES:

- 1.) No attempt has been made by Cassidy-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

CASSADY-ACADIA
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

LEGAL DESCRIPTION OF THE NEW PARCEL READS AS FOLLOWS:

A parcel of land situated and located in a part of the Southwest Quarter of the Southeast Quarter (SW 1/4 of the SE 1/4) of Section 3, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the intersection of the northerly margin of Commission Road with the westerly margin of Daugherty Road; thence run North 00 degrees 16 minutes 42 seconds East along the westerly margin of Daugherty Road a distance of 188.05 feet to a mag nail found at the POINT OF BEGINNING of the parcel herein described;

Thence departing the westerly margin of Daugherty Road run from said POINT OF BEGINNING South 89 degrees 50 minutes 28 seconds West a distance of 393.74 feet to a 1/2-inch iron rod; thence run North 01 degrees 38 minutes 47 seconds East a distance of 208.64 feet to a 3/4-inch iron rod; thence run North 89 degrees 46 minutes 30 seconds East a distance of 392.32 feet to a 3/4-inch iron rod on the westerly margin of Daugherty Road; thence run South 00 degrees 48 minutes 05 seconds West along the westerly margin of Daugherty Road a distance of 105.20 feet to a point that is 2.72 feet east of a 1/2-inch iron rod; thence run South 01 degrees 42 minutes 49 seconds West along the westerly margin of Daugherty Road a distance of 103.85 feet to the POINT OF BEGINNING.

Said parcel contains 1.886 acres, more or less.

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel numbers 05111H-03-006.000, 05111H-03-007.000 and 05111H-03-008.000 into One new parcel. The subject properties are generally described as being located west of Daugherty Road and north of Commission Road.

LEGAL DESCRIPTION OF LANDS PRIOR TO THIS RESUBDIVISION:

PARCEL NO. 05111H-03-006.000
(INSTRUMENT NO. 2018-9293-D-J1)

Commencing at the SE corner of the SW 1/4 of the SE 1/4 of Section 3, Township 8 South, Range 12 West, Harrison County, Mississippi; thence North 208.75 feet; thence West 21.5 feet to the West right of way of Daugherty Road and the Point of Beginning. Thence continue West 394.50 feet; thence North 103.75 feet; thence East 394.50 feet to the West right of way margin of Daugherty Road; thence South along said right of way 103.75 feet to the Point of Beginning.

PARCEL NO. 05111H-03-007.000
(INSTRUMENT NO. 2011-2857-D-J1)

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 3, Township 8 South, Range 12 West, Harrison County, Mississippi, more particularly described as:

Commencing at the SE corner of the SW 1/4 of the SE 1/4 of Section 3, and running thence North along the East line of the forty acre tract 312.5 feet; running thence West 20 feet to the West line of Daugherty (a/k/a Daugherty) Road and the POINT OF BEGINNING; continuing thence West 198 feet; running thence North 105 feet; running thence East 198 feet to the West line of Daugherty (a/k/a Daugherty) Road; running thence South along said West line 105 feet to the Point of Beginning.

This conveyance is subject to a twenty foot (20') easement along the South line of subject property for the purpose of ingress and egress to property lying West of the property hereby conveyed.

PARCEL NO. 05111H-03-008.000
(INSTRUMENT NO. 2021-13284-D-J1)

105 X 191, W of Daugherty Rd in the W 1/2 OF SE 1/4 SEC 3-B-12, 6011 Daugherty Rd, Long Beach

PLAT SHOWING
RESUBDIVISION SURVEY
OF
PARCELS #05111H-03-006.000,
#05111H-03-007.000 &
#05111H-03-008.000

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISO JNTY, MISSISSIPPI

CASSADY-ACADIA
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

FIELD WORK COMPLI

November 27, 2023

MINUTES OF JANUARY 11, 2024
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Administrator _____ Date: _____
PLANNING COMMISSION:
Submitted to and approved by the City of Long Beach Planning Commission at the regularly scheduled meeting on the _____ day of _____, 2023.

Planning Commission Chairman _____
APPROVAL:
Submitted to and accepted by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____, 2023.

ATTEST:
City Clerk _____ Mayor _____
Prepared by: _____
City of Long Beach
Planning Commission
201 Jeff Davis Avenue
Long Beach, MS 39560
228-663-1554

CERTIFICATE OF OWNERSHIP:
I hereby certify that, Alan J. Simmons is the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

Alan J. Simmons, Owner
Date: 12-8-23
Subscribed and sworn to before me, in my presence this _____ day of _____, 2023, a Notary Public in and for the County of Harrison State of MISSISSIPPI

Teresa L. Billingslea
NOTARY PUBLIC
My Commission Expires: April 20, 2024
CERTIFICATE OF SURVEY AND ACCURACY:

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and was prepared in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the _____ day of _____, 2023.

Wayne M. Vies, Jr., PS
Registration No. 32711
Subscribed and sworn to before me, in my presence this _____ day of _____, 2023, a Notary Public in and for the County of Harrison, State of Mississippi.

Alan J. Simmons
NOTARY PUBLIC
My Commission Expires: December 11, 2024

**PLAT SHOWING
RESUBDIVISION SURVEY
OF
PARCELS #0511H-03-006.000,
#0511H-03-007.000 &
#0511H-03-008.000
LOCATED IN THE SW ¼ OF THE SE ¼ OF
SECTION 3, TOWNSHIP 8 SOUTH,
RANGE 12 WEST, CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI**

CASSADY-ACADIA
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Survey@cassady-acadia.com

**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: Joe Culpepper <joe.culpepper@h2oinnovation.com>
Sent: Monday, December 11, 2023 2:52 PM
To: Tina Dahl
Subject: RE: Certificate of Resubdivision, 6005, 6011, 6015 Daugherty Road

I do not believe there will be any special tap fee for this resubdivision.

Joe Culpepper, P.E.
Project Manager



Trusted Utility Partners

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



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

December 11, 2023

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

RE: Certificate of Subdivision – Tax Parcel No. 0511H-03-006.000 & 0511H-03-007.000 & 0511H-03-008.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located in the Southeast Quarter of Section 3, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to combine three existing lots into one new lot. Proposed Subject Parcel will be nearly 1.88 acres in size, with approx. 209.05 feet of street frontage on Daugherty Road.

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

- Subject Parcel:
 - The proposed parcel has 1.30 feet of side set back on the South side of the property, which doesn't meet the ordinance requirements of 5 feet.

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

TY:539

Biloxi | Long Beach | Pascagoula | Daphne

**MINUTES OF JANUARY 11, 2024
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At this time, Commissioner Suthoff made motion, seconded by Commissioner Glenn and unanimously carried to recognize Owen McNally, PLLC, who requested to speak regarding the application. Chairman Olaivar informed Mr. McNally the application was not a public hearing, therefore no public input was acknowledged.

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

Commissioner Michael Levens recused himself at this time.

It came for discussion under new business, a Certificate of Resubdivision for the property located at 0 North Nicholson Avenue, Tax Parcel 0611J-01-0668.001, submitted by MSL Properties, LLC (owner) and Mary S. Levens (agent), as follows:

MINUTES OF JANUARY 11, 2024
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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 12/28/23
Zoning R-1
Agenda Date 1/11/24
Check Number 5270

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0611 IT-01-068.001
- III. GENERAL LOCATION OF PROPERTY INVOLVED: North of Allen Rd.
Nicholson Ave (802) Nicholson Ave) New-Resident
- IV. ADDRESS OF PROPERTY INVOLVED: North Nicholson Ave.
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of Land.
Into 4- 100 ft lots
- 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.

MSL PROPERTIES # LLC
Name of Rightful Owner (PRINT)

20231- Cliff Allen Ln.
Owner's Mailing Address

Long Beach, Ms 39560
City State Zip

228-860-6956
Phone

Signature of Rightful Owner

Date

Mary S Stevens
Name of Agent (PRINT)

20231 Cliff Allen Ln.
Agent's Mailing Address

Long Beach, Ms 39560
City State Zip

228-860-6956
Phone

Mary S Stevens
Signature of Applicant

Date

12-19-2023

MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Return to:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
File # 20-076A

STATE OF MISSISSIPPI
HARRISON COUNTY
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

Mary S. Levens
1601 30th Avenue
Gulfport, MS 39501
(228)-860-6956

do hereby sell, convey and warrant unto

MSL Properties II, LLC
P.O. Box 351
Long Beach, MS 39560
(228)-860-6956

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

(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: EXEMPT

Page 1 of 3

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

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

WITNESS MY SIGNATURE, this the 10th day of January, 2024.

Mary S. Levens
Mary S. Levens

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Mary S. Levens who acknowledged that she signed and delivered the foregoing Warranty Deed on the day and year therein written as her own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 10th day of January, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES:



Donald Andrew Marion, Jr.
Donald Andrew Marion, Jr.

Page 2 of 3

Exhibit "A"

1. Parcel # 0811E-03-024.000 1716 33rd Avenue

Lots 23 and 24, Block 142, Original Gulfport, as per the 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.

2. Parcel # 0511A-01-011.000 20023 Townsend Flurry Road

The East one-half (E 1/2) of the Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4) of Section 3, Township 8 South, Range 12 West, if said Section 3 constituted a regularly surveyed government section, located in and part of Harrison County, First Judicial District, Mississippi, being 20 acres, more or less.

Together with all improvements situated thereon and all appurtenances thereunto belonging on in anywise appertaining.

LESS AND EXCEPT ALL OF THE FOLLOWING DESCRIBED PARCEL:

Commence at the Southwest corner of the E 1/2 of the SE 1/4 of the NE 1/4 and run North 30 feet to the point of beginning; thence from said point of beginning run North 150 feet; thence run East 110 feet; thence run South 150 feet; thence run West 110 feet back to the point of beginning.

3. Parcel # 0611P-05-024.000 204 Ferguson Avenue

Lots 22, 23, 24, and 25, Block 7 Braselton 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 4 at Page 14, thereof, reference to which is hereby made in aid of and as a part of this description.

MINUTES OF JANUARY 11, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



4. Parcel # 0611J-01-068.001 Nicholson Avenue

Commencing at the intersection of the North margin of Allen Road and the East margin of Nicholson Avenue N28° W 322.3 feet along Nicholson Avenue to Point of Beginning; thence North 28° West 457.9 feet M/L along Nicholson Avenue East 308.9 Feet East 318 Feet South 265.1 Feet M/L South 73° West 433.6 Feet to Point of Beginning; part of Lots 21-23 Block 3 COX'S SUBDIVISION of Section 12/13-8-13.

5. Parcel # 0611O-01-028.000 721 Nicholson Avenue

Lot 49, LESS the East 3.5 feet, LONG VIEW 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 39.

6. Parcel # 0611O-01-029.000 729 Nicholson Avenue

Lot 54, LONGVIEW SUBDIVISION, a subdivision located in the First Judicial District of Harrison County, Mississippi, as per the official map or plat thereof on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi in Plat Book 17 at Page 39.

7. Parcel # 0611J-01-069.000 Nicholson

Commencing at the intersection of the North margin of Allen Road and the East margin of Nicholson Avenue; thence N28° 39' 13" W along said East margin 212.81 feet to the Point of Beginning; thence N28° 39' 13" W 109.48 feet to a point; thence N73° 46' 39" E 433.61 feet to a point; thence S00° 07' 17" W 66.26 feet to a point; thence S67° 27' 46" W 399.79 feet to the Point of Beginning, Part of Lots 21 and 22, Block 3 COX'S SUBDIVISION of Section 12/13-8-13.

8. Parcel # 0611K-02-006.000 Todd Terrace Road

The North thirty-one (31) feet of the South Half (S1/2) of Lot Seven (7), or SEAL SUBDIVISION, being a part of the East Half (E1/2) of Section 11, Township 8 South, Range 12 West, in the First Judicial District of Harrison County, Mississippi, in Plat Book 11, at page 13 in the Office of the Chancery Clerk of Harrison County, Mississippi. LESS AND EXCEPT: Beginning at the intersection of the North margin of Todd Terrace, First Addition to Better Home Subdivision, and the West margin of Klondyke Road, in the City of Long Beach, First Judicial District of Harrison County, Mississippi, and run thence Westerly along said North Margin of Todd Terrace 25.0 feet, more or less, to the South line of a parcel of land now or formerly of Virginia M. Carrubba; thence Easterly along the said South line of property of Carrubba to the West margin of Klondyke Road; thence Southerly along the West margin of Klondyke Road 31.0 feet to the Point of Beginning.

STATE OF MISSISSIPPI
MISSISSIPPI STATE DEPARTMENT OF HEALTH
VITAL RECORDS

CERTIFICATE OF DEATH DEPT. H.S. 123

TYPE OF PRINT WITH BLACK INK	PLAT NO. JAN 13 2000	CITY OF DEATH STATE OF MISSISSIPPI	DEPT. H.S. 123
DECEASED	NAME JAMES EUGENE LEVENS, JR. MALE	AGE 64	DATE OF BIRTH JUNE 3, 1935
SEX MALE	RACE WHITE	EDUCATION HIGH SCHOOL	PLACE OF BIRTH HARRISON
DATE OF DEATH JAN 11, 2000	PLACE OF DEATH MEMORIAL HOSPITAL AT GULFPORT #24M	STATUS INPATIENT	CITY OF DEATH MISSISSIPPI
CAUSE OF DEATH RESPIRATORY FAILURE	DIAGNOSIS SEPTIC PERFORATED BOWEL DURING SURGERY	DEATH CERTIFICATE NO. 428-60-6009	OCCUPATION SELF-EMPLOYED FINANCIAL PLANNER/ISA
PARENTS JAMES VALENT LEVENS, SR. KENNEDIE AUSTIN	RESIDENCE 18156 ALLEN ROAD, LONG BEACH, MS 39560	CITY OF DEATH LONG BEACH	STATE OF DEATH MISSISSIPPI
DISPOSITION BURIAL	PLACE OF BURIAL EVERGREEN CEMETERY, GULFPORT, MS	DEATH CERTIFICATE NO. 428-60-6009	REGISTERED YES
CERTIFIER GARY T. HARGROVE	DEATH CERTIFICATE NO. 428-60-6009	DEATH CERTIFICATE NO. 428-60-6009	DEATH CERTIFICATE NO. 428-60-6009

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THIS OFFICE

F. E. Thompson Jr. MD
STATE HEALTH OFFICER

John Cox Austin
STATE REGISTRAR

JAN 13 2000

WARNING: A REPRODUCTION OF THIS DOCUMENT WITHOUT THE SIGNATURE OF THE MISSISSIPPI STATE DEPARTMENT OF HEALTH IS ILLEGAL. IT IS A CRIME TO ALTER OR COUPLAND THIS DOCUMENT.

**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Levens Engineering Service LLC

Prepared For:

**MSL Properties II, LLC
P.O. Box 351
Long Beach, MS 39560**

Prepared By:

**Levens Engineering Service LLC
Andrew Levens, P.E.**

**11516 Wedgewood Lane
Ocean Springs, MS 39564
Phone 228.861.9743
andrewnlevens@gmail.com**

October 15, 2023

**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



October 15, 2023

To: MSL Properties II, LLC
P.O. Box 351
Long Beach, MS 39560

Subject: Pressure Sewer Design
N Nicholson Avenue Subdivision
Long Beach, MS 39560

As requested by the City of Long Beach, an analysis was performed to verify pipe size and system performance for determination of any necessary sewer system upgrades to service the proposed properties.

A review of the area was performed to determine the existing infrastructure which consisted of 5 grinder pumps and approximately a 1,400 LF of 2-IN diameter pressure sewer main that discharges to a manhole at the intersection of Nicholson Ave and Allen Rd. The grinder pumps are 2 hp 3,450 rpm centrifugal pumps. The existing pump curve is included herewith as Figure with the performance boundaries at the following points:

0 GPM at 105 FT Head
45 GPM at 0 FT Head

This area is currently largely undeveloped, so a projection was performed to identify the potential properties if further subdivided to match existing parcel sizes in this area which are 1 – 2 acre tracts. This projection resulted in the potential for 19 individual services. Of which 5 are existing, 4 are proposed with this subdivision, and the remainder are forecasted. The forecasted property exhibit is included herewith as Figure 2 for review.

The performance specifications for the proposed pumps were selected to closely match the existing pump. A 2 hp 3,450 rpm Champion pumps with a 5.50-IN diameter impeller. The proposed pump curve is included herewith as Figure 2 with the performance boundaries at the following points:

0 GPM at 105 FT Head
44 GPM at 0 FT Head

The hydraulic analysis was performed using the rational method where a design flow is determined through an iterative approach once the system head is calculated. Based on system head, the pump curve is reviewed to determine pump flow for the corresponding system head. This is repeated until the system head closely matches the corresponding point on the pump curve. These results are included herewith as Table 1.

**MINUTES OF JANUARY 11, 2024
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Based on the hydraulic results, the existing diameter (2-IN) pressure sewer main is adequate for maintaining MDEQ minimum required velocity of 2 FT/S without excessive head loss in the system.

Therefore, I would recommend the existing pressure sewer main size is adequate for the proposed subdivision as well as any potential development of the properties included in the study area. Pumps installed on this pressure sewer system shall be 2 hp 3,450 rpm centrifugal pumps with the following pump performance boundaries:

0 GPM at 105 FT Head
44 GPM at 0 FT Head

Thank you for the opportunity to assist and feel free to contact me with any questions or comments.

Sincerely
Andrew Levens, P.E.



Firm No. 28688
10/15/2023

Attachments:

Figure 1 – Existing Pump Curve

Figure 2 – Forecasted Property Exhibit

Figure 3 – Proposed Pump Curve

Table 1 – Hydraulic Analysis & Table 2 – Pipe Properties

**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

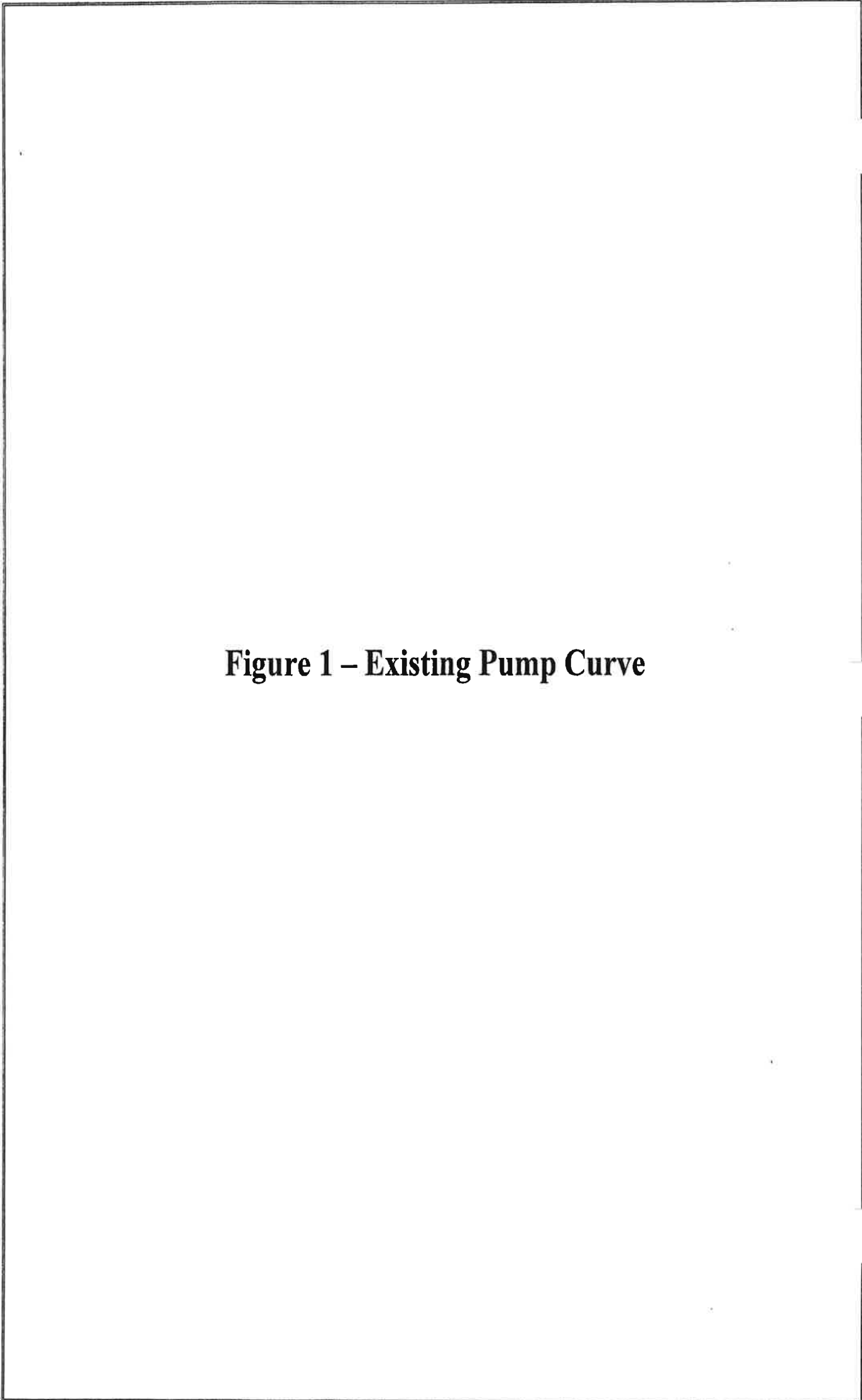
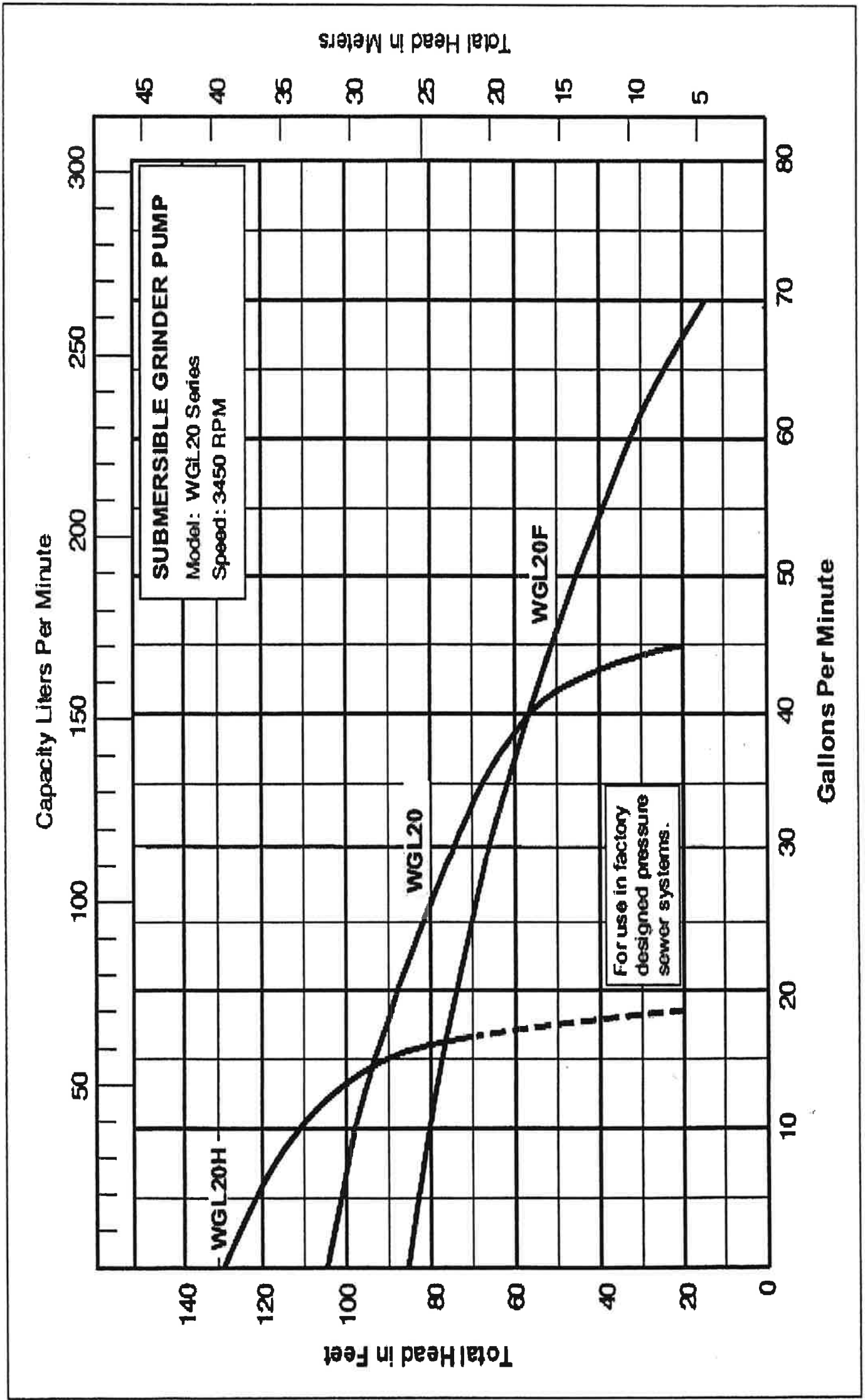


Figure 1 – Existing Pump Curve

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**MINUTES OF JANUARY 11, 2024
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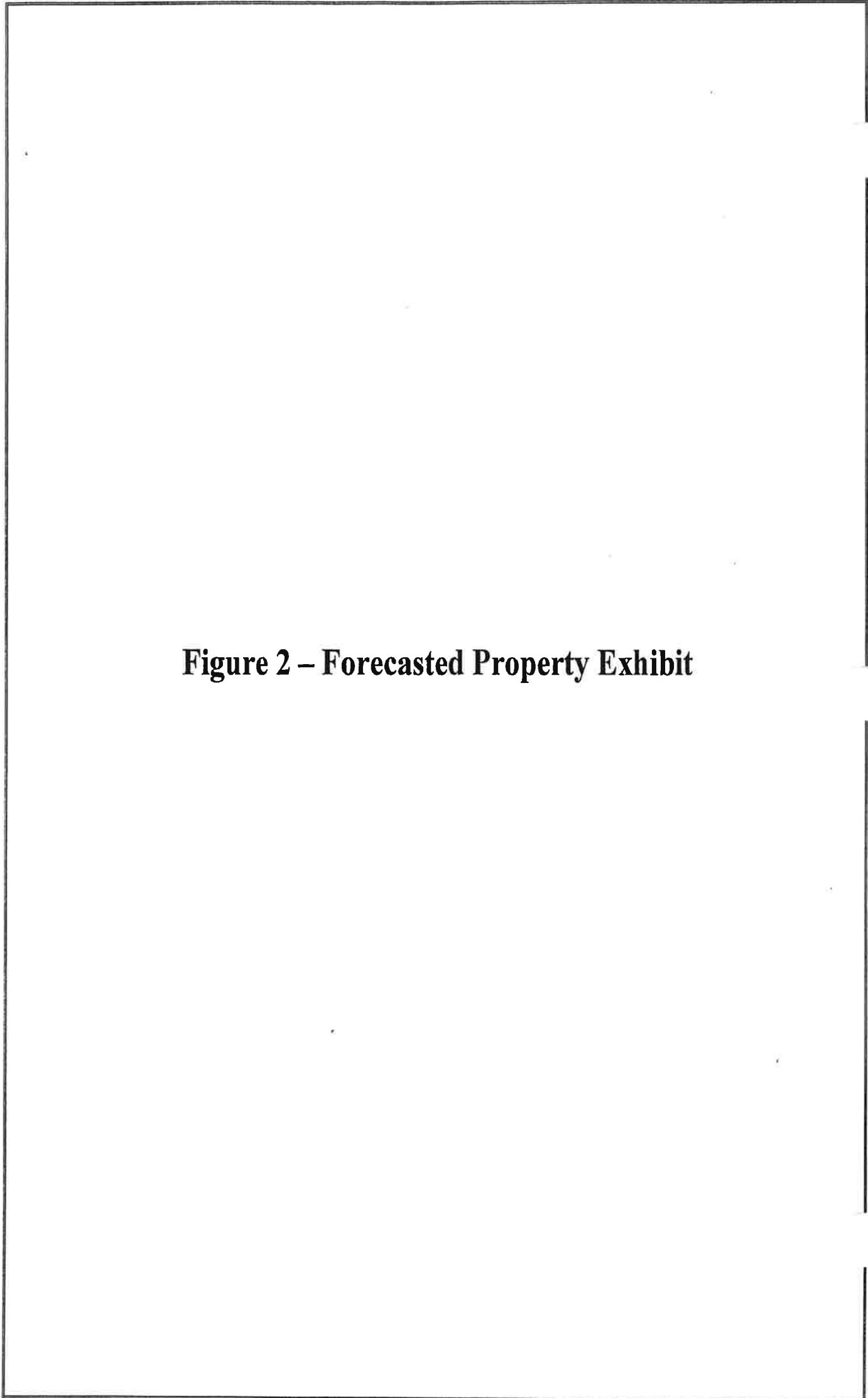


Figure 2 – Forecasted Property Exhibit

**MINUTES OF JANUARY 11, 2024
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FIGURE 2 - FORECASTED PROPERTY EXHIBIT
SCALE: 1" = 200'

**MINUTES OF JANUARY 11, 2024
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

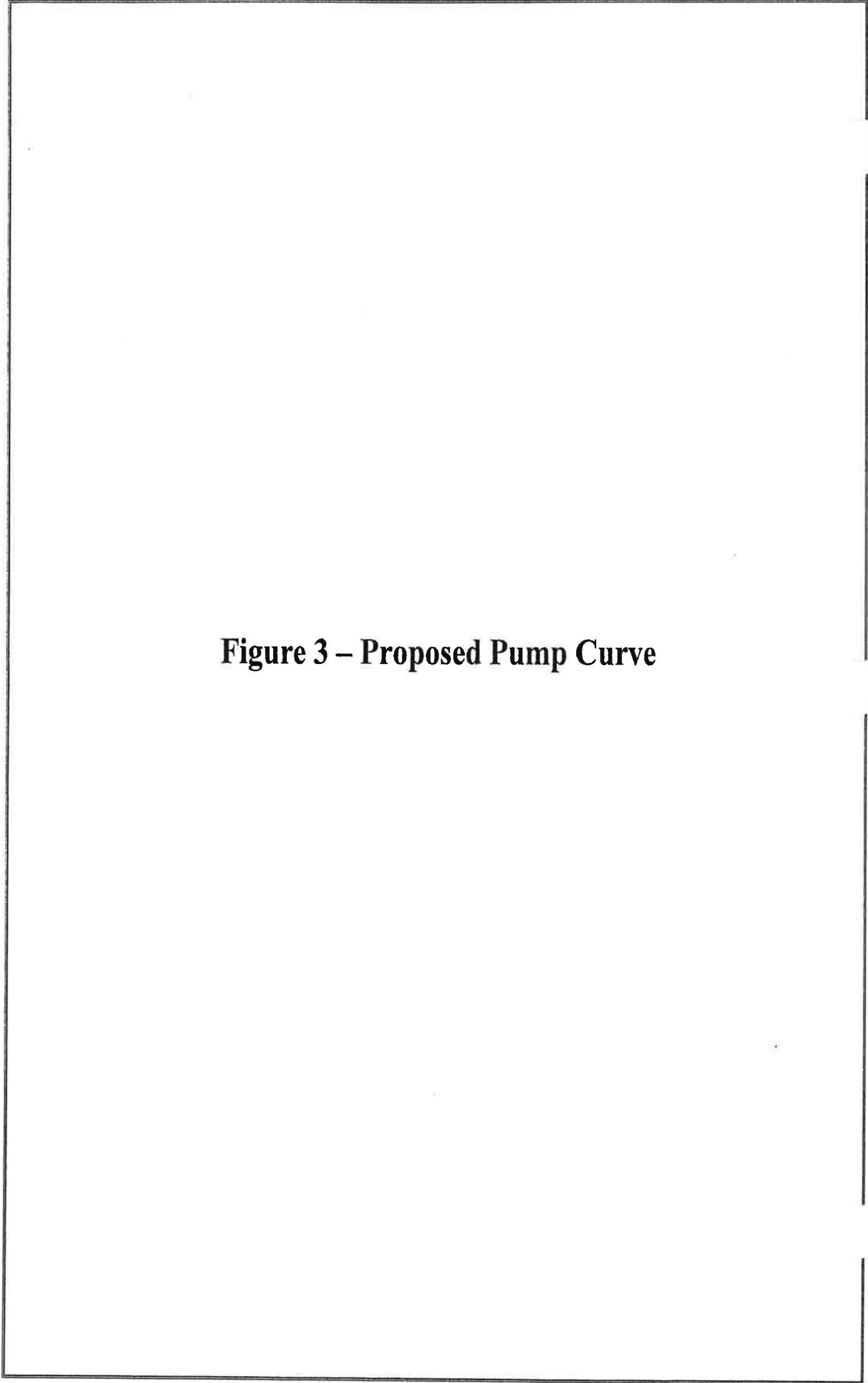
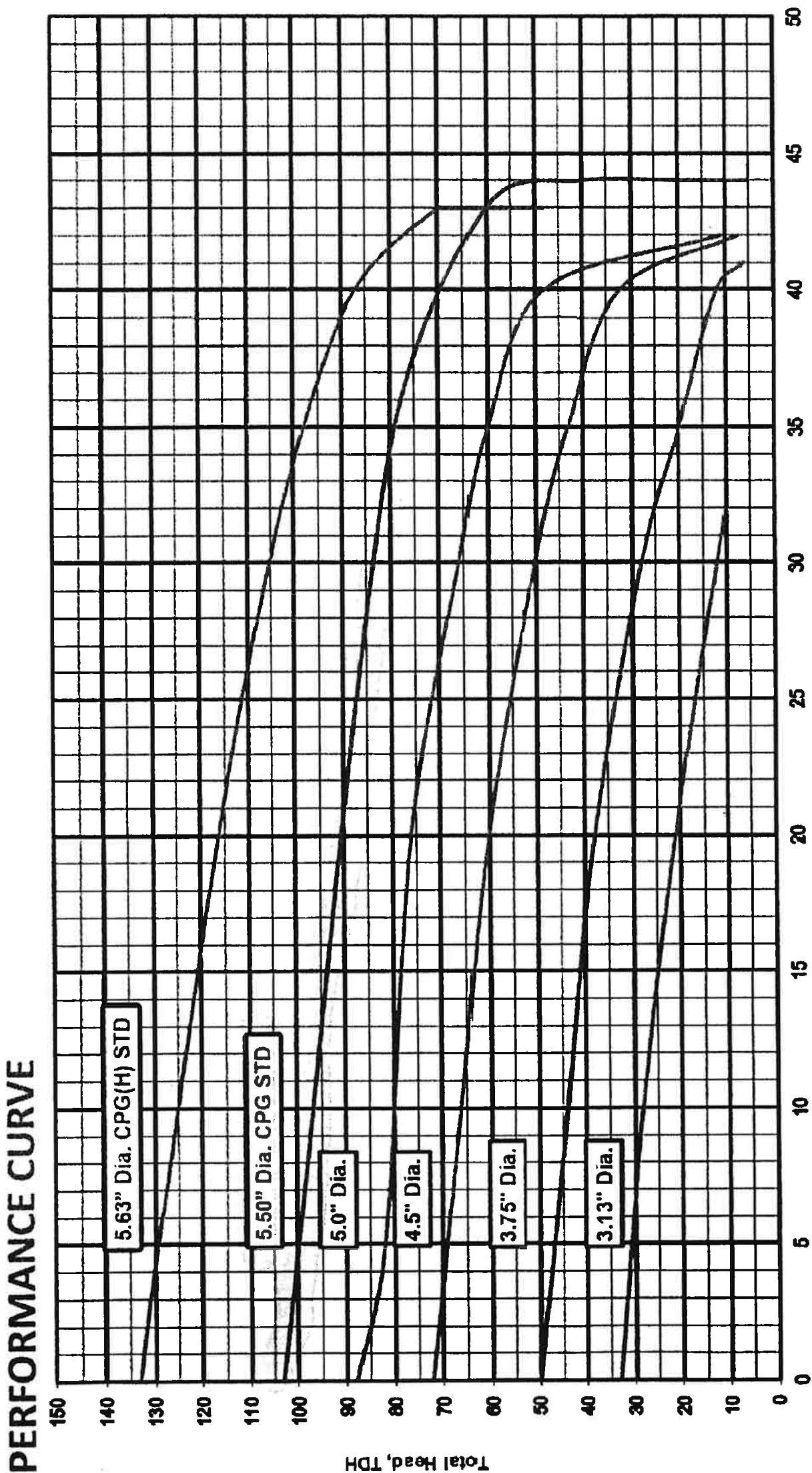


Figure 3 – Proposed Pump Curve

MINUTES OF JANUARY 11, 2024
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**MINUTES OF JANUARY 11, 2024
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**Table 1 Hydraulic Analysis & Table 2 – Pipe
Properties**

**MINUTES OF JANUARY 11, 2024
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TABLE 1 - HYDRAULIC ANALYSIS

Segment	Number of Pumps [N]	Length to Outlet (FT)	Base Flow [B] (GPM)	Max Flow [Q] (GPM)*	Lowest/Pu mp El. (FT)	Highest Segment El. (FT)	Pipe Size (IN.)	Pipe ID (IN.)	Velocity [V] (FT/S)	Friction Factor [H _f] (FT/100 FT) (C=150)	FR Loss for Pipe Length (FT)	Max Head Required
Existing	5	1400	42	45.4375	21	24.9	2	2.1354	4.07	2.88	40.32	44.22
Proposed	5	600	43	46.4375	21	24.9	2	2.1354	4.16	3	18	21.9
	9	800	43	49.1875	21	24.9	2	2.1354	4.41	3.33	26.64	52.44
Future	9	600	43	49.1875	21	24.9	2	2.1354	4.41	3.33	19.98	23.88
	19	800	43	56.0625	21	24.9	2	2.1354	5.02	4.25	34	61.78

*Based on Rational Method Q= AN + B
 A=Coefficient 0.6875
 N=Number of pumps
 B=Base flow from one pump. Determined through iteration for corresponding flow/head condition from pump curve.

**Head Loss Calculations
From Modified Hazen - Williams Formula**

$$H_f = .2083 \left[\left(\frac{100}{C} \right)^{1.485} \times \frac{q}{d^{4.75}} \right]$$

$$V = .3208 \frac{q}{A}$$

A = $\frac{d^2 \pi}{4}$ = cross-sectional flow, sq. in.

C = 150

q = flow in gallons per minute

d = I.D. of pipe in inches = [average O.D. - (2 x min. wall thickness)]

N=Number of pumps

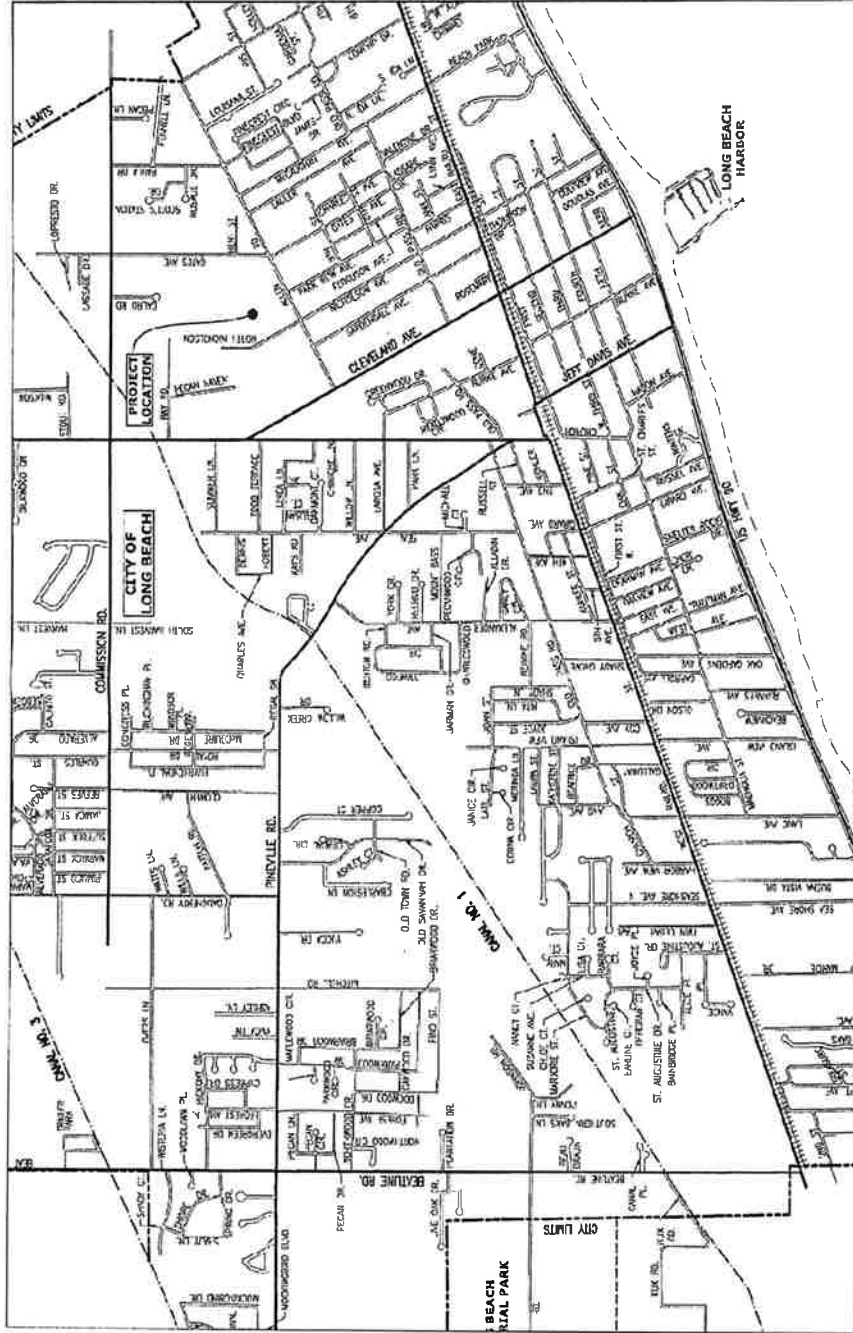
V=Flow velocity in ft/sec

H_f=Friction head loss in ft/100 ft of pipe

TABLE 2 - PIPE PROPERTIES PVC SDR 21 (IPS) (200 PSI)	
NOMINAL PIPE SIZE (inches)	Effective Diameter (Inches)
1.00	1.1814
1.25	1.4925
1.50	1.7092
2.00	2.1354
2.50	2.5846
3.00	3.1460
4.00	4.0463

MINUTES OF JANUARY 11, 2024
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N NICHOLSON AVE SUBDIVISION
EXISTING PARCEL NO. 0611-J-01-068.001



1 VICINITY MAP
N.T.S.



10/26/2023

JEVENS ENGINEERING SERVICE
11516 WEDGEWOOD LANE
OCEAN SPRINGS, MS 39564
228.861.9743
FIRM NO. 28583

INDEX TO SHEETS:

- T1 - TITLE; VICINITY MAP
- C2 - PROPOSED PLAT
- C3 - SHEET LAYOUT; GENERAL NOTES & PROPOSED UTILITY PLAN
- D1 - CONSTRUCTION DETAILS

ISSUED FOR PERMITTING

MINUTES OF JANUARY 11, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

LEVENS ENGINEERING SERVICE 11516 WEDGEWOOD LN. OCEAN SPRINGS, MS 39564 228.861.9743 FIRM NO. 28688	N NICHOLSON AVENUE SUBDIVISION MSL PROPERTIES II, LLC PARCEL NO. 0611J-01-068.001 LONG BEACH, MS 39560	PROPOSED PLAT SHEET NUMBER 2 OF 4 AS NOTED P.L. 2024 DATE 2024
--	---	---

A RESUBDIVISION OF A 4.034 ACRE PARCEL SITUATED IN LOTS 21 THROUGH 23, BLOCK 3, SECTION "B" OF COXS SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO PARCELS "A", "B", "C" AND "D". SAID PARCEL BEING REFERRED TO AS COUNTY TAX PARCEL NO. 0611J-01-068.001

- NOTES:**
1. FIELD SURVEY PERFORMED WITH A "TOPCON" GNSS GPS. STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS SURVEYING AND ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR MISSISSIPPI. ALL DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR MISSISSIPPI.
 2. UNLESS OTHERWISE NOTED, THIS SURVEY IS A CLASS "B" SURVEY.
 3. UNLESS OTHERWISE NOTED, THIS SURVEY IS A CLASS "B" SURVEY.
 4. BUILDING SETBACKS, ELEVATIONS, MET AND PRESERVED BY APPROPRIATE GOVERNING BODY.
 5. THIS IS A CLASS "B" SURVEY.
 6. LOCATIONS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR MISSISSIPPI.

MINIMUM BUILDING SETBACKS:
 THIS PARCEL OF LAND IS LOCATED IN A ZONE B-1 (SINGLE FAMILY RESIDENCE DISTRICT) AS PER CITY OF LONG BEACH ZONING MAP.
 FRONT YARD - 25 FEET
 SIDE YARD - 8 FEET
 REAR YARD - 5 FEET

GPS OBSERVATION
 DATE OF FIELD WORK: 01/07/2024
 TO SCENIC VIEWS WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK.

FLOOD ZONE NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO THE FIRM MAP DATED JUNE 15, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY, AND DOES NOT CONSTITUTE AN OPINION OF THE PROBABILITY OF FLOODING, THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

NOTE: THIS SURVEY IS SUBJECT TO THE CITY OF LONG BEACH PERMITTING DEPARTMENT REVIEW AND GENERATE THIS TIME.

- REFERENCE MATERIALS:**
1. RECORD PLAT OF SECTION "B" OF COXS SUBDIVISION, HARRISON COUNTY, MISSISSIPPI.
 2. PROPERTY LINE OF HARRISON COUNTY, MISSISSIPPI.
 3. 1:25000 SCALE MAP OF HARRISON COUNTY, MISSISSIPPI.
 4. 1:25000 SCALE MAP OF HARRISON COUNTY, MISSISSIPPI.
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1 PROPOSED PLAT
 C1 1" = 20'

ISSUED FOR PERMITTING

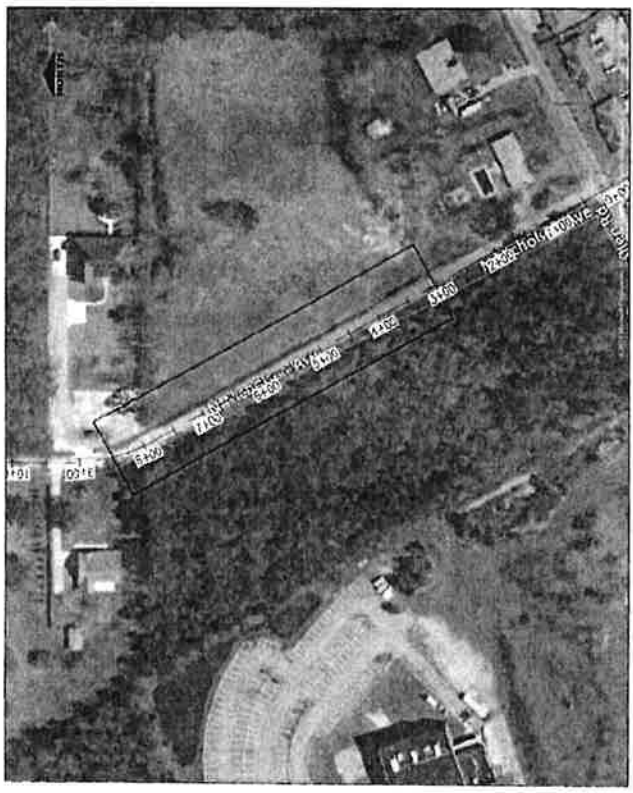
**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

IFRANS ENGINEERING SERVICE
11516 WEDGEWOOD LN.
OCEAN SPRINGS, MS 39564
228.861.9743
FIRM NO. 286888

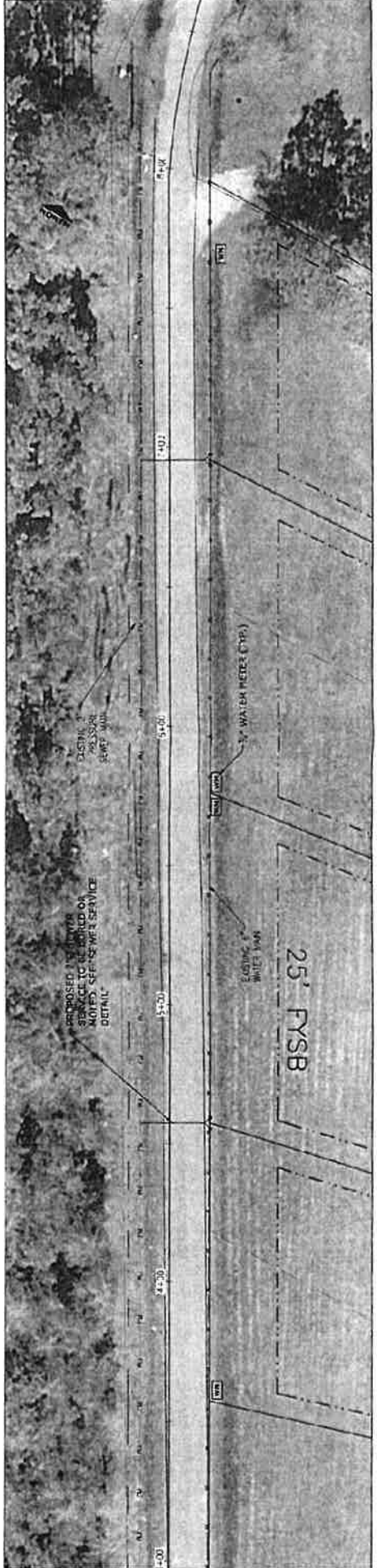
N NICHOLSON AVENUE SUBDIVISION
MSP, PROPERTIES II, LLC
PARCEL NO. 0611-01-068.001
LONG BEACH, MS 39560

PROPOSED UTILITIES
DATE: 10/24/23
AS NOTED
P. 01
3 OF 4
2313

- GENERAL NOTES:**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED.
 - BEFORE CONSTRUCTION, COORDINATE WITH CITY OF LONG BEACH TO DETERMINE RESPONSIBILITY OF WORK TO BE PERFORMED, REQUIRED INSPECTIONS DURING CONSTRUCTION AND ANY ASSOCIATED FEES.
 - ELEVATIONS WERE SHOWN WERE COLLECTED WITH LIDAR UNDER THE INTER-COASTAL MS 2015 PROJECT AND OBTAINED FROM NAD83.
 - PROJECTION: MS STATE PLANE EAST US SURVEY FEET
 4.1. ZONE: EAST MS
 4.2. VERTICAL DATUM: NAVD83
 4.3. HORIZONTAL DATUM: NAD83 2011
 4.4. AERIALS SHOWN ARE HARRISON COUNTY 2017 MOSAIC AND OBTAINED FROM MARIS.



1 SHEET LOCATION
C2 1" = 100'
Feet



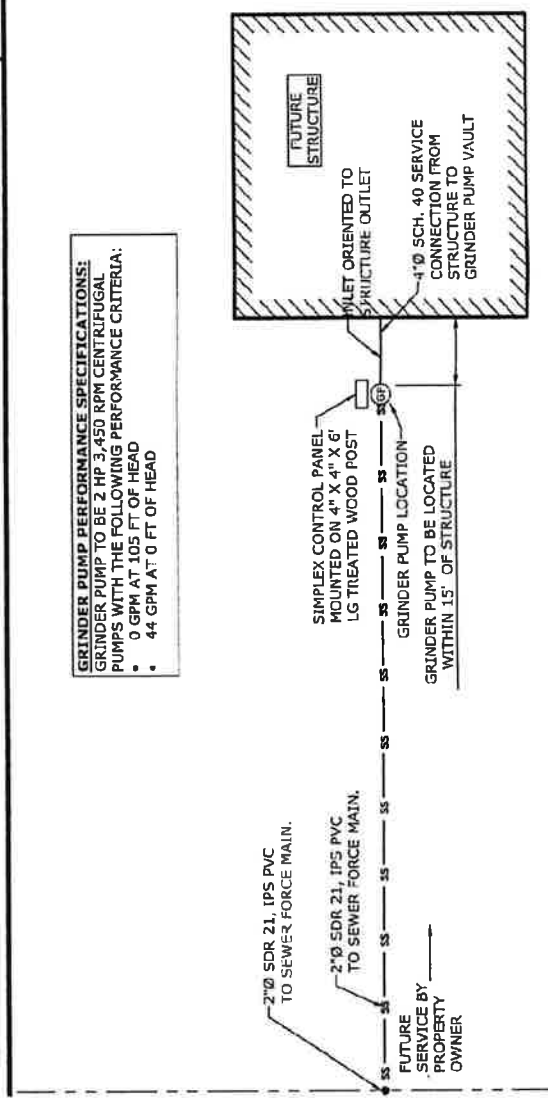
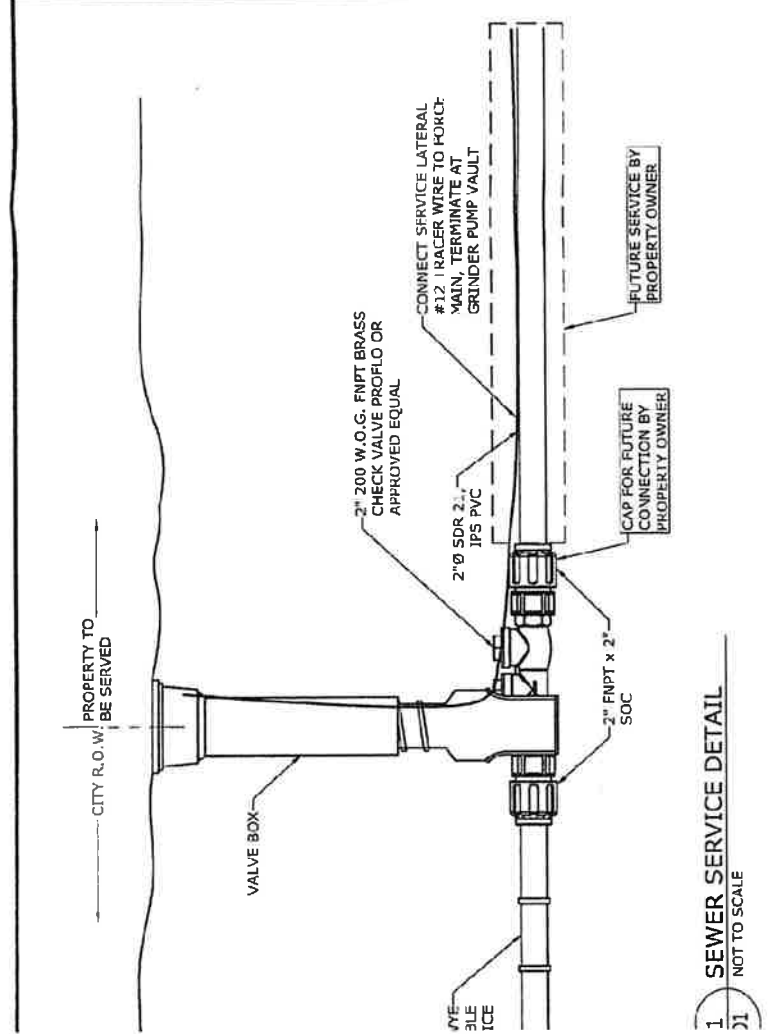
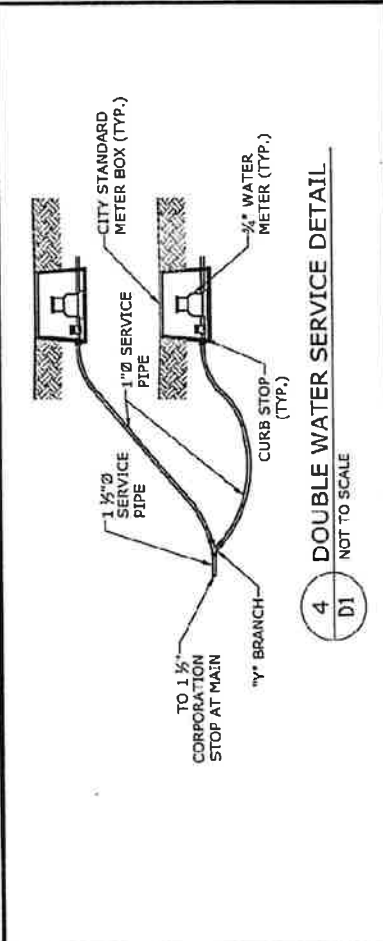
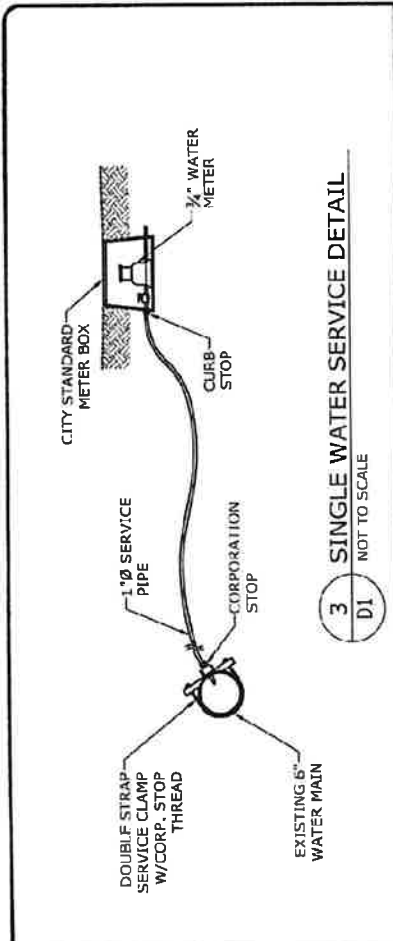
2 PROPOSED UTILITY PLAN
C2 1" = 20'
Feet

ISSUED FOR PERMIT

**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

LEVENS ENGINEERING SERVICE
11316 WEDGEWOOD LN.
OCEAN SPRINGS, MS 39564
228.861.9743
FRM NO. 28688

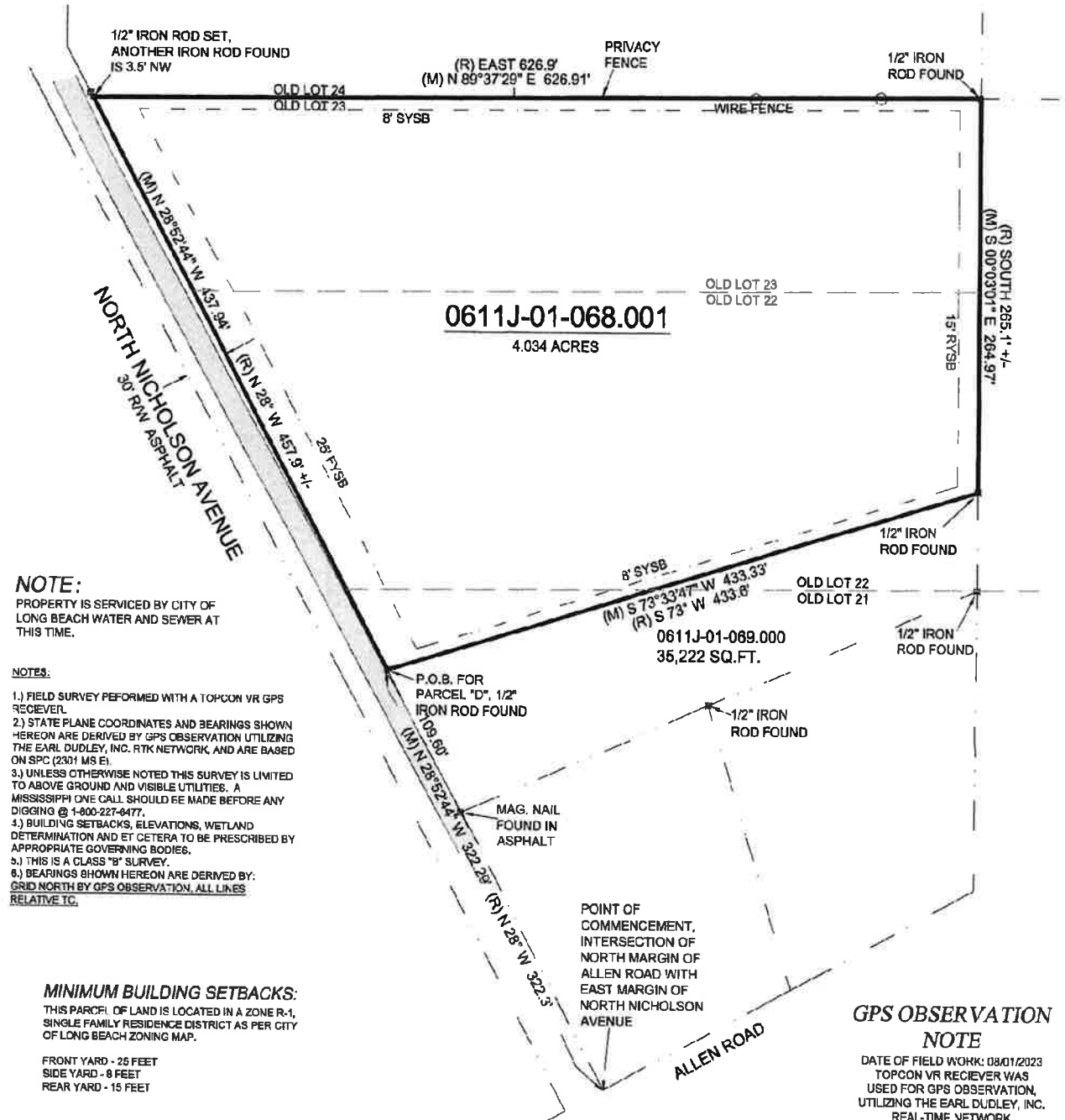
JOLSON AVENUE SUBDIVISION
MSL PROPERTIES II, LLC
PARCEL NO. 0611J-01-068.001
LONG BEACH, MS 39560



**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF A 4.034 ACRE PARCEL SITUATED IN LOTS 21 THROUGH 23, BLOCK 3, SECTION "B" OF COX'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO PARCELS "A", "B", "C" AND "D". SAID PARCEL BEING REFERRED TO AS COUNTY TAX PARCEL NO. 0611J-01-068.001

EXISTING



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

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-4477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
- 5.) THIS IS A CLASS "B" SURVEY.
- 6.) BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO.

MINIMUM BUILDING SETBACKS:

THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1, SINGLE FAMILY RESIDENCE DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.

- FRONT YARD - 25 FEET
- SIDE YARD - 8 FEET
- REAR YARD - 15 FEET

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBER 28047C0367G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

REFERENCE MATERIALS:

- 1.) RECORDED PLAT OF SECTION "B" OF COX'S SUBDIVISION
- 2.) HARRISON COUNTY TAX MAPS, CURRENT EDITION
- 3.) PROPERTY LINK OF HARRISON COUNTY, MS (DELIA COMPUTER SYSTEMS, INC. WEBSITE)
- 4.) LONG BEACH ZONING MAP AND ORDINANCE
- 5.) INSTRUMENT NO. 2020-3285-P-11
- 6.) PRIOR SURVEY BY JAMES R. CLARKE, PLS DATED JULY 16, 2021

LEGEND:

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



SCALE 1" = 80'

REFERENCE: GRID NORTH BY GPS OBSERVATION (DATUM=NAD 83)

GPS OBSERVATION NOTE
DATE OF FIELD WORK: 08/01/2023
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

CLIENT: MSL PROPERTIES II, LLC
DATE OF FIELD SURVEY: 08/01/2023
DRAWN BY: CAC
JOB NUMBER: 23187.dwg

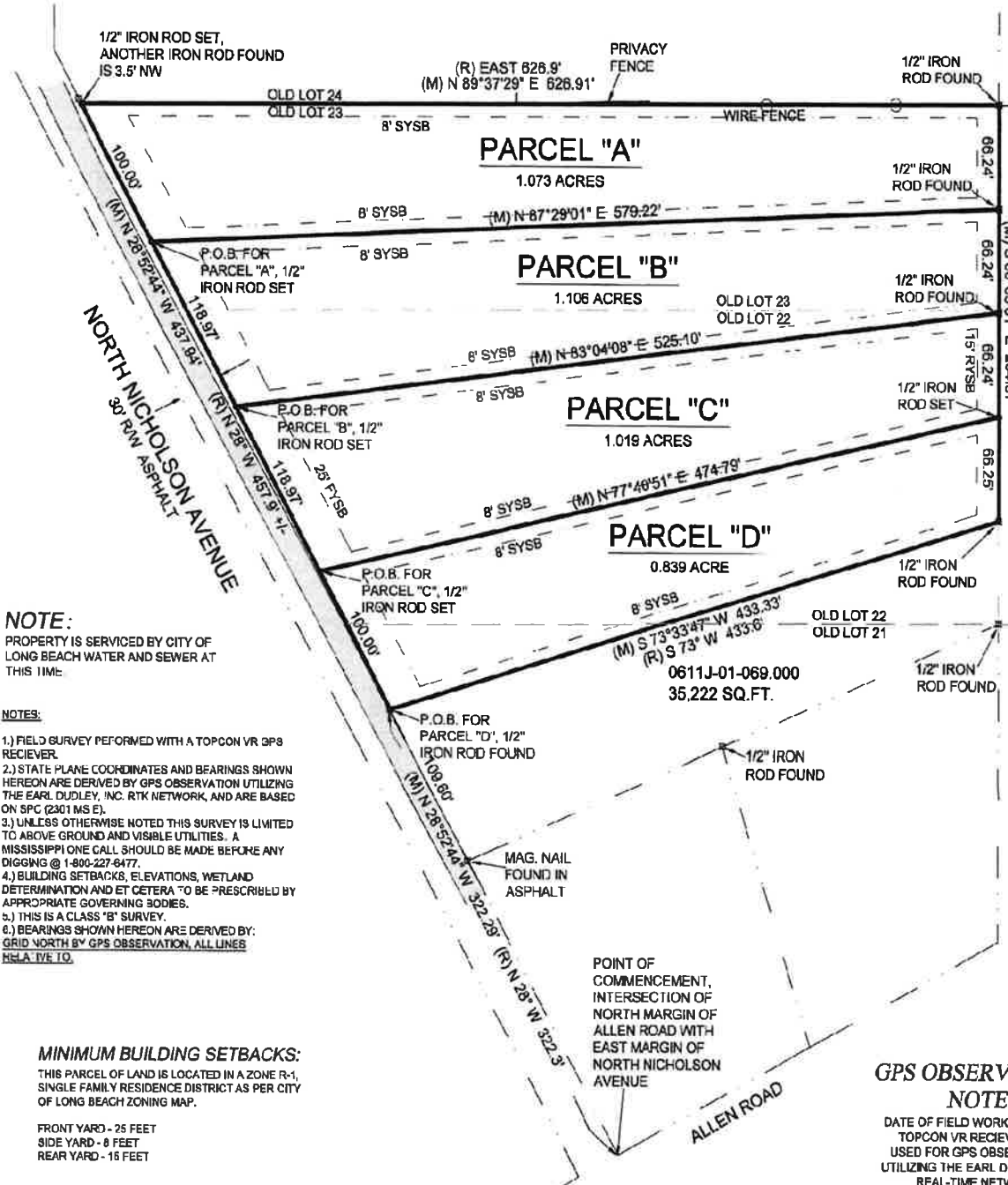
PREPARED BY:

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

**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF A 4.034 ACRE PARCEL SITUATED IN LOTS 21 THROUGH 23, BLOCK 3, SECTION "B" OF COX'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO PARCELS "A", "B", "C" AND "D". SAID PARCEL BEING REFERRED TO AS COUNTY TAX PARCEL NO. 0611J-01-068.001

PROPOSED



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

- NOTES:**
- 1.) FIELD SURVEY PERFORMED WITH A TOPCON VR 9PS RECEIVER.
 - 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2011 NS E).
 - 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
 - 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
 - 5.) THIS IS A CLASS "B" SURVEY.
 - 6.) BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION, ALL LINES HSLA 1/6 TO.

MINIMUM BUILDING SETBACKS:
THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1, SINGLE FAMILY RESIDENCE DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.

FRONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - 15 FEET

FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBER 28047C0357G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

- REFERENCE MATERIALS:**
- 1) RECORDED PLAT OF SECTION "B" OF COX'S SUBDIVISION
 - 2) HARRISON COUNTY TAX MAPS, CURRENT EDITION
 - 3) PROPERTY LINK OF HARRISON COUNTY MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)
 - 4) LONG BEACH ZONING MAP AND ORDINANCE
 - 5) INSTRUMENT NO. 2020-2235-D-1
 - 6) PRIOR SURVEY BY JAMES R. CLARKE, PLS DATED JULY 18, 2001

- LEGEND:**
- ⊗ --- IRON ROD FOUND
 - --- IRON PIPE FOUND
 - --- IRON ROD SET
 - ⋈ --- SPIKE FOUND
 - △ --- SPIKE SET
 - ⊠ --- CONCRETE MONUMENT FOUND
 - --- CONCRETE MONUMENT SET
 - --- LOPFARD 1301 FOUND
 - APS --- AS PER SURVEY
 - APR --- AS PER RECORD
 - APP --- AS PER PLAT
 - IRF --- IRON ROD FOUND
 - IRS --- IRON ROD SET



SCALE 1" = 80'
REFERENCE: GRID NORTH BY GPS OBSERVATION (DATUM=NAD 83)

GPS OBSERVATION NOTE
DATE OF FIELD WORK: 08/01/2023
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

CLIENT: MSL PROPERTIES II, LLC
DATE OF FIELD SURVEY: 08/01/2023
DRAWN BY: CAC
JOB NUMBER: 23187.dwg

PREPARED BY:

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

**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF A 4.034 ACRE PARCEL SITUATED IN LOTS 21 THROUGH 23, BLOCK 3, SECTION "B" OF COX'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO PARCELS "A", "B", "C" AND "D". SAID PARCEL BEING REFERRED TO AS COUNTY TAX PARCEL NO. 0611J-01-068.001

LONG BEACH PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel (0611J-01-068.001) into (four) lots. The subject property is generally described as being located (on east side of North Nicholson Avenue, Long Beach, MS).

The Case File Number is: _____

LEGAL DESCRIPTIONS

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

COMMENCING AT THE INTERSECTION OF THE NORTH MARGIN OF ALLEN ROAD AND THE EAST MARGIN OF NICHOLSON AVENUE N28°W 322.3 FEET ALONG NICHOLSON AVENUE TO POINT OF BEGINNING; THENCE NORTH 28° WEST 457.9 FEET M/L ALONG NICHOLSON AVENUE EAST 308.9 FEET EAST 318 FEET SOUTH 265.1 FEET M/L SOUTH 73° WEST 433.6 FEET TO POINT OF BEGINNING; PART OF LOTS 21-23 BLOCK 3 COX'S SUBDIVISION OF SECTION 12/13-8-13.

LEGAL DESCRIPTIONS OF THE FOUR PROPOSED PARCELS:

LEGAL DESCRIPTION of PARCEL "A":

A PARCEL OF LAND SITUATED IN LOT 23, BLOCK 3, SECTION "B" OF COX'S SUBDIVISION, 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 THE POINT OF INTERSECTION OF THE NORTH MARGIN OF ALLEN ROAD WITH THE EAST MARGIN OF NORTH NICHOLSON AVENUE; THENCE ALONG SAID EAST MARGIN OF NORTH NICHOLSON AVENUE, N28°52'44"W 322.29' TO A 1/2" IRON ROD FOUND; THENCE FURTHER ALONG SAID EAST MARGIN, N28°52'44"W 337.94' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST MARGIN, N28°52'44"W 100.00' TO A 1/2" IRON ROD SET; THENCE N89°37'29"E 626.81' TO A 1/2" IRON ROD FOUND; THENCE S00°03'01"E 66.24' TO A 1/2" IRON ROD FOUND; THENCE S87°29'01"W 579.22' TO THE POINT OF BEGINNING, CONTAINING 1.073 ACRES.

LEGAL DESCRIPTION of PARCEL "B":

A PARCEL OF LAND SITUATED IN LOTS 22 AND 23, BLOCK 3, SECTION "B" OF COX'S SUBDIVISION 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 THE POINT OF INTERSECTION OF THE NORTH MARGIN OF ALLEN ROAD WITH THE EAST MARGIN OF NORTH NICHOLSON AVENUE; THENCE ALONG SAID EAST MARGIN OF NORTH NICHOLSON AVENUE, N28°52'44"W 322.29' TO A 1/2" IRON ROD FOUND; THENCE FURTHER ALONG SAID EAST MARGIN, N28°52'44"W 218.97' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST MARGIN, N28°52'44"W 118.97' TO A 1/2" IRON ROD SET; THENCE N87°29'01"E 579.22' TO A 1/2" IRON ROD FOUND; THENCE S00°03'01"E 66.24' TO A 1/2" IRON ROD FOUND; THENCE S83°04'08"W 525.10' TO THE POINT OF BEGINNING, CONTAINING 1.106 ACRES.

LEGAL DESCRIPTION of PARCEL "C":

A PARCEL OF LAND SITUATED IN LOT 22, BLOCK 3, SECTION "B" OF COX'S SUBDIVISION, 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 THE POINT OF INTERSECTION OF THE NORTH MARGIN OF ALLEN ROAD WITH THE EAST MARGIN OF NORTH NICHOLSON AVENUE; THENCE ALONG SAID EAST MARGIN OF NORTH NICHOLSON AVENUE, N28°52'44"W 322.29' TO A 1/2" IRON ROD FOUND; THENCE FURTHER ALONG SAID EAST MARGIN, N28°52'44"W 100.00' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST MARGIN, N28°52'44"W 118.97' TO A 1/2" IRON ROD SET; THENCE N83°04'08"E 525.10' TO A 1/2" IRON ROD FOUND; THENCE S00°03'01"E 66.24' TO A 1/2" IRON ROD SET; THENCE S77°40'51"W 474.79' TO THE POINT OF BEGINNING, CONTAINING 1.019 ACRES.

LEGAL DESCRIPTION of PARCEL "D":

A PARCEL OF LAND SITUATED IN LOTS 21 AND 22, BLOCK 3, SECTION "B" OF COX'S SUBDIVISION, 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 THE POINT OF INTERSECTION OF THE NORTH MARGIN OF ALLEN ROAD WITH THE EAST MARGIN OF NORTH NICHOLSON AVENUE; THENCE ALONG SAID EAST MARGIN OF NORTH NICHOLSON AVENUE, N28°52'44"W 322.29' TO A 1/2" IRON ROD FOUND AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST MARGIN, N28°52'44"W 100.00' TO A 1/2" IRON ROD SET; THENCE N77°40'51"E 474.79' TO A 1/2" IRON ROD SET; THENCE S00°03'01"E 66.24' TO A 1/2" IRON ROD FOUND; THENCE S73°33'47"W 433.33' TO THE POINT OF BEGINNING, CONTAINING 0.839 ACRE.

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE

BILLOXI, MS 39532 PHONE: 228-234-1649

CLIENT: MSL PROPERTIES II, LLC
DATE OF FIELD SURVEY: 08/01/2023
DRAWN BY: CAC
JOB NUMBER: 23187.dwg

SHEET 3 OF 4

**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CERTIFICATE OF OWNERSHIP

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

MSL PROPERTIES II, LLC

Mary Levens
SIGNED BY MARY LEVENS

8/11/23
DATE

Subscribed and sworn to before me, in my presence this 11th day of August 2023, a Notary Public in and for the Courty of Harrison, State of Mississippi.

Carina L. Horvath
NOTARY PUBLIC

My Commission Expires: March 23, 2024



CERTIFICATE OF APPROVAL

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

ADMINISTRATOR

DATE

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and a deed description recorded in Instrument no. 2020-3285-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 4th day of AUGUST, 2023.

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
BILLOXI, MS 39532 PHONE: 228-234-1649

CLIENT: MSL PROPERTIES II, LLC
DATE OF FIELD SURVEY: 08/01/2023
DRAWN BY: CAC
JOB NUMBER: 23187.dwg

**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

December 1, 2023

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

RE: N. Nicholson Sewer Service

Ladies and Gentlemen:

A developer has reached out to Public Works and Engineering to determine an acceptable way to provide sewer service to several proposed lots on N. Nicholson Ave., north of Allen Rd. as per the attached exhibit. There is no conventional sewer service available, so any residential development will require the construction of an acceptable sewer system. We've attached two cost estimates for the major infrastructure systems that would be required for normal City service: a gravity sewer system and a pump station; together costing nearly \$900,000.

However, there is already a small grinder pump station at the north end of N. Nicholson which serves approx. two houses and utilizes a small City-maintained 2" force main which discharges to the gravity sewer system at Allen Rd. The developer proposes to utilize that existing 2" force main along with privately-owned grinder stations at each proposed lot along N. Nicholson. This style of system has not normally been used by the City to provide sewer service to lots, but we do believe that it could be used satisfactorily in this case. It would result in nearly no expenditure by the City and in no additional maintenance requirements. If such a system as proposed by the developer is acceptable to the City, we can continue our coordination with them to move forward with the development. We recommend the following conditions:

1. The City will allow the use of private grinder stations along N. Nicholson Ave.
2. The private grinder stations will connect to the existing City-maintained 2" force main in the right-of-way of N. Nicholson Ave.
3. The private connections to the City force main will be installed in a cast-iron meter box on each connecting parcel with a shut-off valve and possibly a check valve, configured and placed at the edge of right-of-way similar to a water service connection.
4. The City will take no ownership or responsibility for the installation, operation, or maintenance of the private grinder stations serving each parcel.

If these conditions are acceptable, we will coordinate with the developer to continue work on the plans for the development.

Sincerely,

David Ball, P.E.

DB:1288
Attachment

**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: Joe Culpepper <joe.culpepper@h2oinnovation.com>
Sent: Thursday, January 4, 2024 10:28 AM
To: Tina Dahl; 'David Ball'; 'Tyler Yarbrough'
Cc: sbowes@cityoflongbeachms.com; jan@cityoflongbeachms.com
Subject: RE: Certificate of Resubdivision, North Nicholson Avenue, Levens

It is my understanding that the development will be doing all the work necessary for water and sewer taps under city inspection. **This work will have a two year warranty as all developments!** Therefore I believe that there will be no special tap fee for this development.

Joe Culpepper, P.E.
Project Manager



Trusted Utility Partners

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

**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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

January 04, 2023

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

RE: Certificate of Subdivision – Tax Parcel No. 0611J-01-068.001

Ladies and Gentlemen:

We have received the referenced Certificate of Subdivision and reviewed it for compliance with the City's ordinances. The proposed subdivision divides one existing parcel into four new parcels, with Parcels A-D having frontage on North Nicholson Ave., Each parcel appears to meet the minimum requirements for lot width, frontage, etc. From the Board of Aldermen meeting minutes dated December 5, 2023, the City conditionally approved the use of sewage grinder stations for the residences in this area.

Because this subdivision proposes to create four new parcels, it is by definition to be considered a "Major Subdivision" in the City's subdivision ordinance. This process is normally used for larger subdivisions which will be constructed with public improvements dedicated to the City, with reviews & approvals at the "Preliminary Plat" and "Final Plat" stages. Although this subdivision is a "Major Subdivision", there is no new publicly maintained infrastructure being constructed. Therefore, there is nothing to review in the "Preliminary Plat" process, and it is possible that the City could consider this Certificate of Subdivision as the "Preliminary Plat" and "Final Plat" submittal.

The form and verbiage of the Certificate appears to be correct. Therefore, if the City chooses to combine the Major Subdivision process as discussed above 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 and should also be subject to the conditions set forth in the December 5, 2023 Board of Aldermen meeting.

Sincerely,

Tyler Yarbrough

TY:539

Biloxi | Long Beach | Pascagoula | Daphne

**MINUTES OF JANUARY 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After discussion and upon recommendation by the City Engineer, Commissioner Glenn made motion, seconded by Commissioner Kruse and unanimously carried to approve the application as submitted.

Commissioner Michael Levens returned at this time.

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

APPROVED:

Chairman Frank Olaivar

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk