

**MINUTES OF JANUARY 14, 2016  
PLANNING COMMISSION**

Be it remembered that a regular meeting of Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 14<sup>th</sup> day of January 2016, 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 meeting.

There was present and in attendance on said Commission and at the meeting the following named persons Commission Chairman Frank Olaivar, Commissioners Donald Frazer, Randy Fischer, Jim Heinzl, Chris Carrubba, Nicholas Brown, Ron Robertson, and minutes Clerk Veronica Howard.

Commissioner(s) Jeff Hansen and Patricia Bennett were absent the meeting.

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

\*\*\*\*\*

Commissioner Fischer made motion seconded by Commissioner Robertson and unanimously carried to approve the regular meeting minutes of December 10, 2015 as submitted.

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It came for consideration under new business certificate of re-subdivision for property located on Ocean Wave Avenue and Finley Avenue submitted by Butler Homes as follows:

**MINUTES OF JANUARY 14, 2016  
PLANNING 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	1/16/2016
Zoning	R-1
Agenda Date	1/14/2016
Check Number	2582

APPLICATION FOR CASE REVIEW

- I. TYPE OF CASE: **CERTIFICATE OF RESUBDIVISION**
- II. ADVALOREM TAX PARCEL NUMBER(S): 0711M-03-049.000 & 0711N-25-044.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Ocean Wave + Finley
- IV. ADDRESS OF PROPERTY INVOLVED: 106 Sea Pine #174 Ocean Wave
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 2 LOTS  
Into 2 LOTS

- 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.

**\*\*\*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 2<sup>nd</sup> or 4<sup>th</sup> 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.

Butler Homes LLC  
Name of Rightful Owner (PRINT)

13090 Lorraine Rd  
Owner's Mailing Address

Biloxi MS 39532  
City State Zip

228-324-8086  
Phone

MKR 1-6-16  
Signature of Rightful Owner Date

~~Justi Walker~~ Mike Butler  
Name of Agent (PRINT)

Samy  
Agent's Mailing Address

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
Phone

MKR \_\_\_\_\_  
Signature of Applicant Date



MINUTES OF JANUARY 14, 2016  
PLANNING COMMISSION

leases of oil, gas and minerals by previous owners of subject property.

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

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

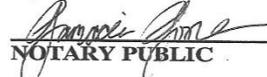
WITNESS THE SIGNATURE of the Grantor on this the 6 day of December, 2015.

  
RORY ALAN COBB, JR.

STATE OF GA  
COUNTY OF FULTON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, RORY ALAN COBB, JR., who acknowledged that he signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 7th day of December, 2015.

  
NOTARY PUBLIC

(SEAL)

My Commission Expires: 02/23/2019



12/01/2015 10:38 FAX

0005/0018

3

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land situated in the City of Long Beach, First Judicial District, Harrison County, Mississippi.

Beginning at a point at the intersection of the North margin of the sidewalk that lies adjacent to and parallel with the West Beach Boulevard in said City, where same crosses the East line of Lot 2 of the Gottschalk Survey, thence running North along the East margin of said Lot 2 a distance of 429 feet to a point which is the place of beginning; from said point of beginning running thence Westerly and parallel with said sidewalk a distance of 192.8 feet to the Western margin of Lot 1 of the said Gottschalk Survey, running thence Northerly along the Western margin of said Lot 1 a distance of 100 feet to a point, running thence Easterly and parallel with said sidewalk a distance of 192.8 feet to the Eastern margin of said Lot 2, running thence South along the Eastern margin of said Lot 2 a distance of 100 feet to the point of beginning.

Said property being a part of Lots 1 and 2 of the Gottschalk Survey of the Claude Ladner Claim or Grant in Sections 7 and 18 in Township 8 South of Range 11 West in Harrison County, Mississippi.

Beginning at a point at the intersection of the North margin of the sidewalk adjacent to and parallel with the West Beach Boulevard in said city where same crosses the East line of Lot Two (2) of the Gottschalk Survey, running thence North along the East margin of said Lot Two (2), being the West margin of Ocean Wave Avenue a distance of 529 feet to a point; running thence Westerly and parallel with said sidewalk a distance of 192.8 feet to the Western margin of Lot One (1) of said Gottschalk Survey, which is the point of beginning from the said point of beginning running thence West and continuing parallel to said sidewalk a distance of 156 feet to a point; running thence South and parallel with the said West margin of Lot One (1) of the Gottschalk Survey to a point, which is the West projection of the North margin of Finley Street; running thence East a distance of 156 feet to the West margin of said Lot One (1) of the Gottschalk Survey; running thence North along the West margin of said Lot One (1) to the point of beginning.

**MINUTES OF JANUARY 14, 2016  
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 Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcels (0711M-03-049.000 and 0711N-05-044.000) into (two) parcels. The subject property is generally described as being located (106 Sea Pine Drive and 174 Ocean Wave Avenue, Long Beach, MS).

The Case File Number is: \_\_\_\_\_

**LEGAL DESCRIPTIONS**

**LEGAL DESCRIPTION OF 0711M-03-049.000 PRIOR TO THIS RESUBDIVISION:**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 11 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE POINT OF INTERSECTION OF THE WEST MARGIN OF OCEAN WAVE AVENUE WITH THE SOUTH MARGIN OF SEA PINE LANE; THENCE ALONG THE SOUTH MARGIN OF SEA PINE LANE, S63°03'51"W 199.20' TO AN IRON ROD AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN OF SEA PINE LANE, S61°42'48"W 148.24' TO AN IRON ROD FOUND; THENCE S28°30'45"E 170.38' TO AN IRON ROD; THENCE N65°49'27"E 150.00' TO AN IRON ROD; THENCE N28°55'58"W 181.14' TO THE POINT OF BEGINNING, CONTAINING 26,167.67 SQUARE FEET OR 0.601 ACRE. HEREIN DESCRIBED PROPERTY BEING SUBJECT TO AN INGRESS AND EGRESS EASEMENT ACROSS THE WEST 20 FEET OF SAID PROPERTY. BEING THAT SAME PROPERTY DESCRIBED IN INSTRUMENT NO. 2015-0008973-D-J1 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PROPERTY BEING DESIGNATED AS TAX PARCEL NUMBER 0711M-03-049.000.

**LEGAL DESCRIPTION OF 0711N-05-044.000 PRIOR TO THIS RESUBDIVISION:**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 11 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE POINT OF INTERSECTION OF THE WEST MARGIN OF OCEAN WAVE AVENUE WITH THE SOUTH MARGIN OF SEA PINE LANE; THENCE ALONG THE WEST MARGIN OF OCEAN WAVE AVENUE, S28°27'11"E 100.00' TO AN IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST MARGIN, S28°34'03"E 93.00' TO AN IRON ROD AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID WEST MARGIN, S28°26'57"E 100.00' TO A MAG. NAIL SET IN ASPHALT ON THE NORTH EDGE OF AN ASPHALT DRIVEWAY; THENCE S66°12'32"W 348.42' TO AN ANGLE IRON FOUND; THENCE N28°30'45"W 100.00' TO AN IRON ROD; THENCE N65°49'27"E 150.00' TO AN IRON ROD; THENCE N66°29'49"E 198.54' TO THE POINT OF BEGINNING, CONTAINING 34,912.77 SQUARE FEET OR 0.801 ACRE. BEING THAT SAME PROPERTY DESCRIBED IN INSTRUMENT NO. 2015-0009029-D-J1 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PROPERTY BEING DESIGNATED AS TAX PARCEL NUMBER 0711N-05-044.000.

**LEGAL DESCRIPTIONS OF THE TWO PROPOSED PARCELS:**

**LEGAL DESCRIPTION of (Parcel "A"):**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 11 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE POINT OF INTERSECTION OF THE WEST MARGIN OF OCEAN WAVE AVENUE WITH THE SOUTH MARGIN OF SEA PINE LANE; THENCE ALONG THE SOUTH MARGIN OF SEA PINE LANE, S63°03'51"W 199.20' TO AN IRON ROD AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN OF SEA PINE LANE, S61°42'48"W 148.24' TO AN IRON ROD FOUND; THENCE S28°30'45"E 170.38' TO AN IRON ROD; THENCE S28°30'45"E 100.00' TO AN ANGLE IRON FOUND AT THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY OF PRIES; THENCE ALONG THE NORTH LINE OF PROPERTY NOW OR FORMERLY OF PRIES AND HIRSCH, N66°12'32"E 150.82' TO AN IRON ROD; THENCE N28°55'58"W 101.07' TO AN IRON ROD AT THE SOUTHWEST CORNER OF PROPERTY NOW OR FORMERLY OF DARNELL; THENCE ALONG THE WEST LINE OF SAID PROPERTY AND PROPERTY NOW OR FORMERLY OF FREEMAN, N28°55'58"W 181.14' TO THE POINT OF BEGINNING, CONTAINING 41,237.78 SQUARE FEET OR 0.947 ACRE.

**MINUTES OF JANUARY 14, 2016  
PLANNING COMMISSION**

**LEGAL DESCRIPTION of (Parcel "B"):**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 11 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE POINT OF INTERSECTION OF THE WEST MARGIN OF OCEAN WAVE AVENUE WITH THE SOUTH MARGIN OF SEA PINE LANE; THENCE ALONG THE WEST MARGIN OF OCEAN WAVE AVENUE, S28°27'11"E 100.00' TO AN IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST MARGIN, S28°34'03"E 93.00' TO AN IRON ROD AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID WEST MARGIN, S28°26'57"E 100.00' TO A MAG. NAIL SET IN ASPHALT ON THE NORTH EDGE OF AN ASPHALT DRIVEWAY; THENCE S66°12'32"W 197.60' TO AN IRON ROD; THENCE N28°55'58"W 101.07' TO AN IRON ROD AT THE SOUTHWEST CORNER OF PROPERTY NOW OR FORMERLY OF DARNELL; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY, N66°29'49"E 198.54' TO THE POINT OF BEGINNING, CONTAINING 19,835.96 SQUARE FEET OR 0.455 ACRE.

SEE ATTACHED SURVEY BY CLIFFORD A. CROSBY, PLS 2539 DATED JANUARY 4, 2016

You are hereby advised to investigate and determine the allowable uses as provided by the restrictive covenant, if any, which affect the subject property. Further the applicant hereby covenants and agrees to indemnify and hold harmless the City of Long Beach, its 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, its agents, servants, and/or employees concerning the petition for subdivision or the real property described herein.

**ACKNOWLEDGE**

**(1) CERTIFICATE OF OWNERSHIP**

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

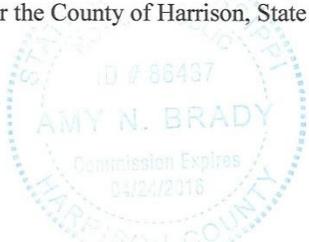
BUTLER HOMES, LLC

BY: *[Signature]*

1-6-16  
DATE

Subscribed and sworn to before me, in my presence this 6<sup>th</sup> day of January 2016, a Notary Public in and for the County of Harrison, State of Mississippi.

SEAL



*Amy N. Brady*  
NOTARY PUBLIC

My Commission Expires: 4/24/16

**(2) 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.

*[Signature]*  
ADMINISTRATOR

1/6/2016  
DATE

**MINUTES OF JANUARY 14, 2016  
PLANNING COMMISSION**

(3) CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and a deed description recorded in instrument no. 2015-0008973-D-J1 and 2015-0009029-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 4th day of JANUARY, 2016.



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

2539  
\_\_\_\_\_  
PLS MS 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:

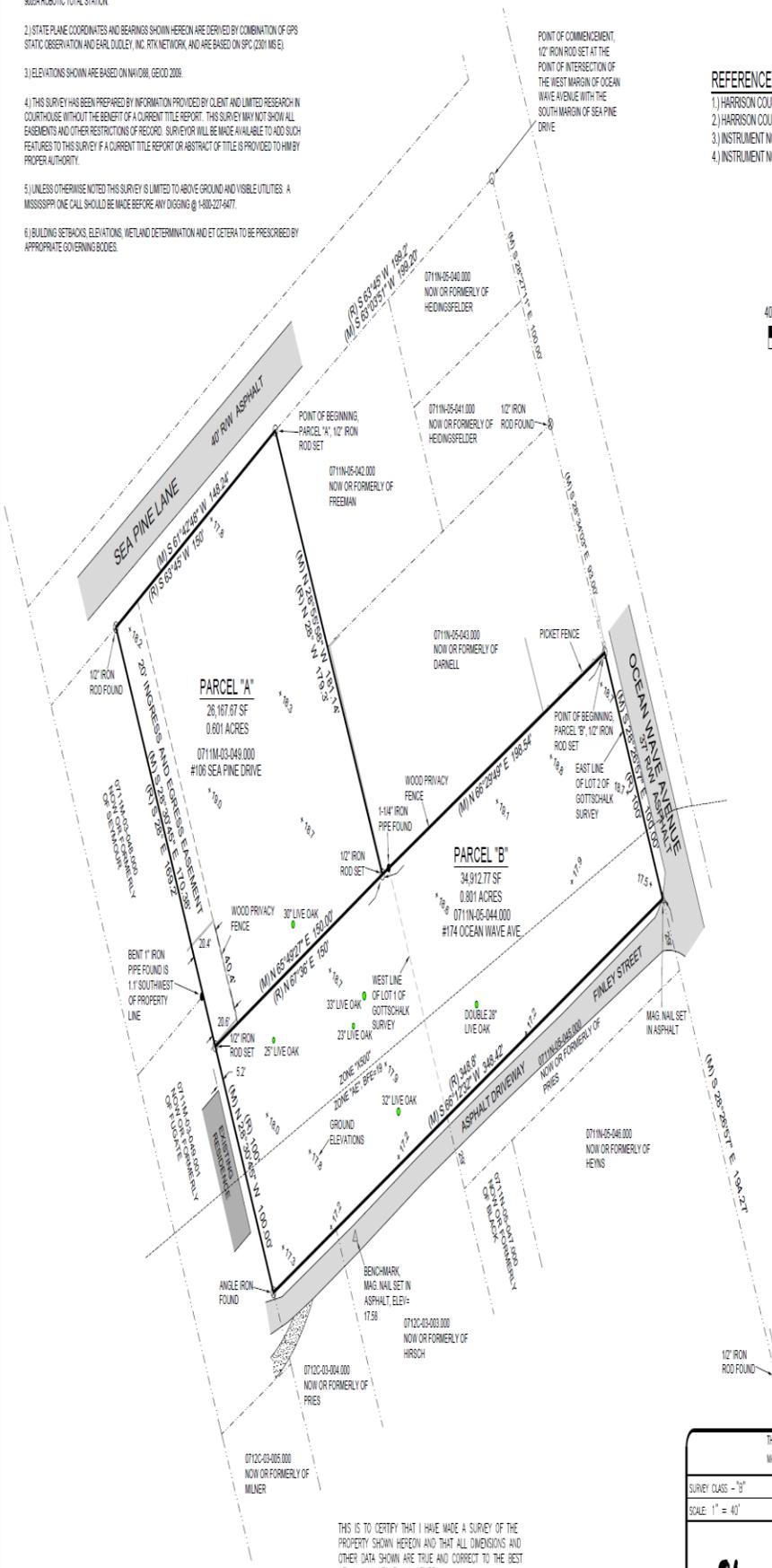
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# MINUTES OF JANUARY 14, 2016 PLANNING COMMISSION

**NOTES:**

- 1) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GROUND GPS RECEIVER AND TOPCON GPT-9008A ROBOTIC TOTAL STATION.
- 2) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2011 M8 E).
- 3) ELEVATIONS SHOWN ARE BASED ON NAVD83 GEOID 2011.
- 4) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 5) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 6) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.



**LEGEND:**

- ⊗ — IRON ROD FOUND
- — IRON PIPE FOUND
- — IRON ROD SET
- △ — SPIKE FOUND
- ▽ — SPIKE SET
- — CONCRETE MONUMENT FOUND
- ▣ — CONCRETE MONUMENT SET
- ▤ — UPRIGHT ANGLE FOUND
- ∠ — AS MEASURED
- ∠ — AS PER RECORD
- ∠ — AS PER PLAN
- — IRON ROD FOUND
- — IRON ROD SET

**REFERENCE MATERIALS:**

- 1.) HARRISON COUNTY TAX MAPS
- 2.) HARRISON COUNTY MAPPING INTERFACE
- 3.) INSTRUMENT NO. 2012-000740-D-11
- 4.) INSTRUMENT NO. 2013-000850-D-11

**SURVEY DESCRIPTION FOR PARCEL "A":**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 11 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE POINT OF INTERSECTION OF THE WEST MARGIN OF OCEAN WAVE AVENUE WITH THE SOUTH MARGIN OF SEA PINE LANE; THENCE ALONG THE SOUTH MARGIN OF SEA PINE LANE, S63°05'11"W 189.20' TO AN IRON ROD AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN OF SEA PINE LANE, S61°42'48"W 149.24' TO AN IRON ROD FOUND; THENCE S28°30'45"E 170.38' TO AN IRON ROD; THENCE N65°49'27"E 150.00' TO AN IRON ROD; THENCE N28°55'58"W 181.14' TO THE POINT OF BEGINNING, CONTAINING 26,167.67 SQUARE FEET OR 0.601 ACRE. HEREIN DESCRIBED PROPERTY BEING SUBJECT TO AN INGRESS AND EGRESS EASEMENT ACROSS THE WEST 20 FEET OF SAID PROPERTY, BEING THAT SAME PROPERTY DESCRIBED IN INSTRUMENT NO. 2012-000740-D-11 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, SAID PROPERTY BEING DESIGNATED AS TAX PARCEL NUMBER 0711M-05-049.000.

**SURVEY DESCRIPTION FOR PARCEL "B":**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 11 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLIFFORD A. CROSBY, P.L.S. DATE \_\_\_\_\_

THIS PROPERTY IS LOCATED IN FLA. ZONE AS SHOWN HEREON ACCORDING TO		
MAP NUMBER 28047003576	DATED JUNE 16, 2015	
SURVEY CLASS — "B"	FOR — BUTLER HOMES	BEARINGS SHOWN HEREON ARE DERIVED BY: GPS OBSERVATION, STATE PLANE COORDINATES
SCALE: 1" = 40'		DATES OF FIELD WORK: 11/17-11/18/2015
<b>CROSBY SURVEYING</b> PROFESSIONAL LAND SURVEYING 716 LIVE OAK DRIVE BLOOM, MISSISSIPPI 38832 PHONE: 228-234-1648 FAX: 228-594-9427 EMAIL: cff@crosbysurveying.com		PARTY CHIEF: CAC
		INSTRUMENT MARK: CAC
		RODWORK: CAC
		DRAWN BY: CAC
		DRAWING NUMBER: 15427.DWG
		REVISED:



**MINUTES OF JANUARY 14, 2016  
PLANNING COMMISSION**



A. GARNER RUSSELL & ASSOCIATES, INC. / CONSULTING ENGINEERS

520 33<sup>RD</sup> STREET  
GULFPORT, MS 39507

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

January 14, 2016

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

**RE: Certificate of Resubdivision – Tax Parcel No. 0711M-03-049.000 &  
0711N-05-044.000**

Ladies and Gentlemen:

I have received the referenced Certificate of Resubdivision and have reviewed it for compliance with the City's ordinances. This subdivision is simply a realignment of the property lines of two parcels. One existing parcel fronts on Sea Pine Lane and will be increased in size to approximately 0.95 acres. The second existing parcel has frontage on Ocean Wave Avenue and will be decreased in size to approximately 0.46 acres. Both parcels meet or exceed the minimum requirements for parcels in the R-1 zone. I recommend approval of this subdivision, subject to the payment of any required tapping fees or special connection fees as determined by the City's public works department.

Sincerely,

David Ball, P.E.

DB:539

In accordance with the City of Long Beach Subdivision Regulations, Section 3. MINOR SUBDIVISION APPROVAL and based upon the City Engineer's recommendation Commissioner Frazer made motion seconded by Commissioner Heinzl and unanimously carried recommending approval of the re-subdivision as submitted.

# MINUTES OF JANUARY 14, 2016 PLANNING COMMISSION

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Next agenda item for consideration was a tree removal request for one (1) Live Oak Tree for property located at 106 Sea Pine Drive submitted by Michael Butler as follows:

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



TREE PERMIT APPLICATION

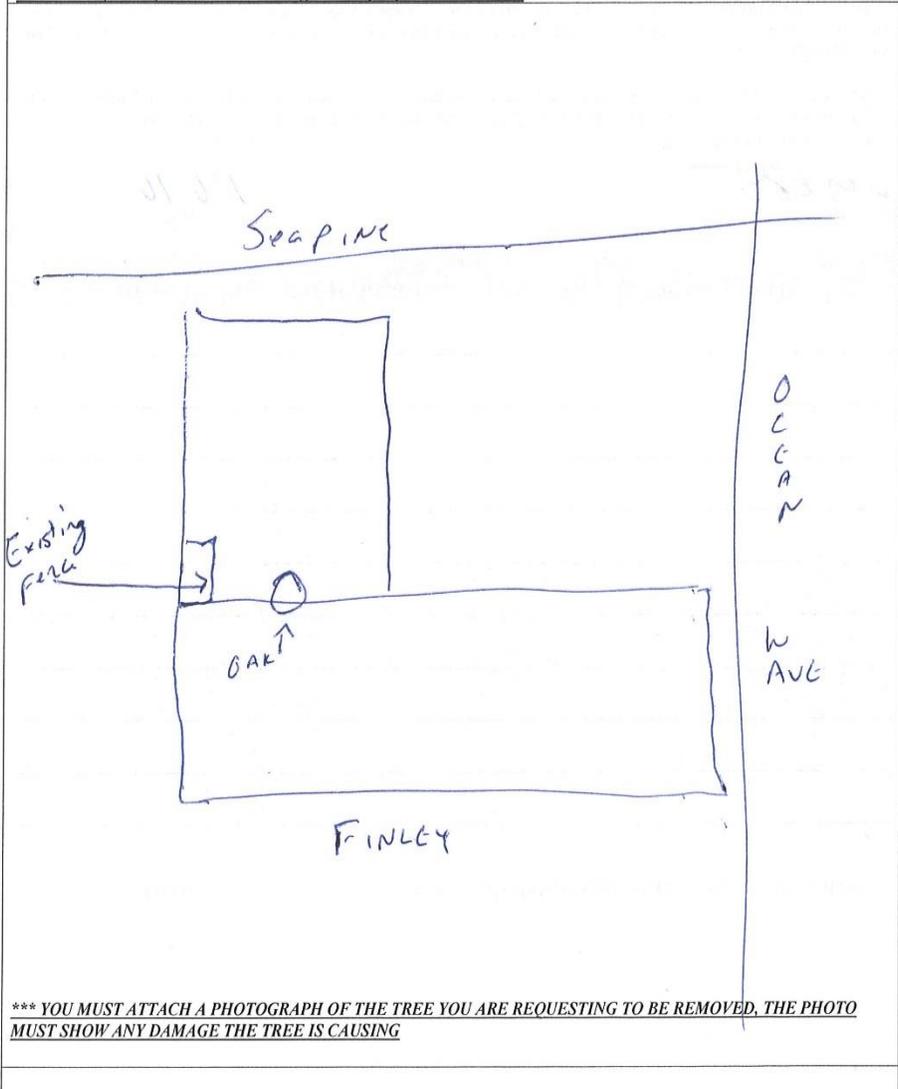
**Routine trimming does not require a permit.** The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for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

> 106 SEA PINE DRIVE 0711M-03-049.000  
PROJECT ADDRESS (where the trees to be removed are): Tax Parcel Number

> WHAT TYPE OF TREE ARE YOU REQUESTING TO BE REMOVED? Live Oak  
i.e. Live Oak, Magnolia, etc.

**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 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.



**\*\*\* YOU MUST ATTACH A PHOTOGRAPH OF THE TREE YOU ARE REQUESTING TO BE REMOVED, THE PHOTO MUST SHOW ANY DAMAGE THE TREE IS CAUSING**

\*\* OVER \*\*



# MINUTES OF JANUARY 14, 2016 PLANNING COMMISSION

It came for consideration Planning Commission approval to operate a tourist homes (renting by the day or week) for property located at 111 East Avenue submitted by Charles and Ruth McKay as follows:

CITY OF LONG BEACH, MISSISSIPPI		
APPLICATION FOR CASE REVIEW		
<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560
<p>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</p>		
<p>II. Address of Property Involved: <u>111 East Ave. Long Beach 0612F-01-076.000</u>  <span style="float: right;">Tax Parcel Number</span></p>		
<p>III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)  <u>requesting to operate a vacation rental @</u>  <u>111 East Ave. Long Beach MS 39560</u></p>		
<p>IV. REQUIRED ATTACHMENTS:</p> <p>A. Interest and Ownership. <u>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.</u></p> <p>B. Survey and/or Site Plan. <u>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;</u></p> <p>C. Recorded Warranty Deed. <u>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.</u></p> <p>D. Fee. <u>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.</u></p> <p style="text-align: center;"><b>***NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.</b></p>		
<p>V. OWNERSHIP AND CERTIFICATION:  <u>READ BEFORE EXECUTING.</u> 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<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.</p> <p><b>Ownership:</b> 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>		
<p><u>Charles K &amp; Ruth A McKay</u>  Name of Rightful Owner (PRINT)</p> <p><u>995 S. Field St</u>  Owner's Mailing Address</p> <p><u>Lakewood, Co 80226</u>  City State Zip</p> <p><u>303-985-0024</u>  Phone</p> <p><u>ruthamckay@msn.com</u>  Email address</p> <p><u>Ruth A. McKay 12-8-15</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>_____  Email Address</p> <p>_____  Signature of Agent Date</p>	
OFFICE USE ONLY		
Date Received <u>12/29/15</u>	Zoning <u>R-1</u>	Agenda Date <u>1/14/16</u> Check Number <u>1486</u>

MINUTES OF JANUARY 14, 2016  
PLANNING COMMISSION

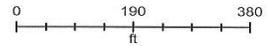
111 EAST AVE - 0612F-01-076.000



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: January 12, 2016



Prepared By and Return To:  
Schwartz, Orgler & Jordan, PLLC  
12206 Hwy 49  
Gulfport, MS 39503  
(228) 832-8550  
Our File #151353

Indexing Instructions:  
Lot 54, Henderson-Shipman-Hughes  
Partition of the B. Pellerin Claim 22,  
T8S, R12W, Harrison County, 1<sup>st</sup> JD,  
MS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

JUNE WILLIAMS  
19380 W. LAKE VILLAGE DRIVE  
GULFPORT, MS 39503  
(228) 297-4711

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

CHARLES K. McKAY and RUTH A. McKAY  
as tenants by the entirety with full rights of survivorship and not as tenants in common  
995 S FIELD STREET  
DENVER, CO 80226  
(303) 985-0024

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

ATTACHED HERETO AS EXHIBIT "A"

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

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



MINUTES OF JANUARY 14, 2016  
PLANNING COMMISSION

be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

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

WITNESS THE SIGNATURE of the Grantor on this the 27th day of August, 2015.

*June Williams*  
JUNE WILLIAMS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, JUNE WILLIAMS, who acknowledged that she signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 27th day of August, 2015.



*Celeste Paige*  
NOTARY PUBLIC

(SEAL)

My Commission Expires:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land in Lot Fifty-Four (54) of the HENDERSON-SHIPMAN-HUGHES PARTITION of the B. Pellerin Claim 22 in Township 8 South, Range 12 West, in the First Judicial District of Harrison County, Mississippi, fronting on the East side of East Avenue in Long Beach, Mississippi and designated as Lot S on survey of James A. Martin, dated January 6, 1959, being recorded in Deed Book 263 at Page 181 of the Deed Records of the First Judicial District of Harrison County, Mississippi. Said parcel of land being more particularly described as:

Beginning at a point which is the intersection of the South margin of Railroad Street, with the East margin of East Avenue and running thence South along the East margin of East Avenue, a distance of 449.4 feet to the Point of Beginning. From said Point of Beginning, run thence East, a distance of 130 feet to a stake; run thence South, a distance of 75 feet to a stake; run thence West, a distance of 130 feet to a take; and the East margin of East Avenue; run thence North along the East margin of East Avenue, a distance of 75 feet to the Point of Beginning.

Tax Parcel Number: 0612F-01-076.000.

Prepared By and Return to:  
Schwartz, Orgler & Jordan, PLLC  
12206 Hwy 49  
Gulfport, MS 39503  
(228) 832-8550

**MINUTES OF JANUARY 14, 2016  
PLANNING COMMISSION**

After considerable discussion Commissioner Carrubba made motion seconded by Commissioner Robertson and unanimously carried recommending approval of the tourist home (renting by the day or week).

\*\*\*\*\*

It came for consideration tree removal request for thirty-four (34) Live Oak trees for tax parcel number 0611C-01-002.00, property located off Commission Road submitted by Castine Pointe as follows:

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



TREE PERMIT APPLICATION

**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.  
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. 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.

➤ Castine Pointe      0611C-01-002.000  
PROJECT ADDRESS (where the trees to be removed are):      Tax Parcel Number  
Phase I

➤ WHAT TYPE OF TREE ARE YOU REQUESTING TO BE REMOVED?      OAKS  
i.e. Live Oak, Magnolia, etc.

**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 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.

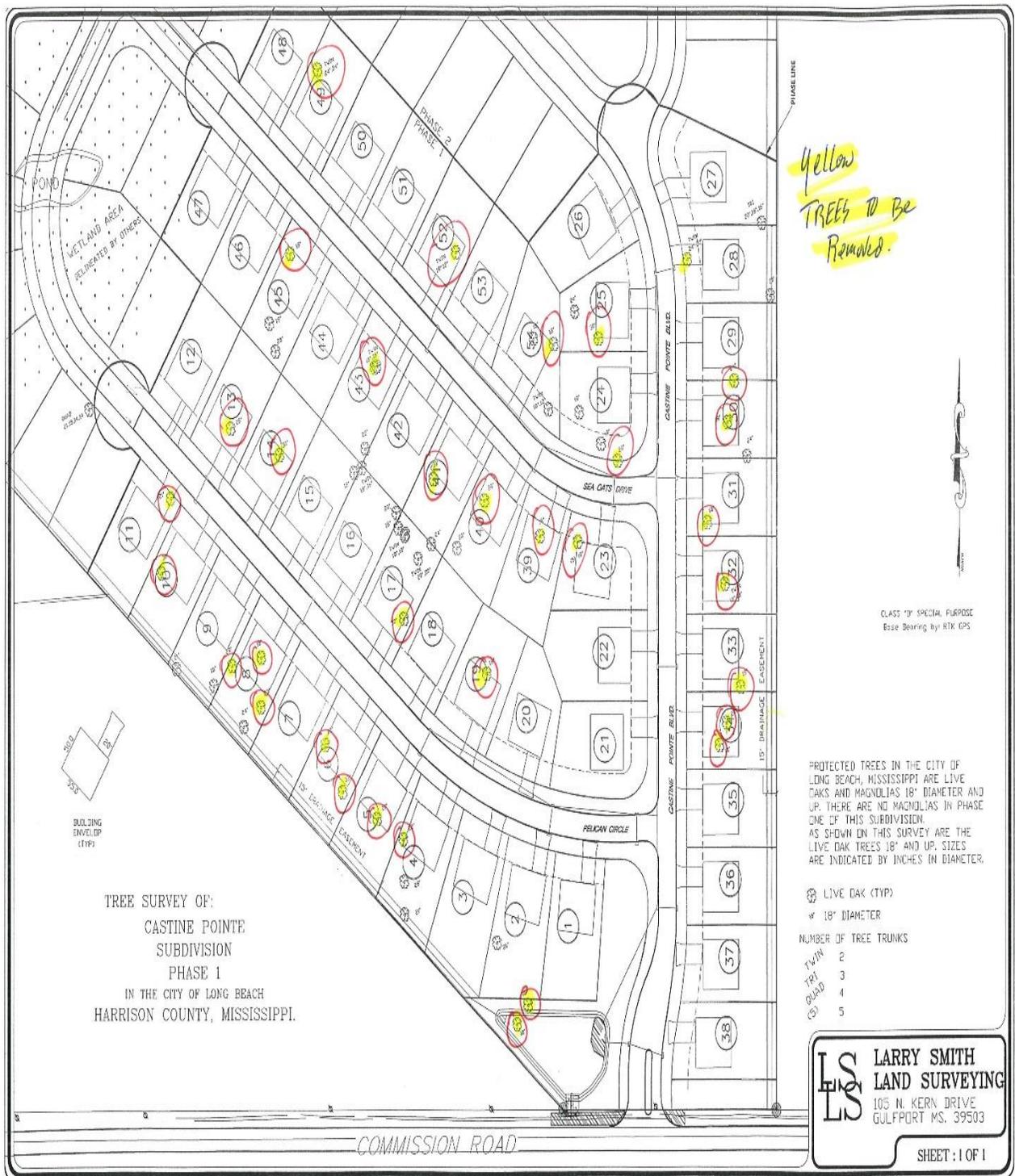
See Enclosed Plat

**\*\*\* YOU MUST ATTACH A PHOTOGRAPH OF THE TREE YOU ARE REQUESTING TO BE REMOVED, THE PHOTO MUST SHOW ANY DAMAGE THE TREE IS CAUSING**

\*\* OVER \*\*



**MINUTES OF JANUARY 14, 2016  
PLANNING COMMISSION**



After considerable discussion and Commissioner Jim Heinzl, certified Arborist made motion seconded by Commissioner Carrubba and unanimously carried recommending removal of the trees, stating in accordance with the City of Long Beach Tree Ordinance, the developer must replant forty (40), six inch (6") in diameter, Live Oak trees within the development.

\*\*\*\*\*

Next item for consideration a certificate of re-subdivision for property located at 108 8<sup>th</sup> Street submitted by W. H. McPherson as follows:

**MINUTES OF JANUARY 14, 2016  
PLANNING 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	<u>1/12/16</u>
Zoning	<u>R-1</u>
Agenda Date	<u>1/14/16</u>
Check Number	<u>1003</u>

APPLICATION FOR CASE REVIEW

- I. TYPE OF CASE: **CERTIFICATE OF RESUBDIVISION**
- II. ADVALOREM TAX PARCEL NUMBER(S): 0711M-05-027.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: NORTH SIDE OF EIGHTH STREET, WEST OF WRIGHT AVENUE, BETWEEN OLD PASS ROAD (N) & RAILROAD (S)
- IV. ADDRESS OF PROPERTY INVOLVED: #108 EIGHTH STREET
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of ONE PARCEL  
Into THREE PARCELS
- 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.

**\*\*\*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 2<sup>nd</sup> or 4<sup>th</sup> 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.

W. H. Mc PHERSON  
Name of Rightful Owner (PRINT)

\_\_\_\_\_  
Name of Agent (PRINT)

#1109 LIPSCOMB DRIVE  
Owner's Mailing Address

\_\_\_\_\_  
Agent's Mailing Address

BRENTWOOD TN 37027  
City State Zip

\_\_\_\_\_  
City State Zip

(615) 330-1500  
Phone

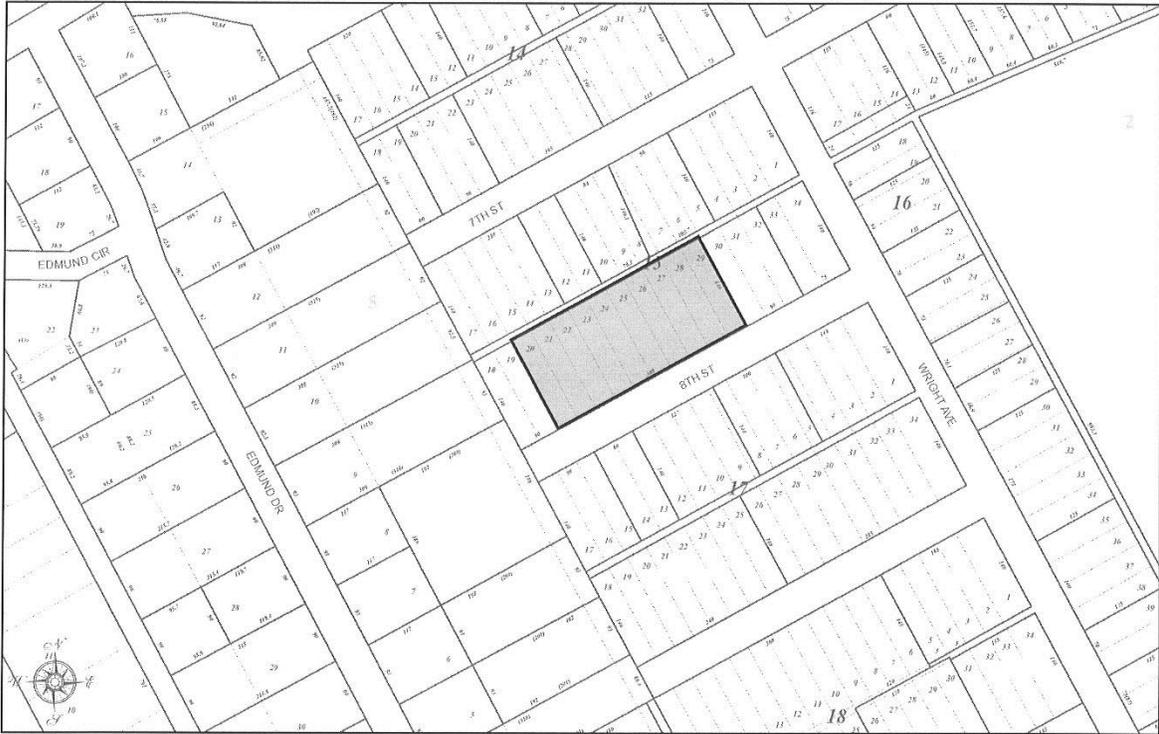
\_\_\_\_\_  
Phone

[Signature] 1-15-15  
Signature of Rightful Owner Date

\_\_\_\_\_  
Signature of Applicant Date

# MINUTES OF JANUARY 14, 2016 PLANNING COMMISSION

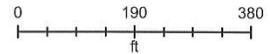
108 8TH STREET - 0711M-05-027.000



## HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY, TAX ASSESSOR.

MAP DATE: January 12, 2016



By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 28047003576, revision date June 16, 2009. Check with Building Official for community determined base flood elevation. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding. Confirm ABFE/DFIRM map with NFP Specialist in Planning Department.

This is to CERTIFY that this map or plot and the survey on which it is based were made in accordance with "Minimum Standards for Land Surveying in the State of Mississippi".

*J. Michael Cassidy*  
J. MICHAEL CASSADY, PLS  
Dated: December 15, 2015



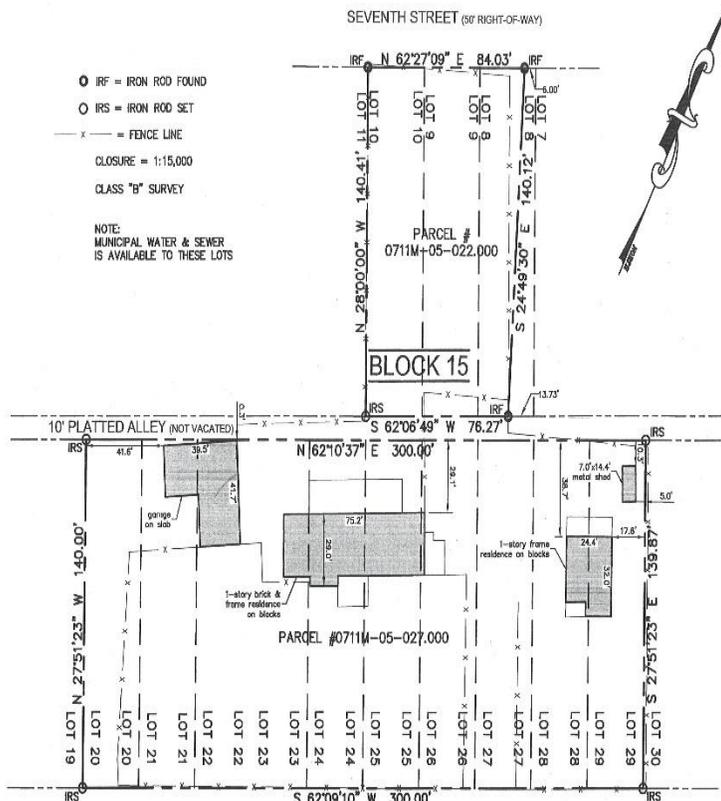
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- X — = FENCE LINE
- CLOSURE = 1:15,000
- CLASS "B" SURVEY

NOTE:  
MUNICIPAL WATER & SEWER  
IS AVAILABLE TO THESE LOTS

**REFERENCES:**

- SURVEY BY J. A. MARTIN  
DATED: JANUARY 19, 1959
- SURVEY BY J. A. MARTIN  
DATED: NOVEMBER 21, 1961
- SURVEY BY J. M. CASSADY  
DATED: SEPTEMBER 28, 1981
- SURVEY BY J. M. CASSADY  
DATED: JUNE 16, 1996
- SURVEY BY J. M. CASSADY  
DATED: MAY 11, 2001

RESUBDIVISION OF  
PARCEL #0711M-05-022.000 &  
PARCEL #0711M-05-027.000  
INTO PARCEL ONE, TWO & THREE  
SHEET 1 OF 4

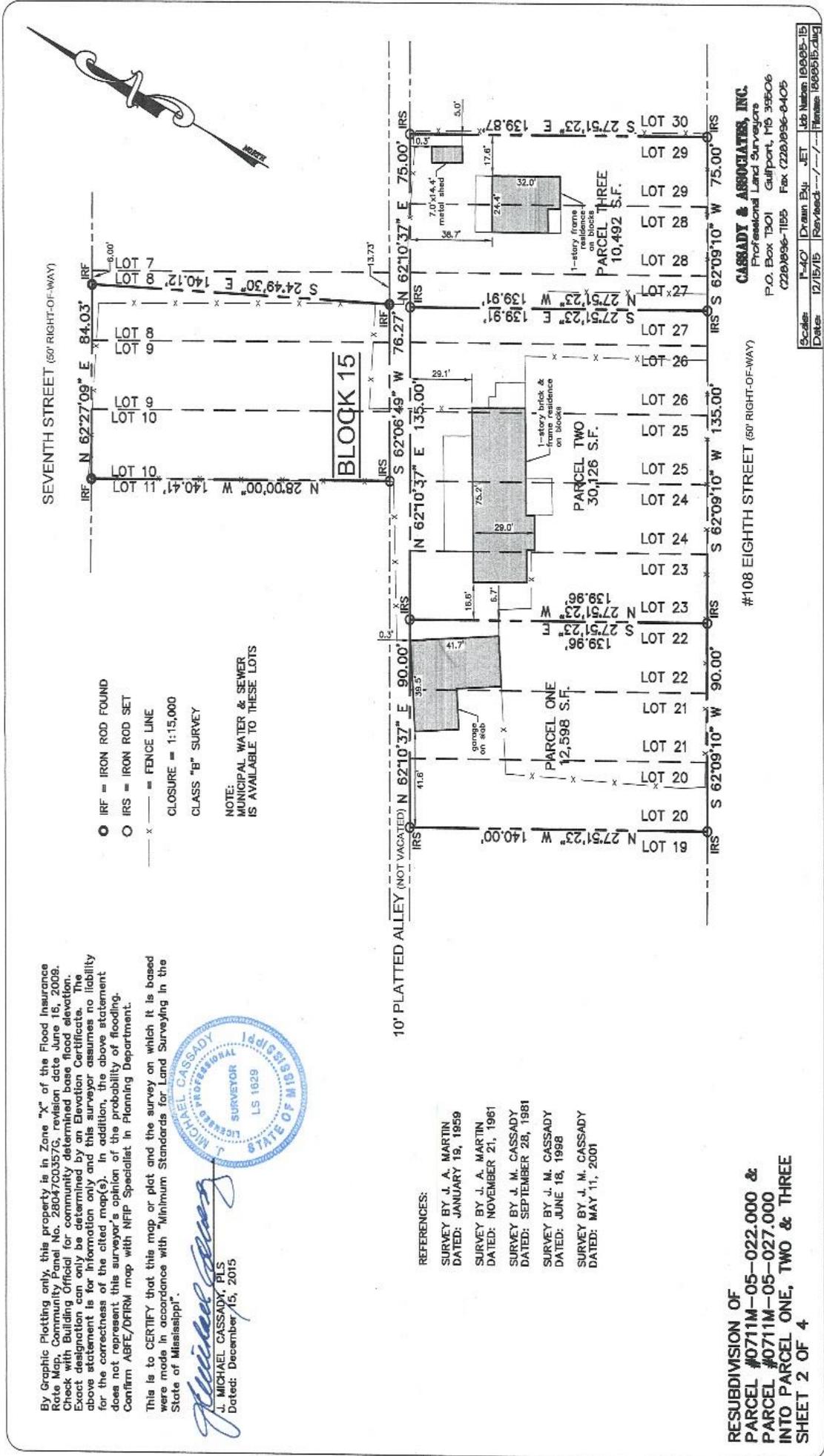


#108 EIGHTH STREET (50' RIGHT-OF-WAY)

**CASSADY & ASSOCIATES, INC.**  
Professional Land Surveyors  
P.O. Box 1301 Gulfport, MS 39506  
(228)896-1155 Fax (228)896-6405

Scale: 1"=40' Drawn By: JET Ltr. No. 10005-15  
Date: 12/15/15 Revised: JET/HMS Form: 060805.dwg

MINUTES OF JANUARY 14, 2016  
PLANNING COMMISSION



RESUBDIVISION OF  
PARCEL #0711M-05-022.000 &  
PARCEL #0711M-05-027.000  
INTO PARCEL ONE, TWO & THREE  
SHEET 2 OF 4

**MINUTES OF JANUARY 14, 2016  
PLANNING COMMISSION**

**CERTIFICATE OF RESUBDIVISION**

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel 0711M-05-027.000 into three new parcels. The subject properties are generally described as being located adjacent to Seventh Street and Eighth Street.

**LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:**

PARCEL NO. 0711M-05-027.000  
(Instrument No. 2015-0422-D-1)

Lots 20 through 29, and part of Lot 8, and all of Lots 9 and 10, inclusive, Block 15, OLD PLANTATION ADDITION, being a subdivision located in the First Judicial District of Harrison County, Mississippi, as per map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, in Plat Book 4, at Page 16 (Copy Book 2A at Page 142) thereof, reference to which is hereby made in aid of and as part of this description..

**LEGAL DESCRIPTIONS OF THE (3) NEW PARCELS READ AS FOLLOWS:**

**LEGAL DESCRIPTION OF PARCEL ONE:**

All of Lots 20, 21, and 22, Block 15, OLD PLANTATION ADDITION TO GULFPORT (Plat Book 4, Page 16), City of Long Beach, First Judicial District of Harrison County, Mississippi. Said parcel contains 12,598 square feet.

**LEGAL DESCRIPTION OF PARCEL TWO:**

All of Lots 23, 24, 25, 26, and the west 15 feet of Lot 27, Block 15, OLD PLANTATION ADDITION TO GULFPORT (Plat Book 4, Page 16), City of Long Beach, First Judicial District of Harrison County, Mississippi. Said parcel contains 30,126 square feet.

**LEGAL DESCRIPTION OF PARCEL THREE:**

The east 15 feet of Lot 27 and all of Lots 28 and 29, Block 15, OLD PLANTATION ADDITION TO GULFPORT (Plat Book 4, Page 16), City of Long Beach, First Judicial District of Harrison County, Mississippi. Said parcel contains 10,492 square feet.

**RESUBDIVISION OF  
PARCEL #0711M-05-022.000 &  
PARCEL #0711M-05-027.000  
INTO PARCEL ONE, TWO & THREE  
SHEET 3 OF 4**

**PREPARED BY:**  
**CASSADY & ASSOCIATES, INC.**  
Professional Land Surveyors  
P.O. Box 1901 Gulfport, MS 39506  
(228)696-1155 Fax (228)696-8406

Scale:	1"=40'	Drawn By:	JET	Job Number:	16095-15
Date:	12/15/15	Reviewed:	-/-/-	Filename:	1609515.dwg



**MINUTES OF JANUARY 14, 2016  
PLANNING COMMISSION**



A. GARNER RUSSELL & ASSOCIATES, INC. / CONSULTING ENGINEERS

520 33<sup>RD</sup> STREET  
GULFPORT, MS 39507

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

January 14, 2016

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

**RE: Certificate of Resubdivision – Tax Parcel No. 0711M-05-027.000**

Ladies and Gentlemen:

I have received the referenced Certificate of Resubdivision and have reviewed it for compliance with the City's ordinances. This is a subdivision of one parcel, into three lots total. All three parcels will have frontage on Eight Street, and each parcel meets or exceeds the minimum requirements for parcels in the R-1 zone. I recommend approval of this subdivision, subject to the payment of any required tapping fees or special connection fees as determined by the City's public works department. It is notable that the sewer main in this area is very shallow, meaning that the new parcels may require privately-owned grinder stations.

Sincerely,

  
David Ball, P.E.

DB:539

In accordance with the Long Beach Subdivision Regulations, Section 3. MINOR SUBDIVISION APPROVAL and based upon the City Engineer's recommendation Commissioner Robertson made motion seconded by Commissioner Brown and unanimously carried recommending approval of the re-subdivision as submitted.

**MINUTES OF JANUARY 14, 2016  
PLANNING COMMISSION**

\*\*\*\*\*

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

APPROVED:

\_\_\_\_\_  
Commission Chairman, Frank Olaivar

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Veronica Howard, Minutes Clerk