

**MINUTES OF FEBRUARY 11, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

Be it remembered that a regular meeting of the Long Beach Planning Commission of the City of Long Beach, Mississippi, was begun and held at the Long Beach School District Central Office, 19148 Commission Road, in said City and the same being the time and place fixed for holding said meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Commission Chairman Frank Olaivar, Commissioners Tony Vancourt, Danny Hansen, John Castleberry, Gretchen Loftus, William "Chip" Williams, Jacquie Lipski, Tonda Yandell, Dale Hare, Planning Commission Advisor Bill Hessell and Zoning Enforcement Officer Claire Leatherwood.

* * *

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

* * *

The meeting was called to order and the Commission Chairman stated that all decisions made at this meeting would need to be ratified by the Mayor and Board of Aldermen at their next regularly scheduled meeting of February 17, 2010, and subject to a ten-day appeal in time for a Public Hearing.

* * *

After careful review and consideration Commissioner Lipski made motion seconded by Commissioner Vancourt and unanimously carried to approve the Planning Commission Minutes of January 28, 2010, with the following corrections: 1st page, 2nd paragraph transact should have been transact and within the 4th paragraph, proceeding should be proceedings.

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It came for consideration under OLD BUSINESS approval / review of the Comprehensive, Smart Code Plan and Architectural guidelines.

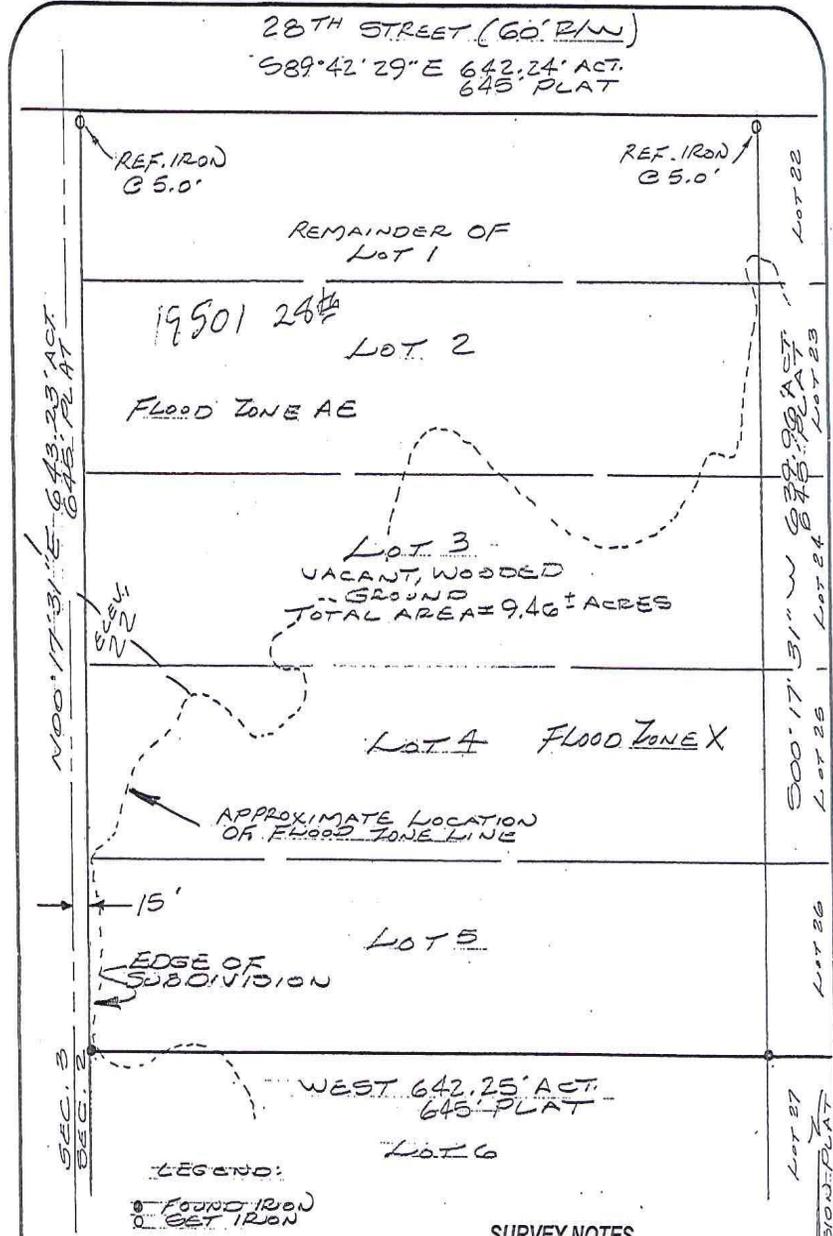
Work Session was conducted after

It came for consideration under NEW BUSINESS a Certificate of Re Subdivision for property located at 19501 28th Street submitted by Skipper Smith as follows:

	<p>CITY OF LONG BEACH PLANNING DEPARTMENT 645 KLONDYKE ROAD / PO BOX 929 LONG BEACH, MS 39560 (228) 863-1554</p>	<p style="text-align: center; font-size: small;">Office use only</p> <p>Date Received _____</p> <p>Zoning _____</p> <p>Agenda Date _____</p> <p>Check Number _____</p>
APPLICATION FOR CASE REVIEW		
<p>I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION</p>		
<p>II. AD VALOREM TAX PARCEL NUMBER(S): <u>0611D-02-003.000</u></p>		
<p>III. GENERAL LOCATION OF PROPERTY INVOLVED: <u>South 28th St. Between Long Ridge Rd. & Turner Rd. & South 675'</u></p>		
<p>IV. ADDRESS OF PROPERTY INVOLVED: <u>19501 28th St. LB Ms 39560</u></p>		
<p>V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of <u>Gulfport Farms L-1s 1-5</u> Into <u>3 parcels</u></p>		
<p>VI. REQUIRED ATTACHMENTS: A. Resubdivision Survey and Certificate (see attached example) B. Cash or Check payable to the City of Long Beach in the amount of \$250.00 C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.</p>		
<p>***NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.</p>		
<p>VII. OWNERSHIP AND CERTIFICATION: <u>READ BEFORE EXECUTING</u>, 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.</p>		
<p>Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.</p>		
<p><u>Skipper Smith & Partner</u> Name of Rightful Owner (PRINT)</p> <p><u>403 E. Old Pass Rd</u> Owner's Mailing Address</p> <p><u>Long Beach Ms. 39560</u> City State Zip</p> <p><u>228-380-7547</u> Phone</p> <p><u>Skipper Smith</u> <u>2-4-10</u> Signature of Rightful Owner Date</p>	<p><u>N/A</u> Name of Agent (PRINT)</p> <p>Agent's Mailing Address</p> <p>City State Zip</p> <p>Phone</p> <p><u>Skipper Smith</u> <u>2-4-10</u> Signature of Applicant Date</p>	

**MINUTES OF FEBRUARY 11, 2010
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21,780 1/2 acre



**PRELIMINARY RESUBDIVISION
PLAT OF
LOTS 1 THROUGH 5
GULFPORT FARMS
CITY OF LONG BEACH
HARRISON COUNTY, MS.
FOR: SMITH**

SURVEY NOTES

- 1) This survey was prepared without the benefit of a current title report.
- 2) Building offsets are for reference only and not for construction of any kind.
- 3) This survey meets "Mississippi Minimum Standards" for a Class B Survey.
- 4) By graphic plotting, this property is located in FIRM Flood Zones (see map) per Community Panel 28047 C 0243G dated JUNE 16, 2009
- 5) Wetlands, if any, not shown, unless noted.

In consideration of the fee paid, I declare that this survey, made by me, or under my immediate supervision, correctly represents to the best of my professional knowledge, information and belief, the conditions as found on the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible.

[Signature]
Sidney F. Fournet, Jr., MS. P.S. No. 2571

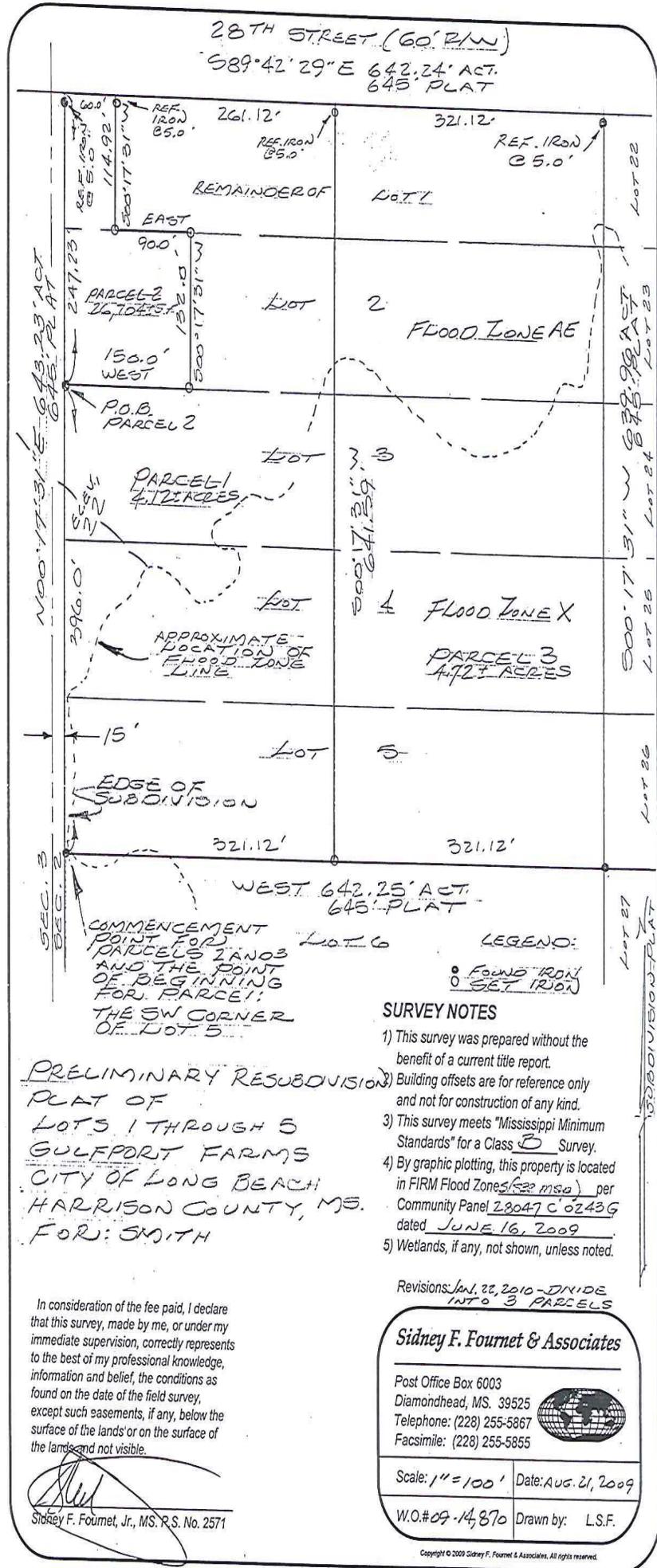
Revisions:

Sidney F. Fournet & Associates
Post Office Box 6003
Diamondhead, MS. 39525
Telephone: (228) 255-5867
Facsimile: (228) 255-5855

Scale: 1" = 100' Date: AUG. 21, 2009
W.O.# 09-14,870 Drawn by: L.S.F.

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**MINUTES OF FEBRUARY 11, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**



PRELIMINARY RESUBDIVISION PLAT OF LOTS 1 THROUGH 5 GULFPORT FARMS CITY OF LONG BEACH HARRISON COUNTY, MS. FOR: SMITH

In consideration of the fee paid, I declare that this survey, made by me, or under my immediate supervision, correctly represents to the best of my professional knowledge, information and belief, the conditions as found on the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible.

[Signature]
Sidney F. Fournet, Jr., MS. P.S. No. 2571

- LEGEND:**
 FOUND IRON
 SET IRON
- SURVEY NOTES**
- 1) This survey was prepared without the benefit of a current title report.
 - 2) Building offsets are for reference only and not for construction of any kind.
 - 3) This survey meets "Mississippi Minimum Standards" for a Class D Survey.
 - 4) By graphic plotting, this property is located in FIRM Flood Zones (S2 MSB) per Community Panel Z8047 C 0243G dated JUNE 16, 2009
 - 5) Wetlands, if any, not shown, unless noted.

Revisions: JAN. 22, 2010 - DIVIDE INTO 3 PARCELS

Sidney F. Fournet & Associates

Post Office Box 6003
 Diamondhead, MS. 39525
 Telephone: (228) 255-5867
 Facsimile: (228) 255-5855

Scale: 1" = 100' Date: AUG. 21, 2009
 W.O.# 09-14870 Drawn by: L.S.F.

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**MINUTES OF FEBRUARY 11, 2010
REGULAR MEETING
LONG BEACH PLANNING 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 Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel 0611D-02-003.000 into THREE (3) parcels. The subject property is generally described as being located south of 28th Street and east of Turner Road extended.

LEGAL DESCRIPTIONS

PRIOR TO RESUBDIVISION

Lots 1 through 5, inclusive, Gulfport Farms Subdivision, City of Long Beach, County of Harrison, State of Mississippi, as recorded in the office of the Chancery Clerk of said county.

PROPOSED PARCEL 1

*All that certain part of **Lots 1 through 5, Gulfport Farms S/D**, City of Long Beach, County of Harrison, State of Mississippi, as recorded in the office of the Chancery Clerk of said county, being more particularly described as follows:*

***BEGINNING** at the southwest corner of said Lot 5; thence North 00 degrees 17 minutes 31 seconds East 396.00 feet; thence EAST 150.00 feet; thence North 00 degrees 17 minutes 31 seconds East 132.00 feet; thence WEST 90.00 feet; thence North 00 degrees 17 minutes 31 seconds East 114.92 feet to the southerly right-of-way of 28th Street (60 feet wide); thence along said right-of-way, South 89 degrees 42 minutes 29 seconds East 261.12 feet; thence South 00 degrees 17 minutes 31 seconds West 641.59 feet; thence WEST 321.12 feet to the **POINT OF BEGINNING**.
Containing **4.12 acres**, more or less.*

PROPOSED PARCEL 2

*All that certain part of **Lots 1 and 2, Gulfport Farms S/D**, City of Long Beach, County of Harrison, State of Mississippi, as recorded in the office of the Chancery Clerk of said county, being more particularly described as follows:*

***COMMENCING** at the southwest corner of Lot 5 of said Gulfport Farms S/D; thence North 00 degrees 17 minutes 31 seconds East 396.00 feet to the **POINT OF BEGINNING**; thence continuing North 00 degrees 17 minutes 31 seconds East 247.23 feet to the southerly right-of-way of 28th Street (60 feet wide); thence along said right-of-way, South 89 degrees 42 minutes 29 seconds East 60.00 feet; thence South 00 degrees 17 minutes 31 seconds West 114.92 feet; thence EAST 90.00; thence South 00 degrees 17 minutes 31 seconds West 132.00 feet; thence WEST 150.00 feet to the **POINT OF BEGINNING**.*

*Containing **26,704 square feet**, more or less.*

PROPOSED PARCEL 3

*All that certain part of **Lots 1 through 5, Gulfport Farms S/D**, City of Long Beach, County of Harrison, State of Mississippi, as recorded in the office of the Chancery Clerk of said county, being more particularly described as follows:*

***COMMENCING** at the southwest corner of said Lot 5; thence EAST 321.12 feet to the **POINT OF BEGINNING**; thence North 00 degrees 17 minutes 31 seconds East 641.59 feet to the southerly right-of-way of 28th Street (60 feet wide); thence along said right-of-way, South 89 degrees 42 minutes 29 seconds East 321.12 feet; thence South 00 degrees 17 minutes 31 seconds West 639.96 feet; thence WEST 321.12 feet to the **POINT OF BEGINNING**.*

*Containing **4.72 acres**, more or less.*

SEE ATTACHED SURVEY BY SIDNEY F. FOURNET & ASSOCIATES, DATED AUGUST 21, 2009, REVISED JANUARY 22, 2010.

You are hereby advised to investigate and determine the allowable uses as provided by the restrictive covenant(s), if any, which affect the subject property. Further the applicant hereby covenants and agrees to indemnify and hold harmless the City of Long Beach, it's agents, servants and/or employees against any and all claims, demands or causes of action of whatever nature which may arise as a result of the action of the Planning Commission, it's agent, servants and/or employees concerning the petition for subdivision of the real property described herein.

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ACKNOWLEDGEMENTS

(1) CERTIFICATE OF OWNERSHIP

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

OWNER

DATE

Subscribed and sworn to before me, in my presence this _____ day of _____, 2010,
a Notary Public in and for the County of Harrison, State of Mississippi.

NOTARY PUBLIC

My Commission Expires: _____

(2) CERTIFICATE OF APPROVAL

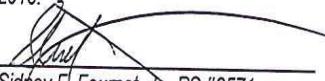
I hereby certify, that the minor subdivision shown on the attached plat, does not involve the creation of new public streets, or any change in existing public streets, the extension of public water of sewer system or the installation of drainage improvements through one or more lots to serve one or more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

ADMINISTRATOR

DATE

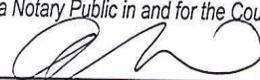
(3) CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that the attached plat drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and a deed description recorded in BOOK 2005, PAGE 18846, in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 4th day of FEBRUARY, 2010.



Sidney F. Fournet, Jr. PS #2571

Subscribed and sworn to before me, in my presence this 4th day of February, 2010,
a Notary Public in and for the County of Harrison, State of Mississippi.



NOTARY PUBLIC

My Commission Expires: 2/10/10

PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the _____ day of _____, 2010.

Planning Commission Chairman

Date

ACCEPTANCE

Submitted to and approved by the City of Long Beach Board of Aldermen at the regular meeting of said Board of Aldermen held on the _____ day of _____, 2010.

ADOPT:

ATTEST:

MAYOR

CITY CLERK

(2)



**MINUTES OF FEBRUARY 11, 2010
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A. GARNER RUSSELL & ASSOCIATES, INC. / CONSULTING ENGINEERS

520 33RD STREET, GULFPORT, MS 39507
P.O. BOX 1677, GULFPORT, MS 39502

TEL (228) 863-0667
FAX (228) 863-5232



February 12, 2009

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

RE: Certificate of Resubdivision – Tax Parcel No. 0611D-02-003.000

Ladies and Gentlemen:

We have reviewed a Certificate of Subdivision for the referenced parcel. The subdivision will divide an existing parcel on 28th Street, which is approximately 10 acres into three new parcels: Parcel 1 will be a "flagstaff" lot having 60' frontage on 28th Street but 150' total lot width, Parcel 2 will be irregularly shaped having approximately 261' of frontage on 28th Street and be approximately 4.1 acres, Parcel 3 will have approximately 320' of frontage on 28th Street and be approximately 5.7 acres. The Certificate appears to be in order and appears to have the correct certifications and attachments.

Recently, a water and sewer main have been constructed on 28th Street, including the construction of water and sewer taps. Although the system is not in service yet, we do expect it to be functional soon. The project included water and sewer taps for each lot and also included large diameter stub-outs to allow for future connections with minimal disturbance to 28th Street. However, there was no way to know how properties would develop, so the placement of water and sewer taps may not be close to the locations needed by a developer. Therefore, any connection to the City's water and sewer system on 28th Street may require payment of a special connection fee and other applicable tap fees to be determined by the City.

Besides our comments above concerning the connection to the City's utility infrastructure, we have no reservations regarding the approval of this subdivision.

Sincerely,

David Ball, P.E.

DB:539

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After considerable discussion Commissioner Hansen made motion seconded by Commissioner Vancourt and unanimously carried to approve the Resubdivision as submitted.

The next agenda item for consideration was Sketch approval for a Planned Unit Development (P.U.D) for property along Klondyke Road submitted by Long Beach Estates, LLC as follows:

	CITY OF LONG BEACH PLANNING DEPARTMENT 645 KLONDYKE ROAD / PO BOX 929 LONG BEACH, MS 39560 (228) 863-1554	Office use only Date Received <u>2-5-10</u> Zoning <u>C-2/R-4</u> Agenda Date <u>2-11-10</u> Check Number _____
APPLICATION FOR CASE REVIEW		
I. TYPE OF CASE: <input checked="" type="checkbox"/> PLANNING COMMISSION APPROVAL <input type="checkbox"/> DECISION OF THE BUILDING OFFICIAL IS ALLEGED TO BE IN ERROR <input type="checkbox"/> INTERPRETATION OF THE ZONING ORDINANCE		
II. Advalorem Tax Parcel Number(s): <u>0611G-01-016.000</u>		
III. Address of Property Involved: <u>0 Klondyke Rd.</u>		
IV. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) <u>40 unit residential care development consisting</u> <u>in mixed use structure being low rise structure</u> <u>with 5 story porch display tower home. (Sketch P.U.D)</u>		
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 adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive. B. Survey and/or Site Plan. A site plan showing the land area which would be affected, if required a general layout drawing of the development, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures; C. Recorded Warranty Deed. A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided. D. Fee. Attach a check in the amount of \$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 21 days before the 2 nd or 4 th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application. Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.		
<u>LONG BEACH ESTATES, LLC</u> Name of Rightful Owner (PRINT)		_____ Name of Agent (PRINT)
<u>2330 UNIVERSITY AVE</u> Owner's Mailing Address		_____ Agent's Mailing Address
<u>DHARD, MS</u> City	<u>38655</u> State Zip	_____ City State Zip
<u>667-236-5000</u> Phone	<u>X116</u> Date	_____ Phone
<u>[Signature]</u> Signature of Rightful Owner	_____ Date	_____ Signature of Agent
<u>CLU CHAPMAN PRESIDENT</u>		_____ Date

**MINUTES OF FEBRUARY 11, 2010
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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 adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$100.00. 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 21 days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned 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.

Name of Rightful Owner (PRINT)	Timothy R. Burge, P.E., L.S.
Owner's Mailing Address	Name of Agent (PRINT) CivilSouth Group Engineering 6158 U.S. Hwy 49, Suite 9
City State Zip	Agent's Mailing Address Hattiesburg, Ms 39401
Phone	City State Zip 601-544-0078
Signature of Rightful Owner Date	Signature of Applicant Date 02-03-2010

**MINUTES OF FEBRUARY 11, 2010
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LONG BEACH PLANNING COMMISSION**

STATE OF MISSISSIPPI
COUNTY OF WARREN



1st Judicial District
Instrument 2008 2063 D -J1
Filed/Recorded 3 7 2008 12 25 N
Total Fees 13.00
3 Pages Recorded

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and other valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, MICHAEL J. CHANEY (hereinafter referred to as Grantor), does hereby grant, bargain, sell, convey and warrant unto LONG BEACH ESTATES, LLC, a Mississippi limited liability company, (hereinafter referred to as Grantee), the following described real property, lying and being situated in the First Judicial District of Harrison County, Mississippi, and more particularly described as follows, to-wit:

An 8.99 +/- tract of property located on Klondyke Road, Long Beach, MS consisting of 2 parcels, more particularly described as:

PARCEL 1: LOTS 10 AND 11 QUARLES SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

PARCEL 2: A PART OF JONES PARCEL AS SHOWN ON PLAT OF QUARLES SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST, AND FROM SAID POINT RUN NORTH 1111.79 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID JONES PARCEL FOR THE POINT OF BEGINNING; RUN THENCE EAST 208.71 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID JONES PARCEL; THENCE NORTH ALONG THE EAST LINE OF SAID JONES PARCEL 209.7 FEET, MORE OR LESS, TO A POINT COMMON TO THE NORTH LINE OF LOT 10 QUARLES SUBDIVISION AND BEING AT A POINT ON THE SOUTH LINE OF THE PROPERTY CONVEYED TO SOUTH CENTRAL BELL TELEPHONE COMPANY; THENCE WEST 208.71 FEET, MORE OR LESS, TO THE WEST LINE OF SAID JONES PARCEL; THENCE SOUTH 209.7 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID JONES PARCEL AND THE POINT OF BEGINNING.

LESS AND EXCEPT:

THE EAST 10 FEET OF SAID LOTS 10 AND 11 OF QUARLES SUBDIVISION, AND THE SOUTH 25 FEET OF SAID LOT 11, WHICH WAS CONVEYED TO THE CITY OF LONG BEACH, MISSISSIPPI.

This conveyance is made subject to any and all regulations, ordinances, reservations, restrictions, easements, exceptions, covenants and conditions of record, including any oil, gas or other mineral reservations affecting the above described land.

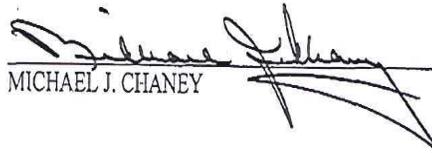
Grantor reserves all oil, gas or other mineral reservations not previously reserved.

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2

Ad valorem taxes due for past years, if any, and assessed to said property for the year 2007 shall be paid by Grantor within 30 days of the date of closing.

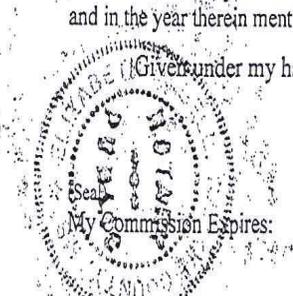
WITNESS the signature of the Grantor, this 28th day of February, 2008.

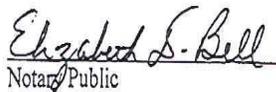

MICHAEL J. CHANEY

STATE OF MISSISSIPPI
COUNTY OF WARREN

PERSONALLY APPEARED BEFORE ME, on this the 28th day of February, 2008, the undersigned authority in and for said County and State, the within named MICHAEL J. CHANEY who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and in the year therein mentioned.

(Given under my hand and seal of office.




Notary Public

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES NOV 23, 2010
BONDED THRU STEGALL NOTARY SERVICE

ADDRESS OF GRANTOR:
MICHAEL J. CHANEY
528 Inglewood Drive
Vicksburg, Mississippi 39180
Telephone No. (601) 529-4482

ADDRESS OF GRANTEE:
LONG BEACH ESTATES, LLC
2008 University Avenue, Suite E
Oxford, Mississippi 38655
Telephone No. (662) 236-5080

PREPARED BY:
CHARTRE CONSULTING, LTD.
2008 E. University Avenue, Suite E
Oxford, Mississippi 38655
Telephone No. (662) 236-5080

**MINUTES OF FEBRUARY 11, 2010
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At the applicants request this item was removed from the agenda.

There being no further business to come before the Planning Commission at this time Commissioner Lipski made motion seconded by Commissioner Hansen and unanimously carried to ADJOURN the meeting until the next regularly scheduled meeting in due course.

APPROVED:

Commission Chairman, Frank Olaivar

Date: _____

ATTEST:

Claire Leatherwood, Zoning Enforcement Officer