




5000 Diamondhead Circle • Diamondhead, MS 39525-3260
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TO: Mayor, City Council and City Manager

FROM: Ronald R. Jones, Building Official 

DATE: April 12, 2021

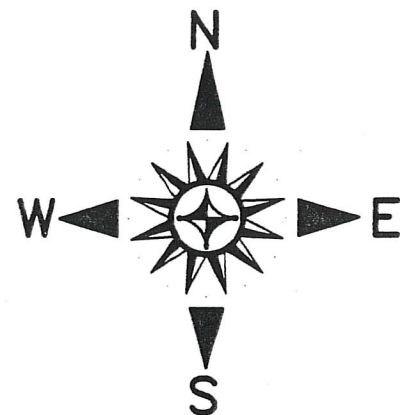
SUBJECT: Resubdivision of Glen Eagle PH 1, Lot 64 and 65 by John and Sharon McDonough

John and Sharon McDonough are requesting to resubdivide 2 lots.

The property address of the original lot is 7516 Turnberry Drive. The tax parcel numbers are 067N-1-35-036.000 and 067N-1-35-037.000. The legal description is Glen Eagle PH 1, Lot 64 and 65. The property is in a R-1 zoning district.

In accordance with the Subdivision Regulations, the 2 newly created parcels meet or exceed the minimum requirements in the Zoning Ordinance and Subdivision Regulations. Drainage and utility easements are also dedicated to the City. Therefore, I recommend acceptance of the resubdivision final plat of Lots 64 and 65.

Minimum Requirements-R-1		Parcel 1	Parcel 2
Min lot area	10,000 sf	29,167 sf	30,950 sf
Lot width	80'	193'	136'
Lot frontage	40'	202.7'	69.74'
FYSB	20'	20'	20'
SYSB	10'	10'	10'
RYSB	20'	20'	20'

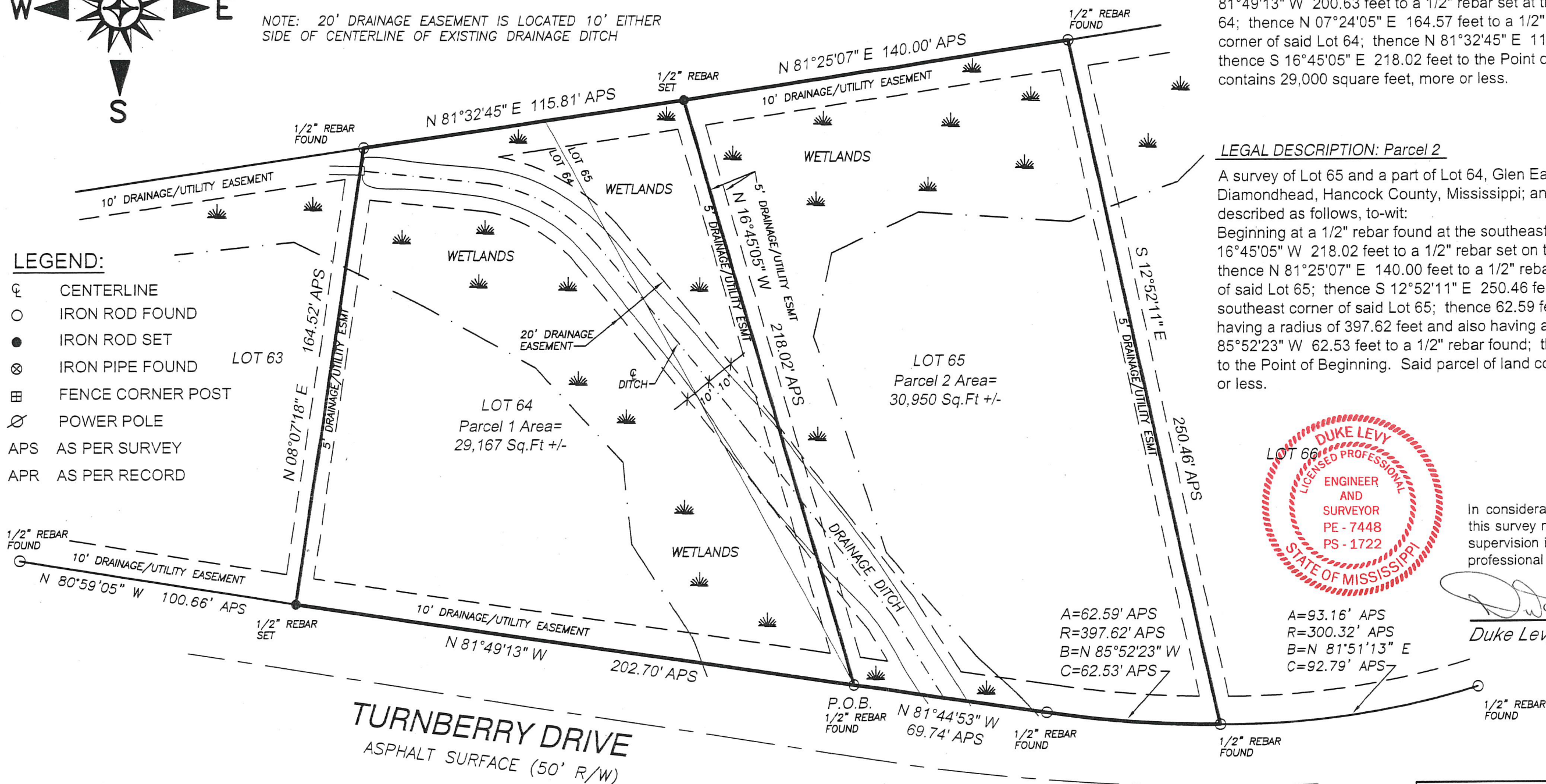


A RESUBDIVISION PLAT OF LOTS 64 AND 65, GLEN EAGLE AT
DIAMONDHEAD, CITY OF DIAMONDHEAD, HANCOCK COUNTY,
MISSISSIPPI

NOTE: 20' DRAINAGE EASEMENT IS LOCATED 10' EITHER
SIDE OF CENTERLINE OF EXISTING DRAINAGE DITCH

LEGEND:

- ☒ CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊞ FENCE CORNER POST
- ⊘ POWER POLE
- APS AS PER SURVEY
- APR AS PER RECORD



LEGAL DESCRIPTION: Parcel 1

A survey of Lot 64 and a part of Lot 65, Glen Eagle at Diamondhead, City of Diamondhead, Hancock County, Mississippi; and being more particularly described as follows, to-wit:

Beginning at a 1/2" rebar found at the southeast corner of said Lot 64; thence N 81°49'13" W 200.63 feet to a 1/2" rebar set at the southwest corner of said Lot 64; thence N 07°24'05" E 164.57 feet to a 1/2" rebar found at the northwest corner of said Lot 64; thence N 81°32'45" E 115.81 feet to a 1/2" rebar set; thence S 16°45'05" E 218.02 feet to the Point of Beginning. Said parcel of land contains 29,000 square feet, more or less.

LEGAL DESCRIPTION: Parcel 2

A survey of Lot 65 and a part of Lot 64, Glen Eagle at Diamondhead, City of Diamondhead, Hancock County, Mississippi; and being more particularly described as follows, to-wit:

Beginning at a 1/2" rebar found at the southeast corner of said Lot 64; thence N 16°45'05" W 218.02 feet to a 1/2" rebar set on the north line of said Lot 65; thence N 81°25'07" E 140.00 feet to a 1/2" rebar found at the northeast corner of said Lot 65; thence S 12°52'11" E 250.46 feet to a 1/2" rebar found at the southeast corner of said Lot 65; thence 62.59 feet along a curve to the right having a radius of 397.62 feet and also having a chord bearing and distance of N 85°52'23" W 62.53 feet to a 1/2" rebar found; thence N 81°44'53" W 69.74 feet to the Point of Beginning. Said parcel of land contains 30,950 square feet, more or less.



In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

Duke Levy
Duke Levy, RLS #1722

NOTES:

- 1) WATER & SEWER LINES ARE LOCATED ALONG TURNBERRY DRIVE
- 2) SETBACKS: FRONT & REAR - 20'
SIDE - 10'
- 3) THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
- 4) SURVEY CLOSURE > 1:10,000

REFERENCES:

- 1) DEED BOOK 2007 PAGE 3326
- 2) PLAT OF GLEN EAGLE S/D, PHASE 1



SHEET 2 OF 3

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

DUKE LEVY & ASSOCIATES, P.A.



4412 LEISURE TIME DRIVE
DIAMONDHEAD, MS 39525
(228) 343-9691 PHONE

SCALE: 1" = 40'

DATE: 01-04-2021
REVISED: 03-09-2021

DRAWING: WO# 2020-285

CLIENT: John McDonough