

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

**AGENDA
APRIL 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

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

- 1. March 28, 2024

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

- 1. Tree Removal- 13 Bear Point Way, Tax Parcel 0511N-01-004.009, Submitted by Terri Bollinger and Terrence Perry.
- 2. Short-Term Rental- 117 Pirate Avenue, Tax Parcel 0512J-01-062.000, Submitted by John McBride (owner) and Molly McBride (property manager).
- 3. Short-Term Rental- 618 Magnolia Street, Tax Parcel 0612F-01-095.000, Submitted by Willie J. and Sharon Briggs (owners) and Coastal Concierge, Michelle Chiasson (property manager).
- 4. Certificate of Resubdivision- 20529 Johnson Road, Tax Parcels 0512B-01-045.000 and 0512B-01-046.000, Submitted by Bronwen J. Fell.
- 5. Certificate of Resubdivision- 20267 and 20269 Cliff Allen Road, Tax Parcels 0511B-02-011.000 and 0511B-02-009.000, Submitted by Ronald and Sharlene Daniels.
- 6. Sketch Plat Approval- 122 West Beach Blvd, Tax Parcels 0612G-02-022.000 and 0612G-02-025.000, Submitted by TS Development, LLC.

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 April 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 Shawn Barlow read the Opening Statement for the Planning and Development Commission.

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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 April 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, David DiLorenzo, Trey Gaddy, Jennifer Glenn and Marcia Kruse, Building Official Mike Gundlach, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the regular meeting were Commissioners William Suthoff and Ryan McMahon 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 DiLorenzo made motion, seconded by Commissioner Brown and unanimously carried to approve the Regular Meeting minutes of March 28, 2024, as submitted.

It came for discussion under New Business, a Tree Removal for the property located at 13 Bear Point Way, Tax Parcel 0511N-01-004.009, submitted by Terri Bollinger and Terrence Perry, as follows:

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

OFFICE USE ONLY
Date Received 4-22-24
Zoning R-1
Agenda Date 4-11-24
Check Number 464

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

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

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

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

TODAY'S DATE: 4/1/24

PROPERTY INFORMATION

TAX PARCEL # 0511n-01-004.009

Address of Property Involved: 13 Bear Point Way, Long Beach MS

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

Property owner address: 13 Bear Point Way, Long Beach MS

Phone No. (985) 500-4314

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Professional Tree Service / Nicky Johns

Phone No. 228-669-9388 Fax: _____

Name Nicky Johns

Address 21734 Yankee Town Rd. Saucier MS 39574

PERMIT INFORMATION

Permit for: Removal Trimming _____ Pruning _____

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

Tree is about to completely die. The tree sits 11 feet from our house and 9 feet from driveway. The tree is also 18 feet from neighbors house. Will damage homes if tree fails. Please see attached quote for more description.

Number of Trees: _____
1 Live Oak _____ Southern Magnolia

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

Terri Bollinger 4/1/24
Signature Date
Terrence Perry 4-1-24

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

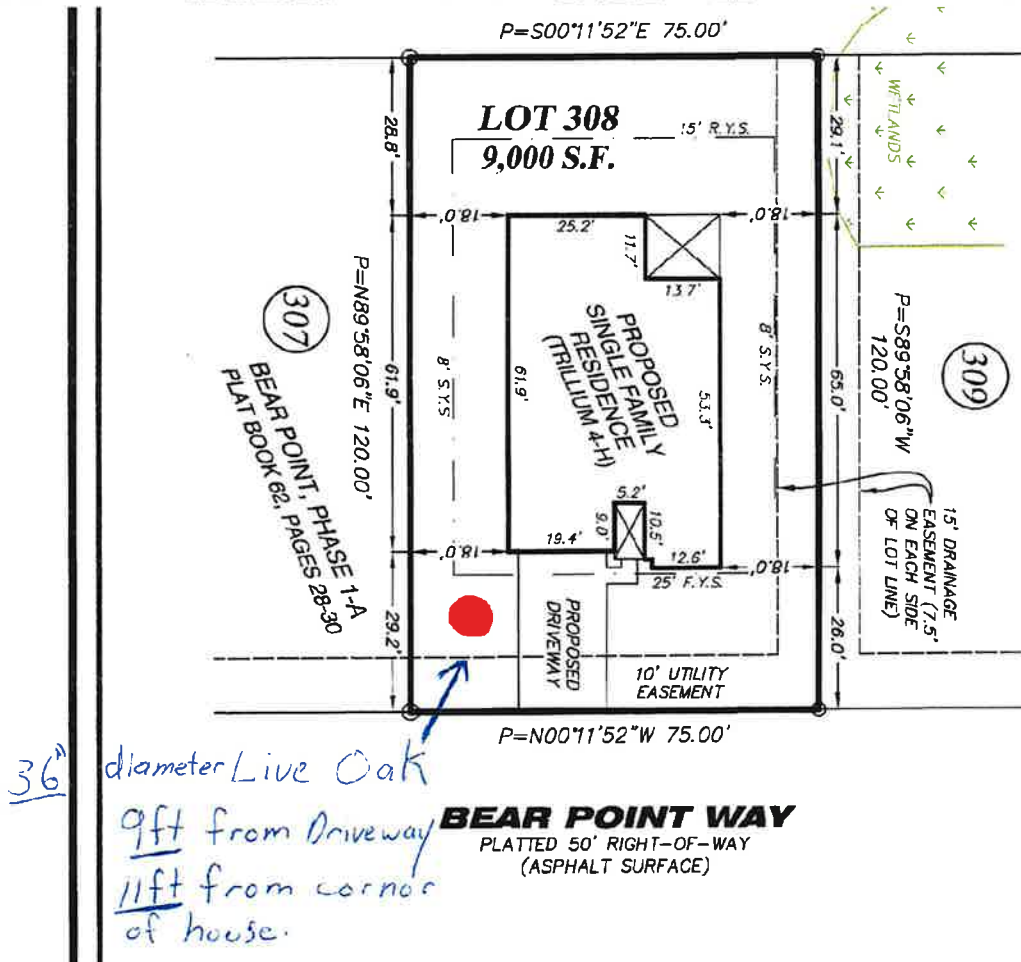
JB TP OWNERSHIP: Please provide a recorded warranty deed.

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

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

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

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PDF

Print



Professional Tree Service

Nicky Johns
21734 Yankee Town Rd.
Saucier, MS 39574
228-669-9388
theprofessionaltreesvc@gmail.com

ESTIMATE
EST0059
DATE
03/27/2024
TOTAL
USD \$2,500.00

TO
Terrence Perry
13 Bear Point Way
Long Beach, MS
☎ 504-509-3505
robperry9@yahoo.com

DESCRIPTION	RATE	QTY	AMOUNT
Cut down one very large live oak tree, hauling away all the debris, and grinding the stump. This tree was damaged during the building process and also has a lot of rot in it. This tree definitely needs to come down ASAP as it is about to completely die. Please feel free to contact Nicky @228-669-9388 with any questions.	\$2,500.00	1	\$2,500.00
TOTAL			USD \$2,500.00

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Trees already replanted. one still needs to be placed in the ground



Prepared by and Return to:
James T. Deady, Jr. - MS. Pub No. 00110
P.O. Box 1181, J.T.
14231 Stevens Rd, Suite 2001
Biloxi, MS 39263
(601) 488-8172
FAX # 7328

Issuing Jurisdiction:
In and for the State of
Mississippi, County, Harrison
Parish Judicial Circuit

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

THIS AND IN CONSIDERATION of the sum of Ten Dollars and no/ 100 (\$10.00), and to have paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

DAVID HOMES (d/b/a Golf Course Club Homes)
7650 Newcomer, Ste 100
Biloxi, MS 39263
(601) 897-1214

do hereby sell, convey and warrant unto,

(Grantee(s))
Tim J. Hollings, an unmarried woman, and
Theresa Perry, an unmarried man,
as joint tenants with right of survivorship
18 Blue Park Way
Long Beach, MS 38901
(662) 606-4314

all of that certain piece or parcel of land situated in HARRISON County, Mississippi, together with all improvements, buildings, fixtures and appurtenances therein in any way, and being more particularly described as follows, to wit:

Lot Thirteen Hundred-Eighty (800) Blue Point Subdivision, Phase 1-A, a subdivision according to the official map or plat thereof on file and of record in the office of the County Clerk of the Parish Judicial District of Harrison County, Mississippi, in Plat Book 55 of Page 28.

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

IT IS AGREED and acknowledged that the ad valorem taxes for the current year have been prorated as of the date of this conveyance upon an estimated basis and as accounted by the Grantor. When said taxes are actually determined, the Grantor agrees to pay the balance of any taxes due and the Grantee agrees to pay the Grantor the amount of any taxes paid, based on actual property taxes.

WITNESS OUR SIGNATURE, this 28th day of January, 2024

DAVID HOMES (d/b/a Golf Course), LLC

[Signature]
By: David Homes

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named David Homes, who acknowledged to me that he is an Agent of DAVID HOMES (d/b/a Golf Course), LLC, etc on behalf of said corporation and as his act and deed he signed, executed and delivered the above and foregoing instrument of writing for the purposes mentioned in, Law they and gave thereto a recorded after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this 28th day of January, 2024

[Signature]
Notary Public

Notary ID# 80-20

My Commission expires: 3/15/2027



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CERTIFICATE OF AUTHORITY

BE IT RESOLVED that Mitch Myers or Sandy Masau, Agent of DSI.D Homes (Gulf Coast), LLC, a Delaware Limited Liability Company, authorized to do and doing business in the State of Mississippi, organized under the Laws of the State of Delaware, be and is hereby authorized and empowered to sell property, hereinafter described, owned by the company in the State of Mississippi, and to execute any and all contracts upon such terms and conditions as he/she may be determine fit and proper, the company hereby ratifying all prior sales, purchases, and contracts made on behalf of the corporation by him/her, as follows, to-wit:

PROPERTY DESCRIPTION

Lot 308 Bear Point Ph. 1-A Harrison County, Mississippi First Judicial District,
13 Bear Point Way, Long Beach, MS 39560

BE IT RESOLVED that the above named individual be and is hereby authorized and empowered for and on behalf of the company to sign any acts of sale, settlement statements, contracts and any other documents necessary to carry out the authority granted in this resolution.

CERTIFICATE

We hereby certify that the above and foregoing is a true and correct copy of the Certificate of Authority adopted by all of the members of the above named company, held on this 29th day of December, 2023, at which meeting a quorum was present and voting.


JEFFERY P. PURPERA, JR.
Authorized Pursuant to Section 5 of Articles
of Organization

PH No: 0078487038

Certificate of Authority

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MEMORANDUM

Date: 4/04/2024
To: City of Long Beach Planning Commission
From: Long Beach Tree Board
Re: Tree(s) Removal – 13 Bear point Way Blvd

The Tree Board has no objection to the removal of this tree. Owners are already planting new tree(s) to replace them.

Karen Epperson-Price
Victor L. Chapman

After discussion, and upon recommendation made by the City of Long Beach Tree Board, Commissioner Glenn made motion, seconded by Commissioner Kruse and unanimously carried recommending to approve the application as submitted.

It came for discussion under new business, a Short-Term Rental for the property located at 117 Pirate Avenue, Tax Parcel 0512J-01-062.000, submitted by John McBride (owner) and Molly McBride (property manager), as follows:

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

PROPERTY INFORMATION:

ADDRESS: 117 Pirate Ave Tax Parcel # 0512J-01-062.000
(Location of Short-Term Rental)

OWNER'S INFORMATION:

Property Owner's Name: John McBride

Property Owner's Address: 4863 12th St. NE Naples, FL. 34120

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

Property Owner's Phone No: (831) 818-8017 City State Zip
Email Address: hotrodjohn1953@yahoo.com

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

PROPERTY MANAGER INFORMATION:

Property Manager's Name: Molly McBride

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

118 Pirate Ave. Long Beach ms 39560
City State Zip

Property Manager's Phone No.: (530) 412-2278 Email Address: Molly.McBride99@yahoo.com

PLEASE PROVIDE THE FOLLOWING:

- Mississippi Sales Tax ID # 572-94-0775
- Recorded Warranty Deed .
- Parking Rules & Plan .
- Trash Management Plan .
- Copy of Proposed Rental Agreement .
- Proof of Liability Insurance, which includes short term rental coverage .

ADDITIONAL INFORMATION:

- Completed written statement of compliance.
- FEES: \$250, nonrefundable application fee. \$500, yearly renewable fee. Checks should be made payable to the City of Long Beach.
- LICENSE: A Privilege Tax License must be applied and paid for after approval.
- INCOMPLETE APPLICATIONS will not be processed.

AFFIDAVIT

I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT-TERM RENTALS (Ordinance 660), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.

John McBride John McBride 3/21/24
PRINT NAME SIGNATURE DATE

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

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

Building Official Signature: Ryan Loh Date: 4/5/24
Fire Inspector Signature: _____ Date: _____

COMMENTS: _____

Date Received: <u>4/2/24</u>
Agenda Date: <u>4/11/24</u>
Amount Due/Paid: <u>250.00</u>
Payment Method: <u>2068</u>

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I, John McBride, owner of the property located at 117 Pirate Ave, Tax Parcel _____, affirm that I am in compliance with building codes, deed restrictions and/or covenants, and have paid all applicable taxes, fees and other charges. I acknowledge that a violation of the ordinances of the City of Long Beach shall result in the suspension or revocation of the permit.

[Signature]
signature
3/25/24
date



Prepared by: David B. Pilger, Attorney at Law, 1406 Bienville Blvd., Suite 101, Ocean Springs, MS 38864 (228) 218-0011
Grantors: John W. Harvey, Holly Harvey, 4001 Montpelier Road, Rockville, MD 20853 (716) 866 0723
Return To: David B. Pilger, Attorney at Law, 1406 Bienville Blvd., Suite 101, Ocean Springs, MS 38864 (228) 218-0011
Grantee: John Bailey McBride, 4863 12th Street NE, Naples, FL 34120 (813) 8-8-8017

File No. **P2202828**
INDEXING INSTRUCTIONS: Lot 47, Pitcher Point S/D, 1st JD, Harrison County, MS
STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, John W. Harvey and Holly Harvey, do hereby sell, convey and warrant unto John Bailey McBride, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereto hereunto, and being more particularly described as follows, to-wit:

Lot 47, Pitcher Point Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, in Plat Book 25, at Page 27.

This being the same property as it is conveyed to John W. Harvey, by instrument recorded in instrument No. 2016 7124 D J1, Land Deed Records in the First Judicial District of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed hereunto, 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) warrant any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by proper.

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 prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS OUR SIGNATURES, on this the 21st day of June, 2022.

[Signature]
John W. Harvey
[Signature]
Holly Harvey

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, John W. Harvey and Holly Harvey, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on this day and year hereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 21st day of June, 2022.

(AFFIX SEAL)

My commission expires:



[Signature]
NOTARY PUBLIC

**MINUTES OF APRIL 11, 2024
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PARKING AND WASTE PLAN**

117 PIRATE AVE
LONG BEACH, MS 39560

1. Off street parking available at residence to accommodate 5 vehicles maximum. Two cars can park under the home and four cars can park in the driveway. Parking on the street is not permitted.
2. Trash shall be removed daily and placed in designated waste receptacle for weekly pick-up by waste management company.

PROPOSED SHORT TERM RENTAL PLAN

117 PIRATE AVE
LONG BEACH, MS 39560

117 Pirate avenue, Long Beach MS is a private residence seeking to accommodate short term rental occupancy.

State of Mississippi

Rev 1348414

VACATION RENTAL SHORT TERM LEASE AGREEMENT

This Vacation Rental Short Term Lease Agreement (this "Agreement") is made by and between John McBride ("Owner") and _____ ("Guest") as of the date last written on the signature page of this Agreement. Owner and Guest may be referred to individually as "Party" and collectively as "Parties." For good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

1. **Property.** The property is described as a house with _____ bedrooms and _____ bathrooms located at 117 Pirate Ave, Long Beach, MS 39560 (the "Property"). The Property is owned by Owner. The Property is fully furnished by Owner and equipped for light housekeeping. The following amenities are included in the Property.

- microwave
- dishwasher
- refrigerator
- washer
- dryer
- cable
- wifi
- linens
- fireplace

A starter supply of household cleaning and hygiene products may be available in the Property for use. Guest is responsible for purchasing any additional supplies and all food and beverages.

2. **Rental Party.** All persons in the rental party will be bound by the terms of this Agreement. Only persons listed on this Agreement may stay in the Property. "Rental Party" means Guest plus the following persons:

First Name & Last Name	Relationship to Guest

The total number of adults in the Rental Party will be _____. The total number of children in the Rental Party will be _____.

3. **Maximum Occupancy.** The maximum number of persons allowed to stay in the Property is limited to six (6), unless the Owner gives prior written consent. A charge of _____ per person per night will be assessed for each person who stays in the Property in addition to the Rental Party. Guest will be charged without notice for additional persons staying in the Property and not disclosed to Owner.

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4. Visitors. A visitor is an occupant of the Property who is not staying overnight. The total number of persons permitted in the Property at any given time, including visitors, is six (6). Any visitor staying overnight is subject to additional charges.

5. Rental Period & Check-In. The term of this lease will be from August 04, 2022 ("Arrival Date") to August 04, 2022 ("Departure Date"). The Property will be ready for Guest's occupancy beginning at _____ on the Arrival Date and the Property must be vacated by 3:00 pm on the Departure Date, unless otherwise agreed by Owner. If Guest or any member of the Rental Party remains on the Property beyond the Departure Date, Guest will be responsible to pay the rental rate prescribed in Section 8 below for the period of time between Departure Date and the actual date Guest and all members of the Rental Party vacate the Property.

6. Keys & Access Codes. Owner will provide Guest with one (1) key(s), which will unlock the front door to the Property. Guest is not allowed to make duplicate keys. A fee of _____ will be charged to Guest for failure to return a key. Any attempt to access a locked area is just cause for immediate termination of this Agreement, forfeiture of all rent paid, and Guest will be liable for any missing items or damage. Owner will provide Guest with access codes to the wifi.

7. Rental Rules & Restrictions. Guest agrees to abide by the following restrictions by Owner (the "Rules")

- (A) Smoking is not permitted inside the Property
- (B) Pets are not permitted on or in the Property
- (C) Garbage must be placed in the proper receptacles
- (D) Quiet hours are from 10:00 PM to 8:00 AM

If any person in the Rental Party fails to follow any of the Rules, the Rental Party may be asked to vacate the Property and Guest will forfeit all rent paid.

8. Payment. Guest agrees to pay the rent and fees described below (the "Total Amount Due"). Payment in full of the following fees will be due within _____ days before the Arrival Date.

Rental rate of \$200.00 x _____ days	\$200.00
Cleaning service fee	\$200.00
Total Amount Due	
Total Balance Due	

Acceptable payment methods are:

- credit card
- debit card

Vacation Short Term Rental Agreement (Rev. 1336414)

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9. Cancellation. If Guest cancels the reservation less than five (5) days before the Arrival Date, the Total Amount Due will be forfeited.

10. Cleaning. A cleaning fee of \$200.00 will be charged to the Guest. Daily housekeeping services are not included in the rental rate. Throughout the rental period, Guest will be responsible for keeping the Property clean and in good condition. Any unsafe or dangerous condition must be reported to Owner immediately. Guest acknowledges that on the Arrival Date, the Property is in good condition, except for any defect. Guest may report to Owner by the end of the first day following the Arrival Date. The Property should be left in the same condition as it was found by Guest on the Arrival Date. Guest promises to leave the Property in good repair.

11. Furnishings. The following furnishings will be provided with the Property: Fully furnished.

Furnishings are subject to change without notice. Furniture, bedding, kitchen equipment, utensils, and any other personal property supplied with the Property must not be removed from the Property. Loss of any items within the Property or damage to the Property or furnishings in excess of normal wear and tear will be charged to Guest. The Property will be inspected by Owner after Guest's departure. All contents of the Property are the property of Owner. If an item should break, Guest must notify Owner immediately. Guest is not permitted to alter the wiring of any television, computer, or gaming equipment.

12. Parking. Parking is limited to six (6) spaces. Guest may only park in designated parking area. Any illegally parked cars may be subject to towing and/or fines.

13. Mechanical Failures. Owner attempts to properly maintain the Property. While all electrical and mechanical equipment within the Property are in good working order, Owner cannot guarantee against mechanical failure of electrical service, stopped plumbing, water supply, heating, air conditioning, audio visual equipment, internet access, cable service, or appliances. Guest agrees to report any inoperative equipment or other maintenance problem to Owner immediately. Owner will make every reasonable effort to have repairs done quickly and efficiently. Guest will allow Owner or a person permitted by Owner access to the Property for purposes of repair and inspection. Owner is not responsible for any inconvenience that may occur and no refunds or reductions will be made due to failure of such items.

14. Acts of God. No refunds will be given if there is a storm or severe weather (i.e., hurricane, earthquake, forest fire) even if a mandatory evacuation order has been given. Owner will not be liable or deemed in default under this Agreement for any failure to perform or delay in performing any of its obligations due to or arising out of any act not within its control, including, without limitation, acts of God.

15. Limitation on Liability. Owner is not responsible for any accidents, injuries or illness that occur to any member of the Rental Party or Guest's visitors while in the Property or on the Property. Owner is not responsible for loss of personal belongings or valuables belonging to any member of the Rental Party or any of Guest's visitors. Guest agrees to assume the risk of any harm arising from use of the Property. UNDER NO CIRCUMSTANCES AND UNDER NO LEGAL THEORY, INCLUDING TORT, CONTRACT, STRICT LIABILITY OR OTHERWISE, SHALL OWNER BE LIABLE TO GUEST OR ANY OTHER PERSON FOR ANY DAMAGES OF ANY NATURE WHATSOEVER, INCLUDING ARISING OUT OF OR

Vacation Short Term Rental Agreement (Rev. 1246414)

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

RELATING TO THIS AGREEMENT OR GUEST'S RENTAL OF THE PROPERTY OR USE OF THE PROPERTY. IN NO EVENT WILL OWNER BE LIABLE FOR ANY DAMAGES IN CONNECTION WITH THIS AGREEMENT, EVEN IF OWNER SHALL HAVE BEEN INFORMED OF THE POSSIBILITY OF SUCH DAMAGE.

16. Indemnification. Guest acknowledges that the use of the Property by the Rental Party and Guest's visitors is entirely at their own risk. Guest will indemnify and hold harmless Owner from any and all expenses, costs, damages, suits, actions or liabilities whatsoever arising from or related to any and all loss of or damage to personal property, including injury or death resulting from the use or occupancy of the Property or the failure of any member of Rental Party or Guest's visitors to observe the rules and restrictions set forth in Paragraph 7.

17. Violation of Agreement. If Guest or any member of the Rental Party violates any of the terms of this Agreement including but not limited to maximum occupancy, visitors and rental rules and restrictions, Owner may evict Guest and the Rental Party from the Property and Guest will forfeit all rent and security deposit paid.

18. Governing Law. This Agreement and all transactions contemplated by this Agreement will be governed by, and construed and enforced in accordance with the laws of the State of Mississippi (not including its conflicts of laws provisions). Any dispute arising from this Agreement shall be resolved through mediation. If the dispute cannot be resolved through mediation, then the dispute will be resolved through binding arbitration conducted in accordance with the rules of the American Arbitration Association.

19. Amendments. This Agreement may be amended or modified only by a written agreement signed by both Owner and Guest.

20. No Waiver. Neither Owner nor Guest shall be deemed to have waived any provision of this Agreement or the exercise of any rights held under this Agreement unless such waiver is made expressly and in writing.

21. Severability. If any provision of this Agreement is held to be invalid or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Agreement.

22. Notices. Any notice or communication under this Agreement must be in writing and sent via one of the following options:

- personally delivered
- sent by overnight courier service
- certified or registered mail (postage prepaid, return receipt requested)
- electronic email transmission

23. Successors and Assigns. This Agreement will inure to the benefit of and be binding upon Owner, its successors and assigns and upon Guest and its permitted successors and assigns.

Vacation Short Term Rental Agreement (Rev. 10/26/14)

4 / 5

24. Entire Agreement. This Agreement represents the entire understanding and agreement between the Parties with respect to the subject matter of this Agreement and supersedes all other negotiations, understandings and representations (if any) made by and between the Parties.

SIGNATURES

Owner Signature

Guest Signature

John McBride

Owner Name

Guest Name

Date

Date

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

CITY OF LONG BEACH, MISSISSIPPI
APPLICATION FOR SHORT-TERM RENTAL

PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE
LONG BEACH, MS 39560
PHONE: (228) 863-1554
FAX: (228) 863-1558
MAILING ADDRESS:
POST OFFICE BOX 929
LONG BEACH, MS 39560

PROPERTY INFORMATION:
ADDRESS: 618 Magnolia Street (Location of Short-Term Rental) Tax Parcel # 0612F-01095.000

OWNER'S INFORMATION:
Property Owner's Name: Willie J. & Sharon Briggs
Property Owner's Address: 228 Hermitage Blvd. Berryville, VA 22611
Property Owner's Mailing Address, if different from above:

City State Zip
Property Owner's Phone No.: 804-347-7245 Email Address: jay.briggs@comcast.net

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

PROPERTY MANAGER INFORMATION:
Property Manager's Name: Coastal Concierge (Michelle Chiasson)
Property Manager's Address: (Must be a local contact)
950 Hwy 90 Waveland MS 39576
City State, Zip

Property Manager's Phone No.: 228-493-0236 Email Address: coastal.concierge@yahoo.com

- PLEASE PROVIDE THE FOLLOWING:
- Mississippi Sales Tax ID # Airbnb / VRBO
 - Recorded Warranty Deed
 - Parking Rules & Plan
 - Trash Management Plan
 - Copy of Proposed Rental Agreement
 - Proof of Liability Insurance, which includes short term rental coverage

- ADDITIONAL INFORMATION:
- Completed written statement of compliance.
 - FEE: \$250, nonrefundable application fee. \$500, yearly renewable fee. Checks should be made payable to the City of Long Beach.
 - LICENSE: A Privilege Tax License must be applied and paid for after approval.
 - INCOMPLETE APPLICATIONS will not be processed.

AFFIDAVIT

I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT-TERM RENTALS (Ordinance 660), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.

Sharon Briggs Willie J. Briggs Sharon Briggs
PRINT NAME SIGNATURE DATE 4/1/24

BELOW IS FOR OFFICE USE ONLY

Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
5	4	2	5

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

Building Official Signature: [Signature] Date: 4/5/24
Fire Inspector Signature: Date:

COMMENTS:

Date Received: 4-2-24
Agenda Date: 4-11-24
Amount Due/Paid: 250.00
Payment Method: 1185

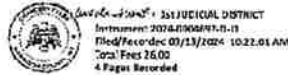
MINUTES OF APRIL 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



I Willie J & Sharon Briggs, owner of the property located at 618 Magnolia St, Tax Parcel 01612E-01-095-000, affirm that I am in compliance with building codes, deed restrictions and/or covenants, and have paid all applicable taxes, fees and other charges. I acknowledge that a violation of the ordinances of the City of Long Beach shall result in the suspension or revocation of the permit.

Sharon Briggs
Willie Briggs
signature

4/1/24
date



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

Grantor:
Janice M. Haney
13405 Jasmine Loop
Carthage, MO 64836
(473) 272-0080

Return To:
Pilger Title Co.
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantees:
Willie Briggs
Sharon Briggs
226 Heritage Boulevard
Berryville, VA 22811
(604) 647-7245

File No. F2410519

INDEXING INSTRUCTIONS: Lots 38 & 39, Blk 1, Troutman S/D, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, Janice M. Haney, do hereby sell, convey and warrant unto Willie Briggs and Sharon Briggs, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lots 38 and 39, Block 1, Troutman Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, in Plat Book 4, Page 39 (Copy Book 2, Page 165).

This being the same property as that conveyed to Janice M. Haney, by instrument recorded in Instrument No. 2017-7893-C-11, Land Deed Records of Harrison County, Mississippi.

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

Grantor(s) quietclaim 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 reconstructions 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 prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

The Order Granting Motion to Sell is attached hereto as Exhibit "A".

WITNESS MY SIGNATURE, on this the 8TH day of March, 2024.

Janice M. Haney
Lola Marie Law
By: Lola Marie Law, Conservator Conservator

CORPORATE ACKNOWLEDGMENT

STATE OF Missouri
COUNTY OF Wagoner

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Lola Marie Law, the Conservator of Janice M. Haney, who acknowledged before me that she signed, executed and delivered the above and foregoing instrument on this day and year thereof, for the use and purposes therein mentioned, for and on behalf of the aforesaid entity, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 8th day of March, 2024.



[Signature]
NOTARY PUBLIC

My commission expires: 7/9/2025

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



IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
FIRST JUDICIAL DISTRICT
FILED
MAR - 8 2024
ANGELATRASH
CHANCERY CLERK
NO. 2024-00113 D.C.
IN THE MATTER OF THE GUARDIANSHIP
AND CONSERVATORSHIP OF JANICE M. HANEY
LOLA MARIE LAW
PETITIONER

ORDER GRANTING MOTION TO SELL REAL PROPERTY

THIS MATTER came on to be heard this day on the Motion to Sell Real Property, and the Court being fully advised in the premises, finds that the Motion is well-taken and should be granted, and finds as follows:

I.

That Conservators / Guardians are allowed to take actions that will result in the sale of the primary dwelling of an adult if the Court authorizes the action by specific Order. That, LOLA MARIE LAW, the appointed Guardian and Conservator of JANICE M. HANEY, filed a Motion to List Real Property for Sale on MEC on July 17, 2023 and October 24, 2023, and filed a Motion to Sell Real Property on February 26, 2024, and no objections were filed.

II.

That LOLA MARIE LAW, the appointed Guardian and Conservator of JANICE M. HANEY, is hereby authorized to sell the real property located at 618 Magnolia Street, Long Beach, MS 39560, in Harrison County, MS to Willie Briggs and Sharon Briggs for \$285,000.00 paying broker commission and proration of the ad valorem property taxes, according to the terms and conditions in the Contract for the Sale and Purchase of Real Estate that was attached to the Motion.

III.

That the bond is hereby waived and that the proceeds from the sale of the real property shall be made payable to and placed in the Conservatorship account for Janice M. HANEY at Arvest, acct# xx4813.

IT IS THEREFORE, ORDERED AND ADJUDGED that the Court authorizes the Conservator / Guardian, LOLA MARIE LAW, to sign a deed and any and all documents to sell the real property located at 618 Magnolia Street, Long Beach, MS 39560, in Harrison County, MS to Willie Briggs and Sharon Briggs, for \$285,000.00, paying broker commission and proration of the ad valorem property taxes, according to the terms and conditions in the Contract for Sale and Purchase of Real Estate.

IT IS FURTHER, ORDERED AND ADJUDGED that bond is waived and that the proceeds from the sale of the real property shall be made payable to and placed in the Conservatorship account for JANICE M. HANEY at Arvest, acct# xx4813. *subject to further order*

SO ORDERED AND ADJUDGED on this the 8 day of March, 2024.

[Signature]
CHANCELLER

Order Submitted by:
[Signature]
KATHY BROWN VAN ZUTPHEN (MS Bar 29375)
Canstwide Law, L.L.C.
428 Courthouse Road, Suite A
Gulfport, MS 39507
(768) 551-5227
office@canstwidelaw.com



PARKING RULES: 618 Magnolia Street, Long Beach, MS

No parking on the street. Use the driveway on the North side of the home with the carport. Up to 4 vehicles can park.



PARKING PLAN: 618 Magnolia Street, Long Beach, MS 39560

Four vehicles can fit in the driveway and under the carport on the North side of the home.

**MINUTES OF APRIL 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
TRASH RULES/PLAN: 618 Magnolia Street**

Guest – during your stay please, empty trash cans when full. Then place tied bags into the big trash cart located outside the backdoor.

- Guest- upon check-out day please, empty all trash cans (regardless if full). Then place tied bags into the big trash cart located outside the side door.
- A separate can (located next to the large trash bin) is provided for recyclables (glass, paper, plastic) if you would like to use it. Once, full empty recyclables in the big recycle cart, located outside the back door. Do not bag recyclables.
- If checking out on a Sunday, please place the big trash/recyclable carts curbside according to the following guidelines:
 1. The cart should be placed curbside with the handle facing the house.
 2. It should be placed at least two feet from vehicles, shrubbery, fire hydrants, mailboxes, etc.
 3. Do not block sidewalks or driveways or place carts in the street.
- Property manager/custodians will ensure that trash/recyclable carts are placed curbside and returned to the property after pick-up

SHORT TERM RENTAL AGREEMENT

THE PARTIES

This agreement made this _____ day of _____, 2024 between _____
(name of tenant) of _____

(address of tenant) Hereinafter referred to as "Tenant", and Willie and Sharon Briggs, Hereinafter referred to as "Landlord"

THE PROPERTY

Property location: 618 Magnolia Street, Long Beach, MS 39560

PERIOD AND GUESTS

Total people in renting party consist of _____ adults

Rental period begins _____ and ends _____

RENTAL AMOUNT

Total rental amount: for the period _____ per night.

Payment terms will be 100% collected prior to checking in to the property.

TERMINATION

The landlord has the right to inspect the premises and complete necessary repairs with prior notice as stated with the applicable State Laws. Should the Tenant violate any of the terms of this agreement, the rental period shall be terminated immediately in accordance with applicable law. The Tenants waive all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenants shall vacate the premises at the expiration time and date of this agreement.

MAINTENANCE AND REPAIRS

The Tenants shall maintain the premises in a good, clean, and ready to rent condition, and use the premises only in a careful and lawful manner. Tenants shall pay for maintenance and repairs should the premises be left in lesser condition. The tenants agree that the Landlord shall charge AIRBNB for said services if tenants cause damage to premises or furnishings.

HOUSE RULES

Tenant agrees to abide by the House Rules as sent in their AIRBNB or VRO booking information.

SUBLETTING

The Tenant shall not have the right to sublet the property.

LANDLORD'S LIABILITY

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

ATTORNEY'S FEES

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

USE OF PROPERTY

Tenants expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Tenants do not intend to make the property a residence or household nor will it be used for commercial purposes.

SHORTENED STAYS AND CONDITIONS

There shall be no refunds of rents due to shortened stays for any reason.

ILLEGAL USE

Tenant shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc. shall cause termination of this agreement with no refund of rents or deposits. No Tenant shall grow any Marijuana, Cannabis, or similar plant in any part of the premises.

POSSESSIONS

Valuable items left behind by the tenant will be held for the tenant and every reasonable effort will be made to contact the tenant for return.

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

GOVERNING LAW

This agreement is governed under the laws of the State of Mississippi within the City of Long Beach, MS.

Landlord and Tenant agree to the above conditions on this _____ day of _____, 2024, and hereby swear that the information provided is accurate and true.

Tenant's Signature _____ Date _____

Printed Name: _____

Landlord's Signature: _____ Date: _____

Printed Name: _____

Co-host Signature: _____ Date: _____

Printed Name: _____



Policy: 23-4580190817-S-00

Effective From: 03/09/2024 To: 03/09/2025
Declarations Effective: 03/09/2024

Homeowner Policy

Named Insured WILLIE BRIGGS & SHARON BRIGGS 228 Hermitage Blvd Berryville, VA 22611 (804) 347-7245 JAY.BRIGGS@COMCAST.NET	Producer United Risk Agency, Inc. 2137 E Pass Rd Ste E Gulfport, MS 39507 (228) 365 1374
---	--

Policy Effective Date 03/09/2024 at 12:01 AM local time*	Policy Expiration Date 03/09/2025 at 12:01 AM local time*
--	---

Surplus Line Broker International Catastrophe Insurance Managers, LLC (ICAT)	Carrier Victor Insurance Exchange
---	---

Inspection Contact Name JAY BRIGGS	Inspection Contact Phone Number (804) 347-7245
--	--

*At the Risk Address shown under Coverages and Premiums.



Policy: 23-4580190817-S-00

Effective From: 03/09/2024 To: 03/09/2025
Declarations Effective: 03/09/2024

Coverages and Premium

618 Magnolia St, Long Beach, MS, 39560

Premium \$2,727.00	Insurer Policy Fee \$500.00	Insurer Inspection Fee \$125.00	Insurment Fee \$9.00
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Surplus Lines Taxes \$144.99	Stamping Fee \$9.06	MWAA \$108.74	Surplus Contribution* \$272.70
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Minimum Earned Premium: 25%	Total \$3,887.49	Policy Form HO-3
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Coverage A Dwelling \$300,000	Coverage B Other Structures \$25,000	Coverage C Personal Property \$50,000	Coverage D Loss of Use \$0	Coverage E Liability \$500,000	Coverage F Medical Payments \$1,000
--	---	--	---	---	--

*The Surplus Contribution goes toward the policyholder surplus of Victor Insurance Exchange. It is purely an extra item and solely not, and ICAT does not make any money off of or take a percentage of this contribution. Additional details are available in your Subscription Agreement.

Deductibles

Named Storm	2% (\$6,000)	All Other Perils	\$2,500
Wind and Hail	\$2,500		

Discounts

Central Station Burglar Alarm	<input checked="" type="checkbox"/> Not Included	New P.U. Use	<input checked="" type="checkbox"/> Included
Central Station Fire Alarm	<input checked="" type="checkbox"/> Not Included	Requoted Home	<input checked="" type="checkbox"/> Not Included
Fully Sprinklered Home	<input checked="" type="checkbox"/> Not Included	Water Mitigation	<input checked="" type="checkbox"/> Not Included
Guard Gated Community	<input checked="" type="checkbox"/> Not Included	Wind Mitigation	<input checked="" type="checkbox"/> Not Included
Hardwired Sidings	<input checked="" type="checkbox"/> Included		

Endorsements

Additional Amount of Insurance for Dwelling	Not Included	Increased Limits on Business Personal Property	\$2,500
Increased Ordinance of Law	10%	Loss Assessment	\$1,000
Part Time Rental	Included	Hold P. Liability	\$5,000 / \$5,000
Special Personal Property	Not Included	Personal Injury	Not Included
Coverage L Increased Social Limits	Not Included	Pool and Patio Enclosure	\$5,000
Equipment Breakdown	Not Included	Service Line Extension	Not Included
Identity Fraud Expense	Not Included	Water Back-Up	\$16,000
Green Upgrades	Not Included		

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



Policy:23-4580190817-S-00
Effective from 03/01/2024 to 03/31/2024
Declaration # 234580190817S00

POLICY FORMS

This policy is comprised of the following forms:

ICAT 0001 (01 01)	ICAT 0002 (01 01)	ICAT 0003 (01 01)	ICAT 0004 (01 01)
ICAT 0005 (01 01)	ICAT 0006 (01 01)	ICAT 0007 (01 01)	ICAT 0008 (01 01)
ICAT 0009 (01 01)	ICAT 0010 (01 01)	ICAT 0011 (01 01)	ICAT 0012 (01 01)
ICAT 0013 (01 01)	ICAT 0014 (01 01)	ICAT 0015 (01 01)	ICAT 0016 (01 01)
ICAT 0017 (01 01)	ICAT 0018 (01 01)	ICAT 0019 (01 01)	ICAT 0020 (01 01)
ICAT 0021 (01 01)	ICAT 0022 (01 01)	ICAT 0023 (01 01)	ICAT 0024 (01 01)
ICAT 0025 (01 01)	ICAT 0026 (01 01)	ICAT 0027 (01 01)	ICAT 0028 (01 01)
ICAT 0029 (01 01)	ICAT 0030 (01 01)	ICAT 0031 (01 01)	ICAT 0032 (01 01)
ICAT 0033 (01 01)	ICAT 0034 (01 01)	ICAT 0035 (01 01)	ICAT 0036 (01 01)
ICAT 0037 (01 01)	ICAT 0038 (01 01)	ICAT 0039 (01 01)	ICAT 0040 (01 01)
ICAT 0041 (01 01)	ICAT 0042 (01 01)	ICAT 0043 (01 01)	ICAT 0044 (01 01)
ICAT 0045 (01 01)	ICAT 0046 (01 01)	ICAT 0047 (01 01)	ICAT 0048 (01 01)
ICAT 0049 (01 01)	ICAT 0050 (01 01)	ICAT 0051 (01 01)	ICAT 0052 (01 01)
ICAT 0053 (01 01)	ICAT 0054 (01 01)	ICAT 0055 (01 01)	ICAT 0056 (01 01)
ICAT 0057 (01 01)	ICAT 0058 (01 01)	ICAT 0059 (01 01)	ICAT 0060 (01 01)
ICAT 0061 (01 01)	ICAT 0062 (01 01)	ICAT 0063 (01 01)	ICAT 0064 (01 01)
ICAT 0065 (01 01)	ICAT 0066 (01 01)	ICAT 0067 (01 01)	ICAT 0068 (01 01)
ICAT 0069 (01 01)	ICAT 0070 (01 01)	ICAT 0071 (01 01)	ICAT 0072 (01 01)
ICAT 0073 (01 01)	ICAT 0074 (01 01)	ICAT 0075 (01 01)	ICAT 0076 (01 01)
ICAT 0077 (01 01)	ICAT 0078 (01 01)	ICAT 0079 (01 01)	ICAT 0080 (01 01)
ICAT 0081 (01 01)	ICAT 0082 (01 01)	ICAT 0083 (01 01)	ICAT 0084 (01 01)
ICAT 0085 (01 01)	ICAT 0086 (01 01)	ICAT 0087 (01 01)	ICAT 0088 (01 01)
ICAT 0089 (01 01)	ICAT 0090 (01 01)	ICAT 0091 (01 01)	ICAT 0092 (01 01)
ICAT 0093 (01 01)	ICAT 0094 (01 01)	ICAT 0095 (01 01)	ICAT 0096 (01 01)
ICAT 0097 (01 01)	ICAT 0098 (01 01)	ICAT 0099 (01 01)	ICAT 0100 (01 01)



Policy:23-4580190817-S-00
Effective from 03/01/2024 to 03/31/2024
Declaration # 234580190817S00

This insurance policy is issued by International Catastrophe Insurance Managers, LLC ("ICAT"), on behalf of the Insurers identified within the policy and in accordance with the attached underwriting proposal to CAT as Contingent/Program Administrator for each Insurer. The identified Insurers listed hereafter are jointly and severally, each with their own and several liability, their Insurers and Administrators, ICAT's net or Insurer under this policy and is not liable to indemnify the Insured under the terms of this policy.

All Insurers are required to file their claims with ICAT at the following address:

International Catastrophe Insurance Managers, LLC
385 Inverlocken Crescent, Suite 1100
Broomfield, CO 80021

COMMON POLICY CONDITIONS
This policy is the property of the Insurers and is subject to all the terms of this policy. We agree with you to cover as the Insurers identified in this policy.

Note: This insurance policy is issued pursuant to Mississippi law covering surplus lines insurance. The Surplus Lines Producer is not licensed by the State of Mississippi, but is authorized to do business in Mississippi as a non-admitted company. The policy is not protected by the Mississippi Insurance Guaranty Association in the event of the Insurer's insolvency.

Surplus Lines Insurance Producer: Kristen Day

This policy contains a flood exclusion. Flood coverage may be purchased separately from the National Flood Insurance Program, if available in your area.

This policy contains an earthquake exclusion. Contact your agent for information concerning the availability of earthquake coverage.

Early submit a claim 24 hours a day, 7 days a week for policy number 23-4580190817-S-00 using the information below:

- Online: www.icat.com/claims/report-a-claim
- Phone: 866-789-4228
- Email: myclaim@icat.com
- Fax: 666-325-2142



Policy:23-4580190817-S-00
Effective from 03/01/2024 to 03/31/2024
Declaration # 234580190817S00

MISSISSIPPI DEPARTMENT OF INSURANCE INFORMATIONAL NOTICE FORM SURPLUS LINES PERSONAL LINES PLACEMENTS

For all personal lines placements in the surplus lines market, Miss. Code Ann. § 63-21-23(1) requires that a surplus lines insurance producer shall furnish to an insured at the time of policy delivery an informational notice. Accordingly, any insured purchasing a surplus lines policy covering Mississippi risks should be aware of the following:

- 1) The insurance procured under this surplus lines policy may or may not be available from a licensed company that may provide greater protection with more regulatory oversight.
- 2) In the event of an insolvency of the surplus lines insurer writing this policy, the losses shall not be paid by the Mississippi Insurance Guaranty Association.
- 3) This coverage has been procured through a duly licensed surplus lines insurance producer.

Name of Surplus Lines Insurance Producer: Kristen Day
385 Inverlocken Crescent, Suite 1100
Broomfield, CO 80021

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



Policy:23-4580190817-S-00

Insurer Participation Schedule

Pro rata shares applicable to this policy. Coverage under this Policy is provided by the subscribing Insurers listed below.

Perils	Insurers	Contract Number	Percent Participation
AP	Victor Insurance Exchange	WIE	100%
PL	Victor Insurance Exchange	WIE	100%

Perils	Premium by Peril
AP	\$7,422.00
PL	\$305.00

Definitions:
 AP: All perils covered under the policy not otherwise specifically defined in this Insurer Participation Schedule.
 PL: Personal Liability.
 The liability of an insurer under this policy is several and not joint with other insurers party to this policy, pursuant to the forward conditions of the Several Liability Clause attached to this policy.

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

It came for discussion under New Business, a Certificate of Resubdivision for the property at 20529 Johnson Road, Tax Parcels 0512B-01-045.000 and 0512B-01-046.000, submitted by Bronwen J. Fell, as follows:

MINUTES OF APRIL 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 3/25/24
Zoning R-1
Agenda Date 4-11-24
Check Number 1733

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0512B-01-046.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: West side of City of Long Beach North of Railroad Street and east of Beatline Road
- IV. ADDRESS OF PROPERTY INVOLVED: 20529 Johnson Rd Long Beach
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of Parcel 0512B-01-046.000 Lot "C"
 Into Lot rearrangement parcel 0512B-01-045.000 to have an additional 0.545 acres and 0512B-01-046.000 lot "C" to be 17.583 acres.
- VI. REQUIRED ATTACHMENTS:
 - A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
 - B. Cash or check payable to the City of Long Beach in the amount of \$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 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.

Bronwen J. Fell
Name of Rightful Owner (PRINT)

20529 Johnson Road
Owner's Mailing Address

Long Beach MS 39560
City State Zip

(228) 547-3009
Phone

Bronwen J. Fell March 25, 2024
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

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

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

Grantor:
Bronwen Hess
2091 Southern Avenue
Biloxi, MS 39531
(228) 547-3009

Return To:
Pilger Title Co.
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantees:
Jason Claude Sanders
Jill Helen Sanders
10 Estates Drive
Long Beach, MS 39560
(228) 861-7031

File No. F230882N

INDEXING INSTRUCTIONS: Pt of Lot 2, Lot 15, and the vacated road between said Lots, R. Inglls's S/D, City of Long Beach, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **Bronwen Hess FKA Bronwen J. Fell**, do hereby sell, convey and warrant unto **Jason Claude Sanders and Jill Helen Sanders**, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

This being part of the same property as that conveyed to Bronwen J. Fell, by Warranty Deed recorded in Deed Book 1425, at Page 115, Land Deed Records of Harrison County, Mississippi.

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

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

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

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

This conveyance is not part of the Grantor's homestead.

The survey of Clifford A. Crosby, PLS dated 10/05/2023 is attached hereto as Exhibit "B".

WITNESS MY SIGNATURE, on this the 28 day of November, 2023.


Bronwen Hess

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Bronwen Hess**, 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 28 day of November, 2023.




NOTARY PUBLIC

Exhibit "A"

Legal Description

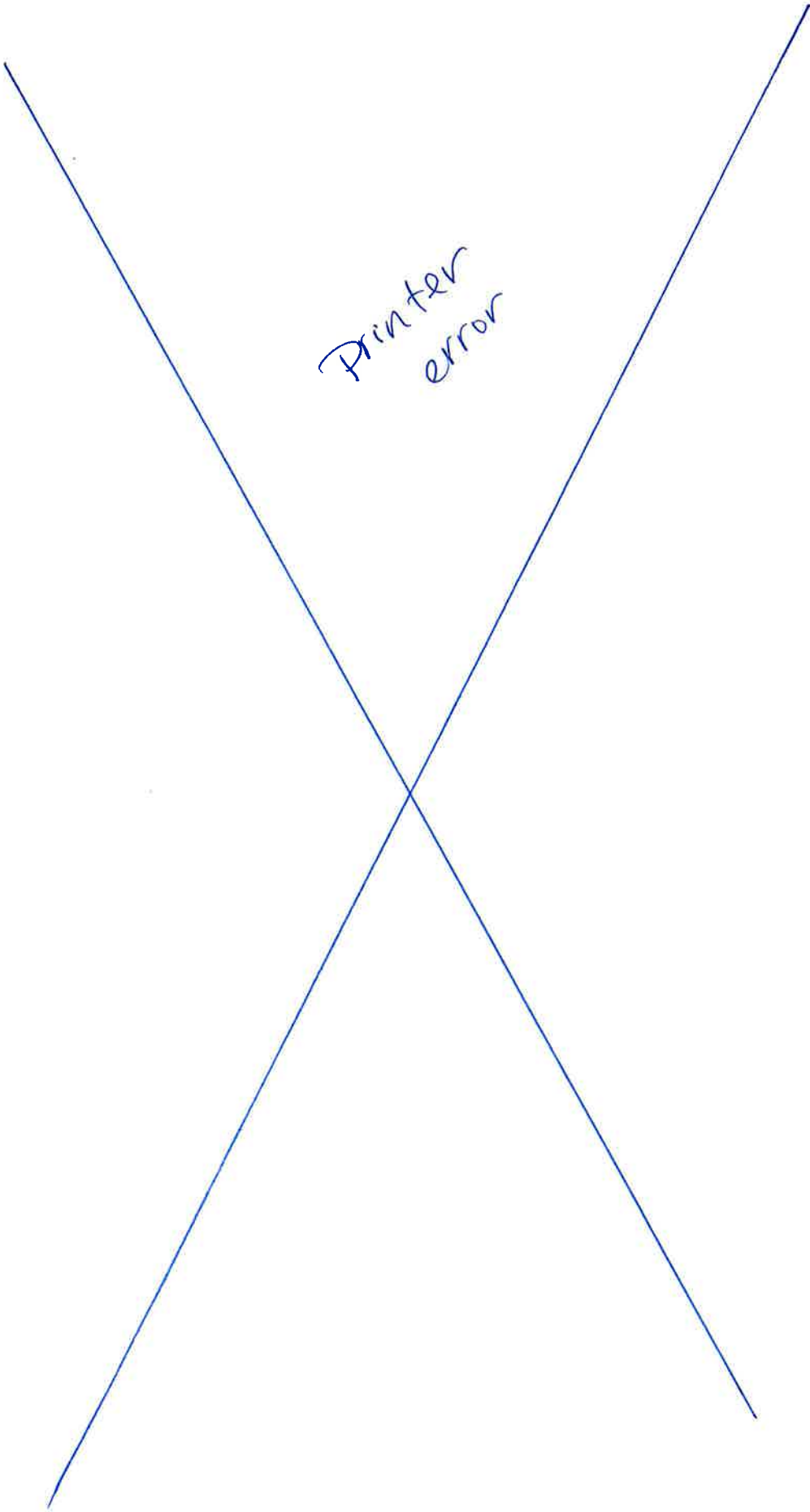
A portion of Lot 2, Lot 15, and the vacated road between said Lots, R. Inglls's Subdivision, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows to wit:

Beginning at an iron rod set at the Northwest corner of said Lot 2; thence along the north line of said Lot 2, N89°86'22"E 307.00' to an iron rod set; thence S00°19'43" E 532.32' to an iron rod set; thence S67°02'05"W 254.92' to an iron rod set on the East margin of Johnson Road; thence along said East margin, N36°33'44"W 25.00' to an iron rod set; thence N21°13'49"W 156.78' to a tall iron rod found on the West line of said Lot 2; thence along said West line, N00°27'06"W 465.24' to the Point of Beginning, containing 4.051 acres. This property also being described as Lot "A" per attached survey.

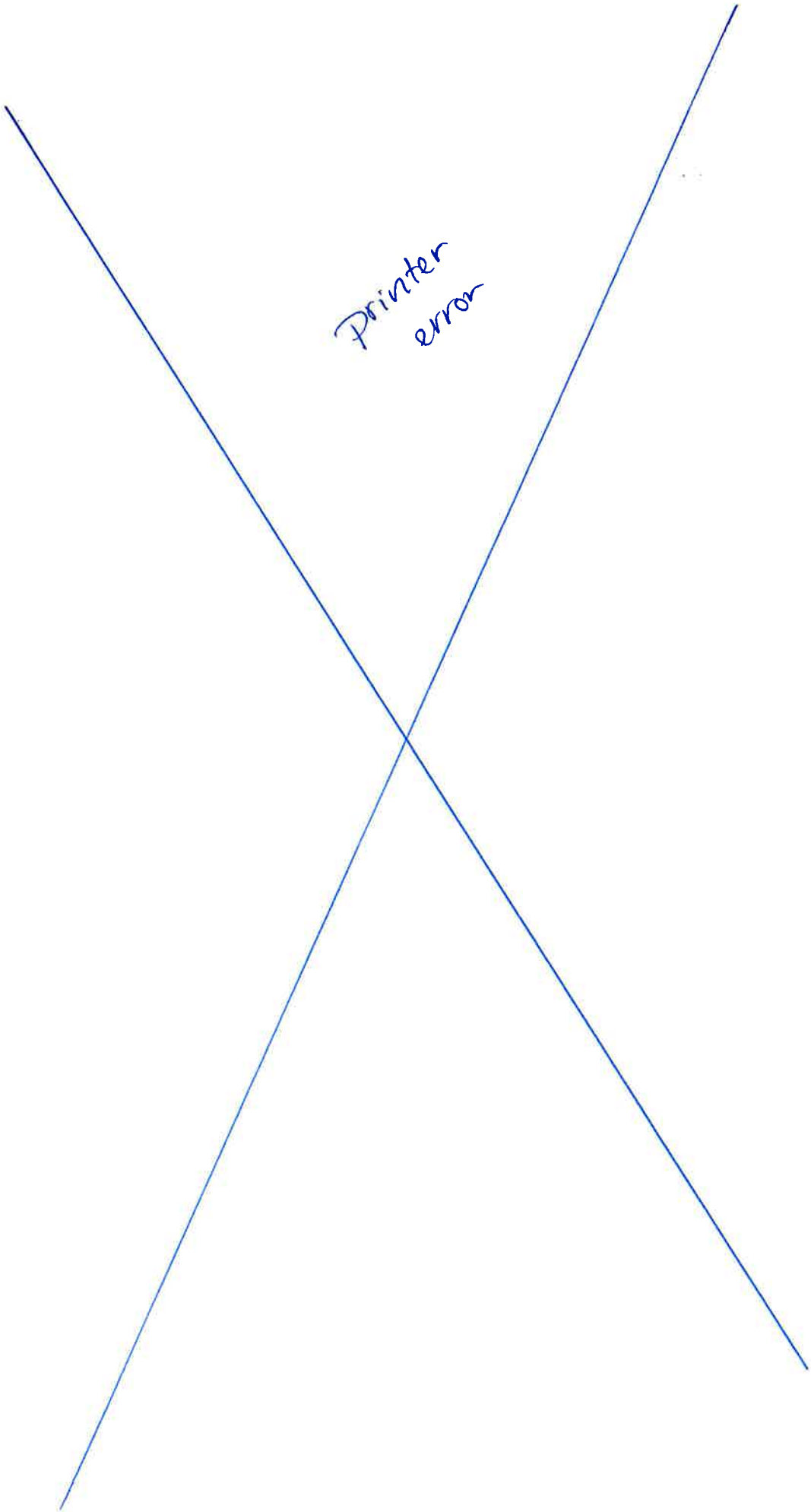
SUBJECT TO

A 30' wide Utilities and Drainage Easement to the City of Long Beach across the North 30' of herein described property.

Printer
error



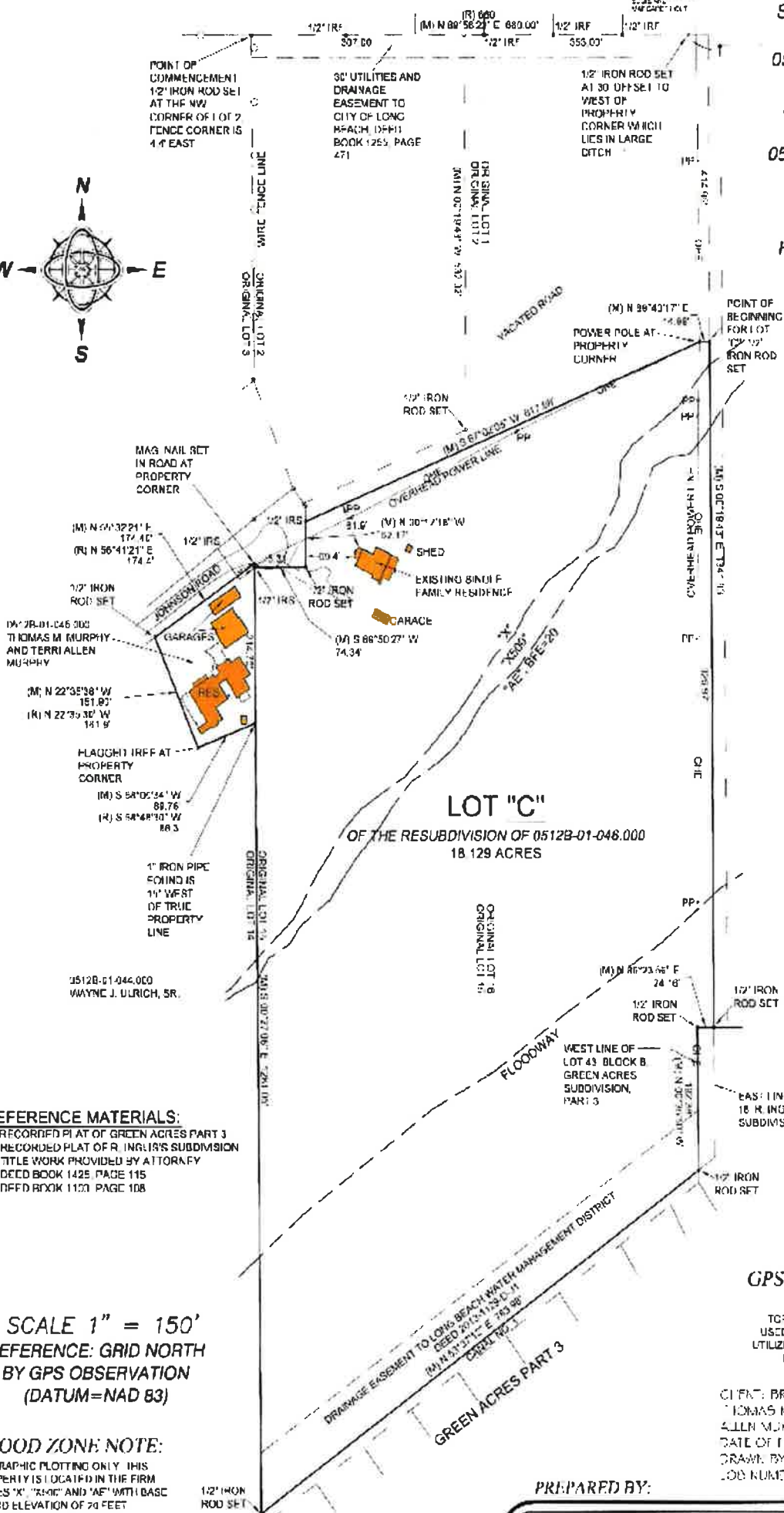
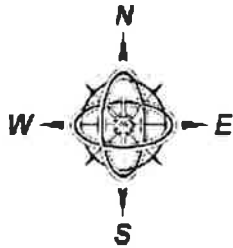
Printer
error



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

EXISTING

A LOT LINE
REARRANGEMENT
SURVEY OF COUNTY
PARCEL NUMBER
0512B-01-045.000 AND
LOT "C" OF THE
RESUBDIVISION OF
PARCEL NUMBER
0512B-01-046.000, CITY
OF LONG BEACH,
FIRST JUDICIAL
DISTRICT OF
HARRISON COUNTY,
MISSISSIPPI.



- LEGEND:**
- ⊗ 1/2" IRON ROD SET
 - ⊙ 3/4" IRON ROD SET
 - ⊘ 1" IRON ROD SET
 - ⊕ 1 1/2" IRON ROD SET
 - ⊖ 2" IRON ROD SET
 - ⊗ 3" IRON ROD SET
 - ⊙ 4" IRON ROD SET
 - ⊘ 5" IRON ROD SET
 - ⊕ 6" IRON ROD SET
 - ⊖ 7" IRON ROD SET
 - ⊗ 8" IRON ROD SET
 - ⊙ 9" IRON ROD SET
 - ⊘ 10" IRON ROD SET
 - ⊕ 11" IRON ROD SET
 - ⊖ 12" IRON ROD SET

NOTICE:
THIS SURVEY WAS PERFORMED WITH A TOTAL STATION AND GPS RECEIVER. THE DATA WAS COLLECTED AND THE RESULTS WERE CHECKED AND CORRECTED BY THE SURVEYOR. THE RESULTS OF THIS SURVEY ARE BASED ON THE DATA COLLECTED AND THE RESULTS OF THE GPS RECEIVER. THE SURVEYOR HAS REVIEWED THE RESULTS OF THIS SURVEY AND HAS DETERMINED THAT THE RESULTS ARE ACCURATE AND RELIABLE. THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

- REFERENCE MATERIALS:**
- 1.) RECORDED PLAT OF GREEN ACRES PART 3
 - 2.) RECORDED PLAT OF R. INGLE'S SUBDIVISION
 - 3.) TITLE WORK PROVIDED BY ATTORNEY
 - 4.) DEED BOOK 1425 PAGE 115
 - 5.) DEED BOOK 1151 PAGE 108

SCALE 1" = 150'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN THE FIRM ZONES "X", "3-0", AND "AE" WITH BASE FLOOD ELEVATION OF 74 FEET ACCORDING TO MAP NUMBER 7964 (003) DATED JUNE 18, 2009. THIS STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

GPS OBSERVATION NOTE:
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC REAL-TIME NETWORK

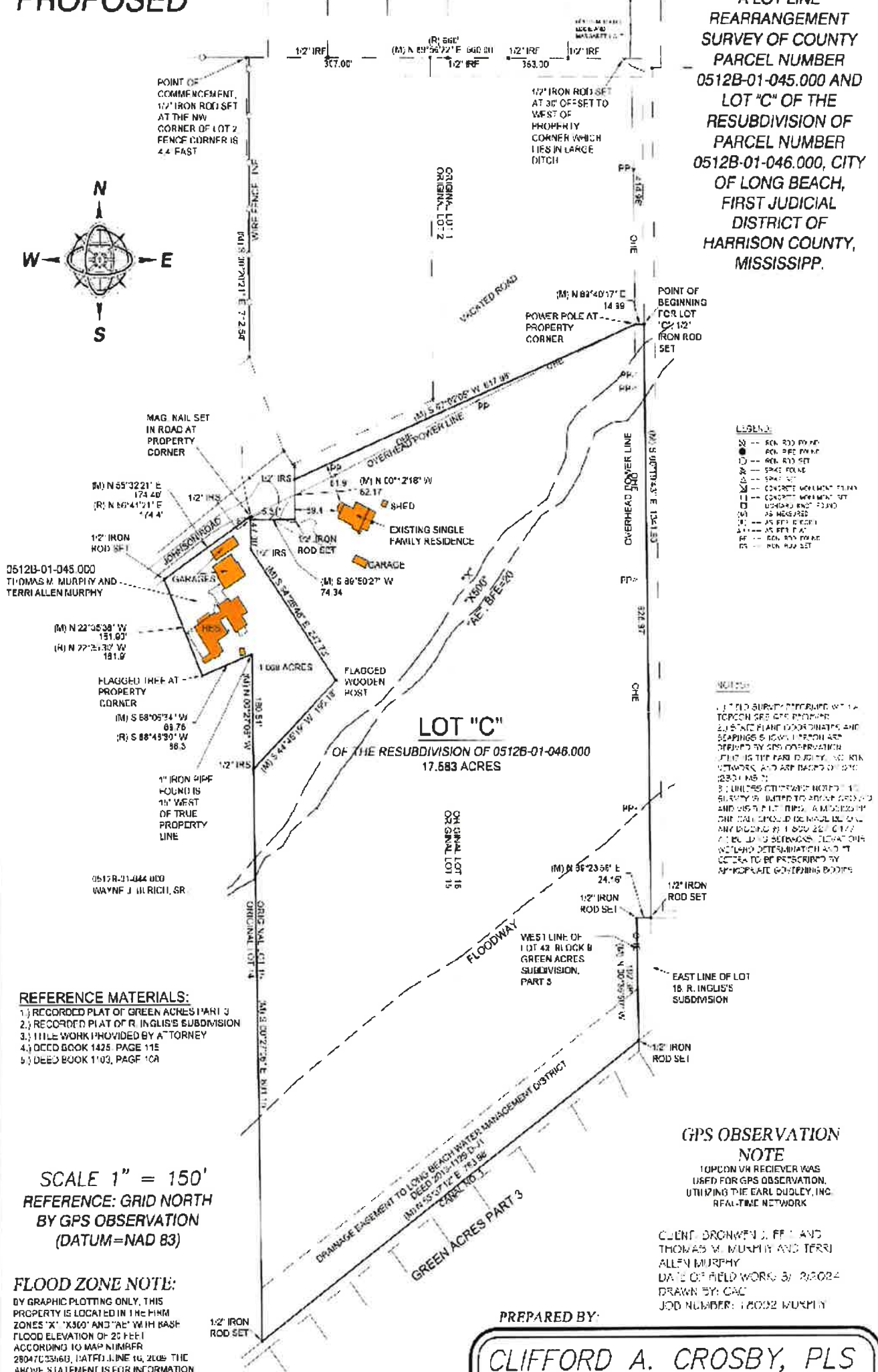
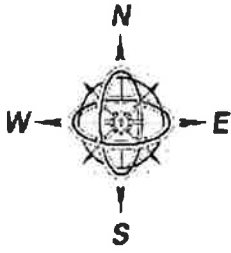
CLIENT: BROWN, JILL AND THOMAS M. MURPHY AND TERRI ALLEN MURPHY
DATE OF FIELD WORK: 3/12/2024
DRAWN BY: DAC
JOB NUMBER: 6092 MURPHY

PREPARED BY:
CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39512 PHONE: 228-234-1649

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

PROPOSED

A LOT LINE
REARRANGEMENT
SURVEY OF COUNTY
PARCEL NUMBER
0512B-01-045.000 AND
LOT "C" OF THE
RESUBDIVISION OF
PARCEL NUMBER
0512B-01-046.000, CITY
OF LONG BEACH,
FIRST JUDICIAL
DISTRICT OF
HARRISON COUNTY,
MISSISSIPPI.



REFERENCE MATERIALS:

- 1.) RECORDED PLAT OF GREEN ACRES PART 3
- 2.) RECORDED PLAT OF R. INGLIS'S SUBDIVISION
- 3.) TITLE WORK PROVIDED BY ATTORNEY
- 4.) DEED BOOK 1425, PAGE 115
- 5.) DEED BOOK 1103, PAGE 10A

SCALE 1" = 150'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "X", "X300" AND "AE" WITH RASH FLOOD ELEVATION OF 20 FEET ACCORDING TO MAP NUMBER 28047033960, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITY MAP.

GPS OBSERVATION NOTE

TOPCON V9 RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK.

CLIENT: DOROTHY J. FEY AND THOMAS W. MURPHY AND TERRI ALLEN MURPHY
DATE OF FIELD WORK: 3/28/24
DRAWN BY: CAC
JOB NUMBER: 18002 MURPHY

PREPARED BY:

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

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

A LOT LINE REARRANGEMENT SURVEY OF COUNTY PARCEL NUMBER
0512B-01-045.000 AND LOT "C" OF THE RESUBDIVISION OF PARCEL
NUMBER 0512B-01-046.000, CITY OF LONG BEACH, FIRST JUDICIAL
DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

RECORD DESCRIPTION FOR PARCEL NO. 0512B-01-045.000 DEED BOOK 1103, PAGE 108:

THAT PROPERTY DESCRIBED IN DEED BOOK 1103 ON PAGE 108 OF THE LAND RECORDS OF THE FIRST JUDIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

DESCRIPTION FOR LOT "C" OF THE RESUBDIVISION OF PARCEL NUMBER 0512B-01-046.000 PRIOR TO THIS LOT LINE REARRANGEMENT:

A PORTION OF LOTS 15 AND 16, R. INGLIS'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301): COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF LOT 1 AND LOT 16, S00°19'43"E 414.96' TO AN IRON ROD SET AT THE POINT OF BEGINNING; THENCE S89°40'17"W 14.99' TO AN EXISTING POWER POLE; THENCE S67°02'05"W 817.95' TO AN IRON ROD SET ON THE EAST MARGIN OF JOHNSON ROAD; THENCE ALONG SAID EAST MARGIN, S00°12'18"E 62.17' TO AN IRON ROD SET; THENCE ALONG THE SOUTH MARGIN OF JOHNSON ROAD, S89°50'27"W 74.34' TO AN IRON ROD SET ON THE WEST LINE OF SAID LOT 15; THENCE ALONG SAID WEST LINE, S00°27'06"E 1281.06' TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE ALONG THE SOUTH LINE OF SAID LOTS 15 AND 16, N53°37'12"E 783.99' TO AN IRON ROD SET ON THE WEST LINE OF GREEN ACRES SUBDIVISION, PART 3; THENCE ALONG SAID WEST LINE, N00°35'50"W 192.38' TO AN IRON ROD SET AT THE CORNER OF SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION, N89°23'56"E 24.16' TO AN IRON ROD SET ON THE EAST LINE OF SAID LOT 16; THENCE ALONG SAID EAST LINE, N00°19'43"W 526.97' TO THE POINT OF BEGINNING, CONTAINING 10.129 ACRES. SAID PROPERTY BEING SUBJECT TO A DRAINAGE EASEMENT ALONG THE EXISTING CANAL ON THE SOUTH PORTION OF SAID LOTS AS DESCRIBED IN DEED 2013-1129-D-1 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

LEGAL DESCRIPTIONS OF REVISED PARCELS BY THIS LOT LINE REARRANGEMENT:
LEGAL DESCRIPTION OF REVISED PARCEL 0512B-01-045.000, AS PER SURVEY DIMENSIONS

A PORTION OF LOTS 14 AND 15, R. INGLIS'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301): COMMENCING AT AN IRON ROD SET AT THE NORTHWEST CORNER OF LOT 2, R. INGLIS'S SUBDIVISION; THENCE S00°26'21"E 712.54' TO A MAGNAIL SET IN ASPHALT AT THE POINT OF BEGINNING; SAID POINT LYING ON THE SOUTH MARGIN OF JOHNSON ROAD; THENCE ALONG THE LINE BETWEEN LOTS 14 AND 15, S00°27'06"E 52.37' TO AN IRON ROD SET; THENCE S34°26'48"E 247.73' TO FLAGGED WOODEN FENCE POST; THENCE S44°45'19"W 195.18' TO AN IRON ROD SET ON SAID LINE BETWEEN LOTS 14 AND 15; THENCE ALONG SAID LINE, N00°27'06"W 180.51' TO AN IRON ROD SET; THENCE S68°06'34"W 89.76' TO A FLAGGED TREE; THENCE N22°35'38"W 181.90' TO AN IRON ROD SET ON THE SOUTH MARGIN OF JOHNSON ROAD; THENCE ALONG SAID SOUTH MARGIN, N55°32'21"E 174.40' TO THE POINT OF BEGINNING, CONTAINING 1.088 ACRES.

NEW LEGAL DESCRIPTION: LOT "C", AS PER THIS LOT LINE REARRANGEMENT:

A PORTION OF LOTS 15 AND 16, R. INGLIS'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301): COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF LOT 1 AND LOT 16, S00°19'43"E 414.96' TO AN IRON ROD SET AT THE POINT OF BEGINNING; THENCE S89°40'17"W 14.99' TO AN EXISTING POWER POLE; THENCE S67°02'05"W 817.95' TO AN IRON ROD SET ON THE EAST MARGIN OF JOHNSON ROAD; THENCE ALONG SAID EAST MARGIN, S00°12'18"E 62.17' TO AN IRON ROD SET; THENCE ALONG THE SOUTH MARGIN OF JOHNSON ROAD, S89°50'27"W 74.34' TO AN IRON ROD SET ON THE WEST LINE OF SAID LOT 15; THENCE ALONG SAID WEST LINE, S00°27'06"E 47.09' TO AN IRON ROD SET; THENCE S34°26'48"E 247.73' TO FLAGGED WOODEN FENCE POST; THENCE S44°45'19"W 195.18' TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE ALONG THE SOUTH LINE OF SAID LOTS 15 AND 16, N53°37'12"E 783.99' TO AN IRON ROD SET ON THE WEST LINE OF GREEN ACRES SUBDIVISION, PART 3; THENCE ALONG SAID WEST LINE, N00°35'50"W 192.38' TO AN IRON ROD SET AT THE CORNER OF SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION, N89°23'56"E 24.16' TO AN IRON ROD SET ON THE EAST LINE OF SAID LOT 16; THENCE ALONG SAID EAST LINE, N00°19'43"W 526.97' TO THE POINT OF BEGINNING, CONTAINING 17.583 ACRES. SAID PROPERTY BEING SUBJECT TO A DRAINAGE EASEMENT ALONG THE EXISTING CANAL ON THE SOUTH PORTION OF SAID LOTS AS DESCRIBED IN DEED 2013-1129-D-1 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

CERTIFICATE OF OWNERSHIP

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

Thomas M. Murphy 3-22-24
THOMAS M. MURPHY DATE

CERTIFICATE OF OWNERSHIP

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

Terri Allen Murphy 3-22-24
TERRI ALLEN MURPHY DATE

Subscribed and sworn to before me, in my presence this 22nd day of 2024, 2024, a Notary Public in and for the County of Harrison, State of Mississippi.



Patricia Clark
NOTARY PUBLIC
My Commission Expires: 12/10/24

Subscribed and sworn to before me, in my presence this 22nd day of 2024, 2024, a Notary Public in and for the County of Harrison, State of Mississippi.



Patricia Clark
NOTARY PUBLIC
My Commission Expires: 12/10/24

CLIENT: BROWNIE J. HILL AND
THOMAS M. MURPHY AND TERRI
ALLEN MURPHY
DATE OF FIELD WORK: 3/2/2024
DRAWN BY: DAC
JOB NUMBER: 8092 MURPHY

PREPARED BY:

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

BOUNDARY NOTE:

BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAN. IN CASES OF REGULAR SUBDIVISIONS, THIS BOUNDARY SURVEY OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON THE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLANS REFLECT INFORMATION PROVIDED BY THE SURVEYOR. IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY, EASEMENTS, SERVITUDES, BUILDING ORDINANCES, ZONING AND OTHER LEGAL ENCUMBRANCES MAY EXIST. CONSULT A TITLE ATTORNEY OR LAWYER TO DISCOVER ALL THE LEGAL ENCUMBRANCES ATTACHED TO ANY PROPERTY.

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

CERTIFICATE OF OWNERSHIP

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

Bronwen J. Tell March 25, 2024
BRONWEN E. TELL DATE

Subscribed and sworn to before me, in my presence this 25th day of March 2024, a Notary Public in and for the County of Harrison, State of Mississippi.



Jare Washington
NOTARY PUBLIC
My Commission Expires April 3, 2027

A LOT LINE
REARRANGEMENT
SURVEY OF COUNTY
PARCEL NUMBER
0512B-01-045.000 AND
LOT "C" OF THE
RESUBDIVISION OF
PARCEL NUMBER
0512B-01-046.000, CITY
OF LONG BEACH,
FIRST JUDICIAL
DISTRICT OF
HARRISON COUNTY,
MISSISSIPPI.

CERTIFICATE OF APPROVAL

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

ADMINISTRATOR DATE

PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the _____ day of _____ 2024.

Planning Commission Chairman Date _____

ACCEPIANCE

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 _____ 2024.

ADOPT: ATTEST:

MAYOR CITY CLERK

CLIENT: BRONWEN J. TELL AND
THOMAS V. MURPHY AND TRUST
ALLEN MURPHY
DATE OF FIELD WORK: 3/12/2024
DRAWN BY: CAC
JOB NUMBER: 10037 MURPHY

PREPARED BY:

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-214-1649

CERTIFICATE OF SURVEY AND ACCURACY

I, CLIFFORD A. CROSBY, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT ALL MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS LOCATED AND THAT ALL DIMENSIONAL AND OTHER DATA SHOWN ARE CORRECT. I ALSO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI.

WITNESS MY SIGNATURE AND SEAL THIS 22nd DAY OF MARCH, 2024

Cliff
CLIFFORD A. CROSBY, MS PLS 2539



**MINUTES OF APRIL 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Tina Dahl**

From: Joe Culpepper <joe.culpepper@h2oinnovation.com>
Sent: Tuesday, March 26, 2024 9:05 AM
To: Tina Dahl
Cc: David Ball; Tyler Yarbrough; jan@cityoflongbeachms.com; sbowes@cityoflongbeachms.com
Subject: Re: Cert of Resub, 20529 Johnson Road
Attachments: 20240325163130.pdf; 20240325163139.pdf

At this time I do not see a need for a special tap.

Joe
Sent from my iPhone



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

April 04, 2024

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

RE: Certificate of Subdivision – Tax Parcel No. 0512B-01-046.000 & 0512B-01-045.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced properties, which can be described as parcels of land situated and being located in a portion of lots 14-16, R. Inglis's Subdivision, City of Long Beach, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to rearrange the lot lines of two existing parcels. Proposed Lot "C" will be nearly 17.583 acres in size, with approx. 136.51 feet of frontage on Johnson Road. Proposed parcel "0512B-01-045.000" will be nearly 1.068 acres in size, with approx. 174.40 feet of frontage on Johnson Road.

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

- Parcel 0512B-01-045.000 appears to have a garage that has 9 feet of front setback, which does not meet the minimum front setback requirements of 25 feet. However, this non-conforming condition currently exists today.
- Parcel 0512B-01-045.000 has two garages that appear to have 7 feet of separation, which does not meet the minimum requirements of 10 feet of separation. However, this non-conforming condition currently exists today.

As always, we have done our best to describe any deficiencies depicted in 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

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

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

It came for discussion under New Business, a Certificate of Resubdivision for the property located at 20267 and 20269 Cliff Allen Road, Tax Parcels 0511B-02-011.000 and 0511B-02-009.000, submitted by Ronald and Sharlene Daniels, as follows:

MINUTES OF APRIL 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 3/18/24
Zoning R-1
Agenda Date 4/11/24
Check Number 1512

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 05113-02-011.000 & 05113-02-009.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Cliff Allen Rd off of Fred Allen Rd
- IV. ADDRESS OF PROPERTY INVOLVED: 20267 & 20269 CLIFF ALLEN LN. LONG BEACH, MS 39560
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of _____
Into Making 1 property smaller than other, so garage is on owners property.
- 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.

RONALD & SHARLENE DANIELS
Name of Rightful Owner (PRINT)

20267 CLIFF ALLEN LN.
Owner's Mailing Address

LONG BEACH, MS, 39560
City State Zip

(228) 861-3277
Phone

Signature of Rightful Owner . Date

Sharlene S. Daniels

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

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

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

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

NAME OF OWNER (PRINT) RONALD L. DANIELS
ADDRESS (STREET, CITY, STATE, ZIP CODE) 20267 CLIFF ALLEN LANE, LONG BEACH, MS
PHONE # (H) NONE (C) (228) 861-3277 39560
TAX PARCEL NUMBER(S) OWNED 0511B-02-011.000 & 0511B-02-009.000
SIGNATURE Ronald L Daniels

NAME OF OWNER (PRINT) SHARLENE S. DANIELS
ADDRESS (STREET, CITY, STATE, ZIP CODE) 20267 CLIFF ALLEN LN., LONG BEACH, MS
PHONE # (H) NONE (C) (228) 364-2471 39560
TAX PARCEL NUMBER(S) OWNED 0511B-02-011.000 & 0511B-02-009.000
SIGNATURE Sharlene S Daniels

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

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

(Use additional forms as needed)

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

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

BOOK 1169 PAGE 576

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, the undersigned TED H. JONES and DALE E. JONES, husband and wife, do hereby sell, convey and warrant unto RONALD LEON DANIELS and SHARLENE DANIELS, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated and being in the First Judicial District of Harrison County, Mississippi, to-wit:

A parcel of land being located and situated in the South One-Half (S 1/2) of the Northwest One-Fourth (NW 1/4) of the Northwest One-Fourth (NW 1/4) of Section Three (3), Township Eight (8) South, Range Twelve (12) West, First Judicial District of Harrison County, Mississippi, more particularly described as follows:

Beginning at a point on the East margin of Bealino Road where said point intersects the South margin of 28th Street and run thence South along the East margin of Bealino Road a distance of 1092 feet, run thence East a distance of 1054.8 feet to the point of beginning; from said point of beginning, run thence East a distance of 250 feet; thence run South a distance of 116.5 feet; run thence West a distance of 250 feet; run thence North a distance of 116.5 feet to the point of beginning.

AD VALOREM TAXES for the year 1990 have been prorated and are assumed by the grantees.

THIS CONVEYANCE is subject to any and all restrictive covenants and conditions, easements, rights of way, or prior reservations of oil, gas and other minerals of record pertaining to the above described property.

WITNESS our signatures this the 22nd day of September, 1990.

Ted H. Jones
TED H. JONES

Dale E. Jones
DALE E. JONES

BOOK 1169 PAGE 577

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid County and State, TED H. JONES and DALE E. JONES, husband and wife, who acknowledged that they signed and delivered the above and foregoing instrument on the day and in the year therein mentioned.

GIVEN under my hand and official seal of office this the 22nd day of September, 1990

Tom Spanglin
NOTARY PUBLIC
My Commission Expires: 2/8/94

GRANTORS' ADDRESS:
11344 DOGWOOD TRAIL,
GILFLOPP, MISSISSIPPI 39503
TELEPHONE: (601) 832-3769

GRANTEES' ADDRESS:
POST OFFICE BOX 1044
LONG BEACH, MISSISSIPPI, 39560
TELEPHONE: (601) 864-7579

-2-

STATEMENT OF FEES	
File Page	12.00
Ad. Page at \$1.00	4.00
Advertising/Receipts	
at \$1.00	1.00
Mineral Tax	
Other	
Total Fees	17.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT
I hereby certify that this instrument was received and filed for record on 10 o'clock
and 03 minutes of 1 M on 26th day of Sept. A.D. 1990
and recorded Sept 27 1990 in Records of Deeds, Page 576-577
Book 1169
U.S. CHIEF, Chancery Clerk
D. *Linda Dubois*

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

Please index this instrument as follows:
S½ of NW¼ of NW¼, Section 3,
T8S, R12W

THIS INSTRUMENT PREPARED BY
FAVE SPANDE
ATTORNEY AT LAW
116 EAST THIRD STREET
LONG BEACH, MS 39580
TELEPHONE: 801-863-8676

BOOK 1330 PAGE 509
WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, the undersigned RONALD LEON DANIELS and SHARLENE DANIELS, husband and wife, do hereby sell, convey and warrant unto WILLIAM SCOTT STAPLES and JERMAIN JANE STAPLES, husband and wife, a LIFE ESTATE ONLY in and to the following described land and property situated and being in the First Judicial District of Harrison County, Mississippi, to-wit:

A parcel of land being located and situated in the South One-Half (S 1/2) of the Northwest One-Fourth (NW 1/4) of the Northwest One-Fourth (NW 1/4) of Section Three (3), Township Eight (8) South, Range Twelve (12) West, First Judicial District of Harrison County, Mississippi, more particularly described as follows:

Beginning at a point on the East margin of Beatline Road where said point intersects the South margin of 28th Street and run thence South along the East margin of Beatline Road a distance of 1092 feet, run thence East a distance of 1054.8 feet to the point of beginning; from said point of beginning, run thence East a distance of 250 feet; thence run South a distance of 116.5 feet; run thence West a distance of 250 feet; run thence North a distance of 116.5 feet to the point of beginning.

AD VALOREM TAXES for the year 1996 are assumed by the grantees.

THIS CONVEYANCE is subject to any and all deeds of trust, restrictive covenants and conditions, easements, rights of way, and prior reservations of oil, gas and other minerals of record pertaining to the above described property.

WITNESS our signatures this the 26th day of March, 1996.

Ronald Leon Daniels
RONALD LEON DANIELS

Sharlene Daniels
SHARLENE DANIELS

STATE OF MISSISSIPPI BOOK 1330 PAGE 510
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid County and State, RONALD LEON DANIELS and SHARLENE DANIELS, husband and wife, who acknowledged that they signed and delivered the above and foregoing instrument on the day and in the year therein mentioned.

GIVEN under my hand and official seal of office this the 26th day of March, 1996.

Robert Carolyn Proff
NOTARY PUBLIC

My Commission Expires: 11/2/98

GRANTORS' ADDRESS:
20269 Cliff Allen Lane
Long Beach, MS 39560
Telephone: (601) 464-7579

GRANTEES' ADDRESS:
20269 Cliff Allen Lane
Long Beach, MS 39560
Telephone: (601) 863-13447

STATEMENT OF FEES

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at _____ o'clock on _____ day of _____, A.D. 1996 and recorded March 28, 1996 in Records of Deeds Book 1330 Page 509-510

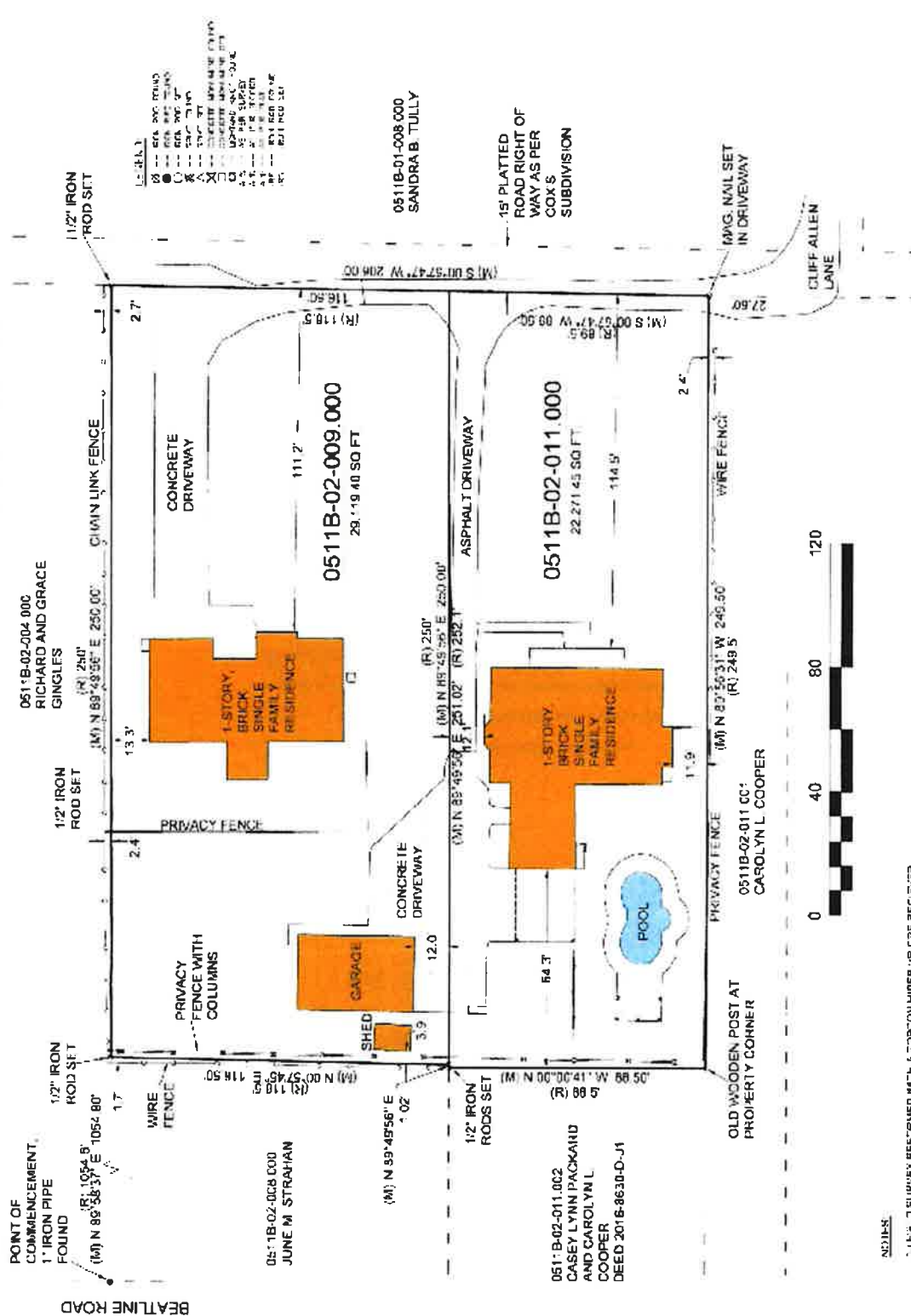
John McAdams, Clerical Clerk

By *Cindy Wolfe*

Recording Fee \$0.00
Abstracting/Action Fee at \$1.00 each 100
Mortgage Entry at \$0 each
Other
TOTAL FEES COLLECTED \$100

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

EXISTING



A LOT LINE REARRANGEMENT OF TWO PARCELS LOCATED IN THE CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX PARCEL NUMBERS 0511B-02-009.000 AND 0511B-02-011.000

SCALE 1" = 40'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM = NAD 83)

- REFERENCE MATERIALS
1. TERRACE COUNTY ZONING INTERFACE
 2. HARRISON COUNTY TAX MAPS
 3. DEED BOOK 1133 PAGES 33-34-11
 4. DEED BOOK 1133 PAGES 33-34-11
 5. DEED BOOK 1133 PAGES 33-34-11
 6. RECORDED PLAT OF COX'S SUBDIVISION

FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBER 2004/0025-IG DATED JUNE 16, 2018. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE SURVEYOR'S OPINION OF PROBABILITY OF FLOODING. THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE GRAPHIC MAP.

CLIENT: RONALD LEON DANIELS AND CHARLIE DANIELS
DATE OF FIELD SURVEY: 03/14/2024
DRAWN BY: CAC
JOB NUMBER: 24050.dwg

PREPARED BY:

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
RHOXTI, MS 39332 PHONE: 228.234.1649

MINIMUM BUILDING SETBACKS:

THIS PARCEL OF LAND IS ZONED IN ACCORDANCE WITH SINGLE FAMILY RESIDENTIAL AS PER CITY OF LONG BEACH ZONING MAP.
MINIMUM SETBACKS:
FRONT YARD - 25'-0"
REAR YARD - 5'-0"
SIDE YARD - 5'-0"

NOTE:

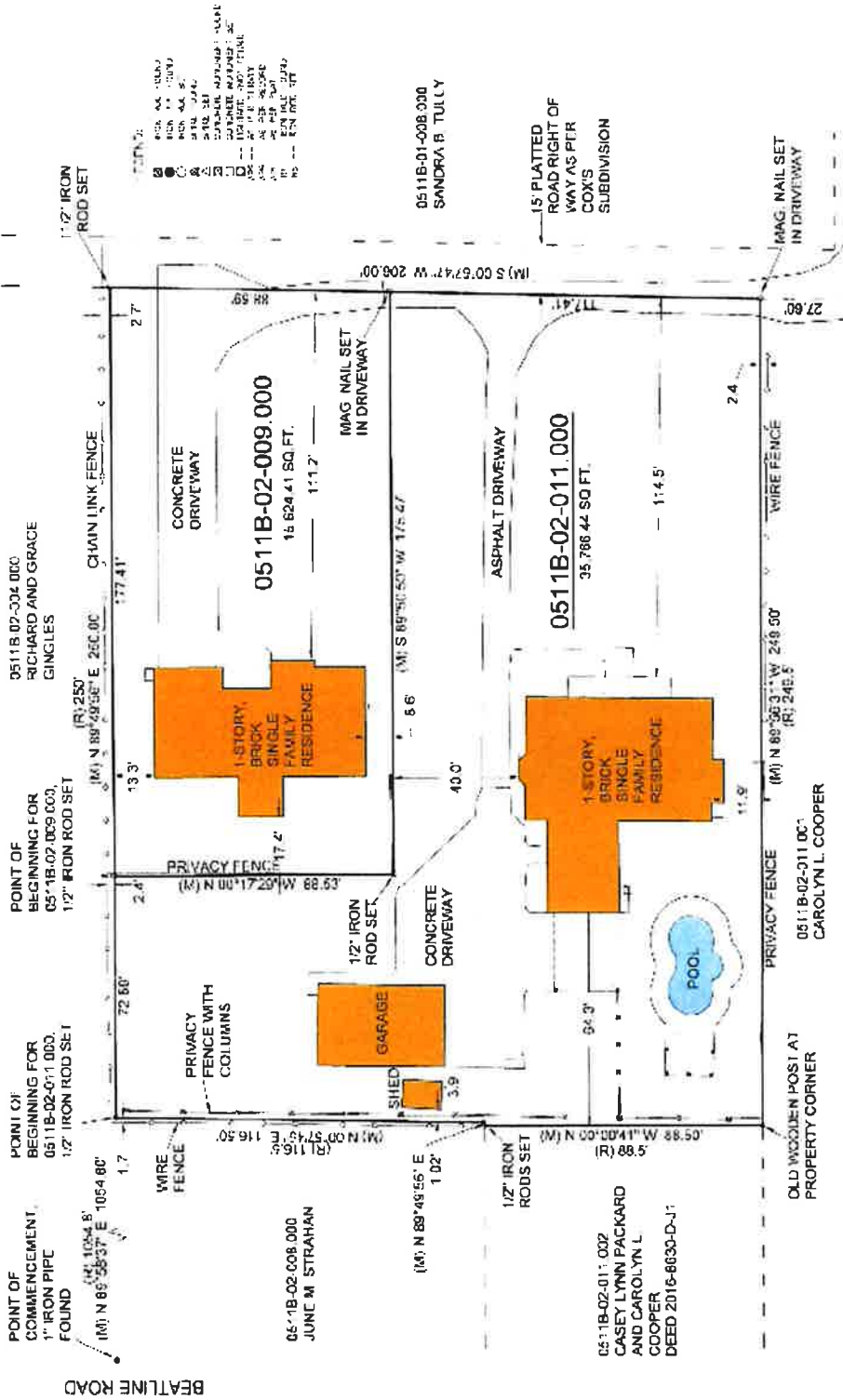
PROPERTY IS SERVICED BY CITY OF LONG BEACH WATER AND SEWER AT THIS TIME.

- NOTES:
1. THIS SURVEY PERFORMED WITH A TOPCON Hiper VR GPS RECEIVER.
 2. STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON WERE DERIVED BY GPS OBSERVATION USING THE EARLY DAILY INC. RTK NETWORK AND ARE BASED ON NAD 83 DATUM.
 3. DIMENSIONS SHOWN WERE LIMITED TO ABOVE CROSKING AND WERE NOT INTENDED TO BE A BASIS FOR ANY DIGGER OR ANY OTHER PARTY TO BE PRESENT BY ANY OTHER MEANS.
 4. THIS IS A CLASS "B" SURVEY.
 5. THIS SURVEY WAS PERFORMED BY CLIFFORD A. CROSBY, PLS.
 6. CURVED NORTH BY GPS OBSERVATION. ALL DIMENSIONS RELATIVE TO CURVED NORTH.



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

PROPOSED



A LOT LINE REARRANGEMENT OF TWO PARCELS LOCATED IN THE CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX PARCEL NUMBERS 0511B-02-009.000 AND 0511B-02-011.000

SCALE 1" = 40'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

GPS OBSERVATION
NOTE
DATE OF FIELD WORK: 03/15/2024
TONSON HERRON PROBEAR WAS USED FOR GPS OBSERVATION UTILIZING THE BARNES SURVEYING REAL-TIME NETWORK

- REFERENCE MATERIALS:
- 1. THE MISSISSIPPI CONSTITUTION
 - 2. HARRISON COUNTY TAX MAPS
 - 3. MISSISSIPPI DEED BOOK 330 PAGE 883
 - 4. MISSISSIPPI DEED BOOK 330 PAGE 883
 - 5. RECORDED PLAT OF COX'S SUBDIVISION



FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN "THE FIRM ZONE" ACCORDING TO MAP NUMBER 2804/0243G, DATED JUNE 16, 2000. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

CLIENT: RONALD LEON DANIELS AND
SHARLENE DANIELS
DATE OF FIELD SURVEY: 03/14/2024
DRAWN BY: CAC
JOB NUMBER: 24060.c#wg

PREPARED BY:

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-237-1649

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

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.

120' YARD - 20' C/LT
SIDE YARD - 8' FEET
REAR YARD - 15' C/LT



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

LONG BEACH PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been rearranged from Harrison County ad valorem tax parcels (0511B-02-009.000 and 0511B-02-011.000) into two new lots. The subject property is generally described as being located on the west side of Cliff Allen Lane.

The Case File Number is: _____

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION OF LAND PRIOR TO THIS LOT LINE REARRANGEMENT (PER DEEDS):

0511B-02-009.000, DEED BOOK 1330, PAGE 509

A parcel of land being located and situated in the South One-Half (S 1/2) of the Northwest One-Fourth (NW 1/4) of the Northwest One-Fourth (NW 1/4) of Section Three (3) Township Eight (8) South, Range Twelve (12) West, First Judicial District of Harrison County, Mississippi, more particularly described as follows.

Beginning at a point on the East margin of Beatline Road where said point intersects the South margin of 28th Street and run thence South along the East margin of Beatline Road a distance of 1092 feet, run thence East a distance of 1054.8 feet to the point of beginning; from said point of beginning, run thence East a distance of 250 feet; thence run South a distance of 116.5 feet; run thence West a distance of 250 feet; run thence North a distance of 116.5 feet to the point of beginning.

0511B-02-011.000, DEED BOOK 1205, PAGE 456 LESS INST. NO. 2016-8630-D-J1

A parcel of land situated and being located in the S 1/2 of the NW 1/4 of the NW 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: Commencing at the intersection of the South line of the said S 1/2 of the NW 1/4 of the NW 1/4 with the East margin of Beatline Rd.; thence run Easterly 1302.0 ft., thence run North 01 degrees 16 minutes East 27.6 ft. to the Point of Beginning; thence from said Point of Beginning, North 01 degrees 16 minutes East 89.5 ft.; thence run West 352.1 ft.; thence run South 00 degrees 42 minutes East 88.5 ft.; thence run South 89 degrees 50 minutes East 349.0 ft. to the Point of Beginning.

LESS AND EXCEPT THAT PROPERTY DESCRIBED IN DEED 2016-8630-D-J1 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

LEGAL DESCRIPTIONS OF THE REVISED TWO PARCELS:

LEGAL DESCRIPTION OF REVISED PARCEL 0511B-02-009.000:

A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 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 WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE):

COMMENCING AT A 1" IRON PIPE FOUND ON THE EAST MARGIN OF BEATLINE ROAD WHICH IS 1092 FEET SOUTH OF THE SOUTH MARGIN OF 28TH STREET; THENCE N89°58'37"E 1054.80' TO A 1/2" IRON ROD SET; THENCE CONTINUE N89°58'37"E 72.59' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE CONTINUE N89°58'37"E 177.41' TO A 1/2" IRON ROD SET ON THE WEST MARGIN OF A PLATTED 15' ROAD RIGHT OF WAY AS PER COX'S SUBDIVISION; THENCE ALONG SAID WEST MARGIN, S00°57'47"W 88.58' TO A MAG. NAIL SET IN AN ASPHALT DRIVEWAY; THENCE S89°50'50"W 175.47' TO A 1/2" IRON ROD SET; THENCE N00°17'29"W 88.53' TO THE POINT OF BEGINNING, CONTAINING 15,624.41 SQUARE FEET.

LEGAL DESCRIPTION OF REVISED PARCEL 0511B-02-011.000:

A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 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 WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE):

COMMENCING AT A 1" IRON PIPE FOUND ON THE EAST MARGIN OF BEATLINE ROAD WHICH IS 1092 FEET SOUTH OF THE SOUTH MARGIN OF 28TH STREET; THENCE N89°58'37"E 1054.80' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE CONTINUE N89°58'37"E 72.59' TO A 1/2" IRON ROD SET; THENCE S00°17'29"E 88.53' TO A 1/2" IRON ROD SET; THENCE N89°50'50"E 175.47' TO A MAG. NAIL SET IN AN ASPHALT DRIVEWAY ON THE WEST MARGIN OF A PLATTED 15' ROAD RIGHT OF WAY AS PER COX'S SUBDIVISION; THENCE ALONG SAID WEST MARGIN, S00°57'47"W 117.41' TO A MAG. NAIL SET IN AFORESAID ASPHALT DRIVEWAY; THENCE N89°58'31"W 249.50' TO AN OLD WOODEN FENCE POST; THENCE N00°00'41"W 88.50' TO A 1/2" IRON ROD SET; THENCE N89°49'56"E 1.02' TO A 1/2" IRON ROD SET; THENCE N00°57'45"E 116.50' TO THE POINT OF BEGINNING, CONTAINING 35,766.44 SQUARE FEET.

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE

BILOXI, MS 39532 PHONE: 228-234-1649

CLIENT: RONALD LEON DANIELS AND
SHARLENE DANIELS
DATE OF FIELD SURVEY: 03/14/2024
DRAWN BY: CAC
JOB NUMBER: 24060.dwg

SHEET 3 OF 4

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

CERTIFICATE OF OWNERSHIP

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

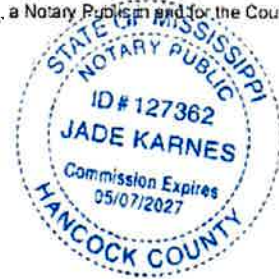
Ronald Leon Daniels
RONALD LEON DANIELS

3/15/24
DATE

Subscribed and sworn to before me, in my presence this 15th day of March 2024, a Notary Public in and for the County of Harrison, State of Mississippi

Jade Karnes
NOTARY PUBLIC

My Commission Expires: 5/7/2027



CERTIFICATE OF OWNERSHIP

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

Sharlene Daniels
SHARLENE DANIELS

03/15/2024
DATE

Subscribed and sworn to before me, in my presence this 15th day of March 2024, a Notary Public in and for the County of Harrison, State of Mississippi

Jade Karnes
NOTARY PUBLIC

My Commission Expires: 5/7/2027



CERTIFICATE OF APPROVAL

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

ADMINISTRATOR

DATE

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and deed descriptions recorded in deed book 1330 on page 509 and in deed book 1205 on page 456 less that property described in deed 2016-8630-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 15th day of MARCH 2024.

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



PLANNING COMMISSION

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

Planning Commission Chairman

Date

ACCEPTANCE

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

ADOPT:

ATTEST:

MAYOR

CITY CLERK

PREPARED BY:

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

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

Tina Dahl

From: Joe Culpepper <joe.culpepper@h2oinnovation.com>
Sent: Tuesday, March 19, 2024 9:22 AM
To: Tina Dahl
Cc: Robert Griffin; Chris Hull
Subject: RE: Certificate of Resubdivision, 20267 and 20269 Cliff Allen Road

Tina,
 At this time we believe that there will be no need for any special tap.

Joe Culpepper, P.E.
 Area 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

April 04, 2024

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

RE: Certificate of Subdivision – Tax Parcel No. 0511B-02-011.000 & 0511B-02-009.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced properties, which can be described as parcels of land situated and being located in Section 3, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to rearrange the lot lines of two existing parcels. Proposed parcel "0511B-02-009.000" will be nearly 15,624 square feet in size, with approx. 88.59 feet of frontage on the 15-foot platted road right of way as per Cox's Subdivision. Proposed parcel "0511B-02-011.000" will be nearly 35,766 square feet in size, with approx. 117.41 feet of frontage on the 15-foot platted road right of way as per Cox's Subdivision.

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

- o Parcel 0511B-02-011.000 has 3.9 feet of rear setback due to an existing shed, which does not meet the zoning ordinance requirements of 5 feet. However, this non-conforming condition currently exists today.
- o Parcels 0511B-02-011.000 & 0511B-02-009.000 do not meet the zoning ordinance requirements of 35 feet of frontage on a city-maintained street. However, this non-conforming condition currently exists today.

As always, we have done our best to describe any deficiencies depicted in 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 APRIL 11, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

It came for discussion under New Business, a Sketch Plat Approval for the property located at 122 West Beach Blvd, Tax Parcels 0612G-02-022.000 and 0612G-02-025.000, submitted by TS Development, LLC, as follows:

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



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

Office use only	
Date Received	4-3-24
Zoning	C-1HD
Agenda Date	4-11-24
Check Number	9001

I. TYPE OF CASE: **SKETCH APPROVAL**

II. ADVALOREM TAX PARCEL NUMBER(S): 06126-02-022.000 & 06126-02-025.000

III. GENERAL LOCATION OF PROPERTY INVOLVED: NE CORNER OF MASON AND HWY 90

IV. ADDRESS OF PROPERTY INVOLVED: 122 BEACH BLVD LONG BEACH, MS 39560
WEST

- A. The purpose of the sketch is to develop a general design on which to base the preliminary and final plat, and thus having to revise such design to make in conform to the comprehensive City plan and to relate it to surrounding development. To this end, the sub-divider should consult informally with the City Engineer and the Planning Commission on preparation of the sketch plat.
- B. The sub-divider shall submit to the Planning Commission the sketch plat of the proposed subdivision, together with the attendant items, fifteen (15) days prior to the Planning Commission meeting at which the sketch plat is to be approved. The sketch plat shall be reviewed by the Planning Commission and approved by the Mayor and Board of Aldermen. The review shall take into consideration, in addition to the requirements set forth in these regulations, the components of the comprehensive City plan, the zoning ordinance and other plans, programs and regulations that might affect the area and the design and development of the subdivision.
- C. The sub-divider must submit a general layout drawing of the proposed subdivision or development. The sketch plat should indicate location of the subdivision, street alignment and lot sizes, and should provide additional information that is deemed reasonably necessary within the scope the Subdivision Ordinance by the City. (1) The sketch plat should consist of three (3) full-size drawings on 24 x 36 inch sheets and (1) 8 ½ x 14 and/or emailed in pdf. format to the Clerk.
- D. The Planning Commission shall inform the sub-divider that the Sketch plan as submitted or as modified does or does not meet the objectives of City Regulations. When the Planning Commission or the Mayor and Board find that the sketch plat does not meet the objectives of City regulations the reasons therefore shall be given, together with any changes recommended to be made. In the even the sub-divider does not agree to changes recommended by the Planning Commission, he may request and shall receive review and formal action by the Mayor and Board of Aldermen at its next regular meeting.
- E. Although not recommended, a developer may be allowed to combine the Sketch and Preliminary plats so that they may be considered together.

V. **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 adjacer property (exclusive of the width of intervening streets, alleys, or bodies of water).

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- B. **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.
- C. **Fee.** Attach a check in the amount of \$50.00. 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.**

VI. 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 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 also agree to pay all fees and charges as stated.

<p><u>TS Development, LLC</u> Name of Rightful Owner (PRINT)</p> <p><u>1755 28th St</u> Owner's Mailing Address</p> <p><u>Gulfport MS 39501</u> City State Zip</p> <p><u>228-697-6882</u> Phone</p> <p><u><i>[Signature]</i></u> Signature of Rightful Owner Date</p>	<p>_____ Name of Agent (PRINT)</p> <p>_____ Agent's Mailing Address</p> <p>_____ City State Zip</p> <p>_____ Phone</p> <p>_____ Signature of Applicant Date</p>
--	--

Printer
error





Printer
error

MINUTES OF APRIL 11, 2024
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SCANNED



FIRST JUDICIAL DISTRICT
JANUARY 2024-0001330-01
Yand/Recorded/04/11/2024 08:51:17 PM
Total Fees 26.00
1 Page Recorded

Indexing: Parcel in S 80' of 1 of 2, Block 1, Riberon S/D
and Parcel of 1.4 acres in NW 1/4 of SW 1/4 of S 13-8-12
STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

Prepared by and return to:
David B. Estes
MS Bar No. 101484
Integrity Land Title, LLC
1816 23rd Avenue, Suite A
Gulfport, MS 39501
(228)996 8962
File#4880

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,

SOUTHERN CONSTRUCTION AND DEVELOPMENT LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY
691 LAVELL LADNER RD.
1. UMBERTON, MS 39455
(228)323-4013

AND
STARITA PROPERTIES I, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY
1755 28TH STREET
GULFPORT, MS 39501
(228)697-6882

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

ITS DEVELOPMENT, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY
1755 28TH STREET
GULFPORT, MS 39501
(228) 697-6882

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

SFF EXHIBIT "A"

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

THIS CONVEYANCE is subject to any and all easements, restrictive or protective

covenants, rights-of-way, zoning ordinances and easements affecting said property of record.

TAXES for the year 2023 are hereby assumed by the Grantee herein

WITNESS our signatures this the 14 day of February, 2024

Southern Construction and Development LLC
By: [Signature]

Starita Properties I, LLC
By: [Signature]

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and
state, on this 15 day of February, 2024, within my jurisdiction, the within
named Eric Stanta, who acknowledged that he is member of Starita Properties I, LLC, a
Mississippi Limited Liability Corporation, and that for and on behalf of said limited liability
corporation, and as its act and deed he executed and delivered the above and foregoing
instrument, after first having been duly authorized by said limited liability corporation so to do.

[Signature]
NOTARY PUBLIC

My Commission expires:



STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and
state, on this 14 day of February, 2024 within my jurisdiction, the within named
Michael S Turner who acknowledged that he is member of Southern Construction and
Development, LLC, a Mississippi Limited Liability Corporation, and that for and on behalf of
said limited liability corporation, and as its act and deed, he executed and delivered the above and
foregoing instrument, after first having been duly authorized by said limited liability corporation
so to do.

[Signature]
NOTARY PUBLIC

My Commission expires:



MINUTES OF APRIL 11, 2024
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EXHIBIT "A"

PARCEL I

A portion of Lot Fifty-Five (65) of the Henderson, Shipman and Hughes Partition of the Claim of Bartholomew Pellerin, as shown on the U.S. Government Township Plat, and located in the Southwest Quarter of the Southwest Quarter (SW 1/4 of the SW 1/4) of Section 13, Township 6 South, Range 12 West, Harrison County, Mississippi, and being more particularly described as follows:
BEGINNING at the point of intersection of the Easterly right-of-way line of Mason Avenue with the North right-of-way line of U.S. Highway 90, run thence along the Easterly right-of-way line of Mason Avenue, North 28 degrees 02 minutes 00 seconds West a distance of 237.15 feet to the South line of Lot Two (2), Block One (1), BIERSON'S SUBDIVISION; run thence along said South line, North 60 degrees 31 minutes 06 seconds East a distance of 70.00 feet; thence run South 28 degrees 02 minutes 00 seconds East a distance of 272.61 feet to the North right-of-way line of U.S. Highway 90; thence run along said North right-of-way line, South 73 degrees 01 minutes 53 seconds West a distance of 71.30 feet to the Point of Beginning; said parcel containing 0.426 acre, more or less.

PARCEL II

A portion of Lot Fifty-Five (55) of the Henderson, Shipman and Hughes Partition of the Claim of Bartholomew Pellerin, as shown on the U.S. Government Township plat, and located in the Southwest Quarter of the Southwest Quarter of Section 13, Township 6 South, Range 12 West, Harrison County, Mississippi, and being more particularly described as follows:
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PARCEL III

The South (S) 60 feet of Lot Two (2), Block One (1), BIERSON'S SUBDIVISION in Long Beach, Mississippi, 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 6 at Page 14 (Copy Book 3 at Page 204) thereof, reference to which is hereby made in aid of and as a part of this description.

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**MYERS & COMPANY, INC.
SUBJECT PHOTOS**

File No. 0231113
Case No.

Borrower Southern Construction & Development LLC & Starita Properties 1, LLC							
Property Address NEC West Beach Blvd. & Mason Avenue							
City	Long Beach	County	Harrison	State	MS	Zip Code	39560
Lender/Client	Community Bank of Mississippi		Address 3537 Sangoani Boulevard, D Iberville, MS 39540				



View looking northeast across subject land



View looking north across subject land



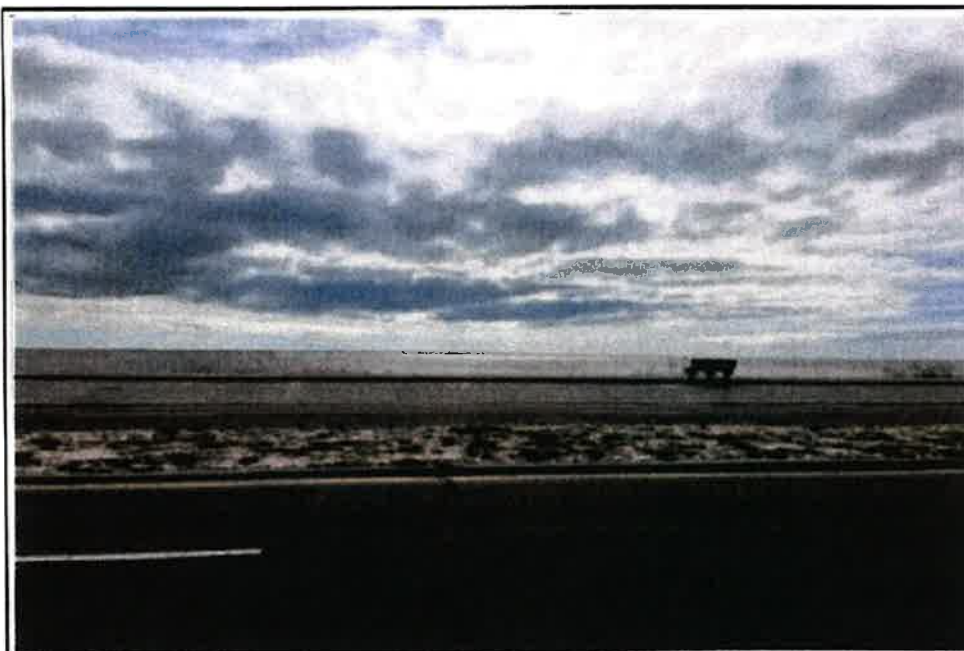
View looking south across subject land

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MYERS & COMPANY, INC.
Subject Photos - Neighborhood

File No. C231113
Case No.

Owner	Southern Construction & Development LLC & Starita Properties I, LLC						
Property Address	NEC West Beach Blvd. & Mason Avenue						
City	Long Beach	County	Harrison	State	MS	Zip Code	39560
Lender/Client	Community Bank of Mississippi		Address 3537 Sangani Boulevard, D'Iberville, MS 39540				



View of beach looking south from subject



View looking east down Beach Blvd (Hwy 90)



View looking west down Beach Blvd (Hwy 90)

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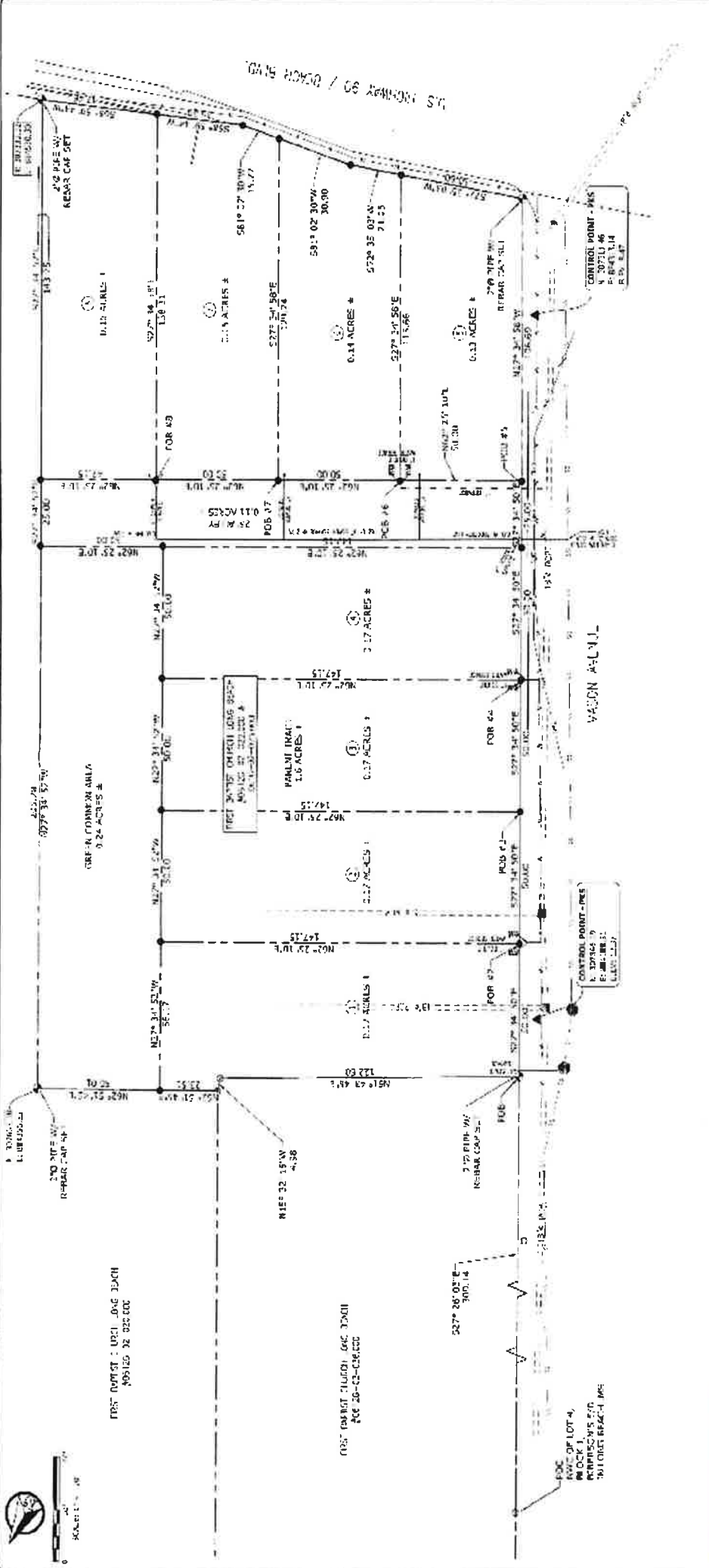


NO.	DATE	REVISION/SCALE

MASON AVENUE SUBDIVISION
IS DEVELOPMENT, LLC

AS NOTED
DATE: 04/11/24
BY: T. WARD, D. CHESTNUT
SCALE: AS SHOWN
SHEET 08

SHT 2



- GENERAL NOTES:**
- The base of bearings for this survey is the Meridian. Please refer to the Meridian System, Last Zone (2011, NAD 83), and values, with a scale factor of 0.999996000 and 2-color Green and 2-color Yellow for minutes to seconds data and specifically for this project using the datum's base station located at N 1958-911, 2 13 140, established by the CORS station.
 - This survey was prepared without the benefit of a Title Search.
 - Date of this Meridian System Class B Survey December 15, 2023.
 - A Property Description of any other relevant parcels that affect this survey.
 - Reference values: all corner points located below and recorded in the deed records, Hinds County, Mississippi, Book 15, 4, 45-46.
 - 1 - 1/4" = 100' SCALE
 - 2 - 1/4" = 50' SET
 - 3 - 1/4" = 25' SET
 - NON

SURVEYOR'S CERTIFICATE
The undersigned, Professional Licensed Surveyor, hereby certifies that this survey was made on the ground. The original plat and all records of this survey are in the possession of the owner of this land and of record for the same. The plat and all records of this survey are in the possession of the owner of this land and of record for the same.

Witness my signature this 21st day of MARCH, 2024.

Daniel Swadlow
 MS License No. 3126

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**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

**Mason Avenue Subdivision (Lots 1-8)
Reviewed 04/04/2024**

Comments:

1. Delineate on plans that the green common area and the 25' alley are private and not dedicated to the public.
2. Provide an easement for the 25' private alley for City access (not maintenance) to all services if not in R.O.W.
3. Delineate plans for the location of sewer services for lots 2, 3, and 4.
4. Delineate plans for the location of water services for lots 7 and 8.
5. Provide details for the construction of the private drive.
6. Provide a turn-around for the Fire Dept. at the end of the private drive.
7. Provide existing topography and grading plan for the site.
8. Will the townhomes/condos be under single ownership or multiple owners? If single ownership, a water meter will be required. If multiple owners, individual water services will be required as shown (but no meter).
9. Provide HOA establishment documents/bylaws.
10. The installation of a sanitary manhole will be required as indicated on the plans.
11. The tapping sleeve shall be all stainless-steel construction, similar to Romac tapping sleeves.
12. A single full-width 2" mill and overlay will be required on Mason Ave., in conjunction with a 2-year warranty. The mill & overlay should extend from 10' north of the most northern trench to 10' south of the most southern trench. See details for restoration requirements for City roadways.
13. Curb stops shall be CTS x FIPT-type in a cast iron lockable meter box.
14. Provide details for construction.
15. Indicate demarcation between public maintenance and private / HOA maintenance (at the ROW of Mason Ave.)

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

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