

5000 Diamondhead Circle • Diamondhead, MS 39525-3260  
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[www.diamondhead.ms.gov](http://www.diamondhead.ms.gov)

TO: Mayor, City Council and City Manager

FROM: Ronald R. Jones, Building Official *R. Jones*

DATE: April 12, 2021

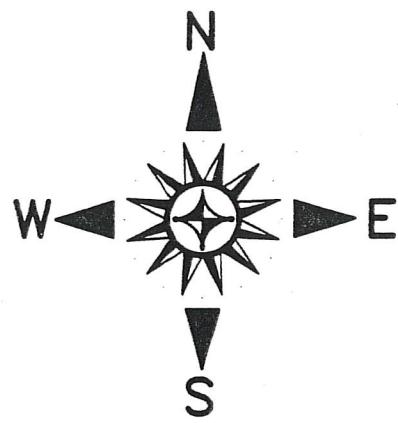
SUBJECT: Resubdivision of Glen Eagle PH 1, Lot 64 and 65 by John and Sharon McDonough

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
Lot width	80'	193'
Lot frontage	40'	202.7'
FYSB	20'	20'
SYSB	10'	10'
RYSB	20'	20'

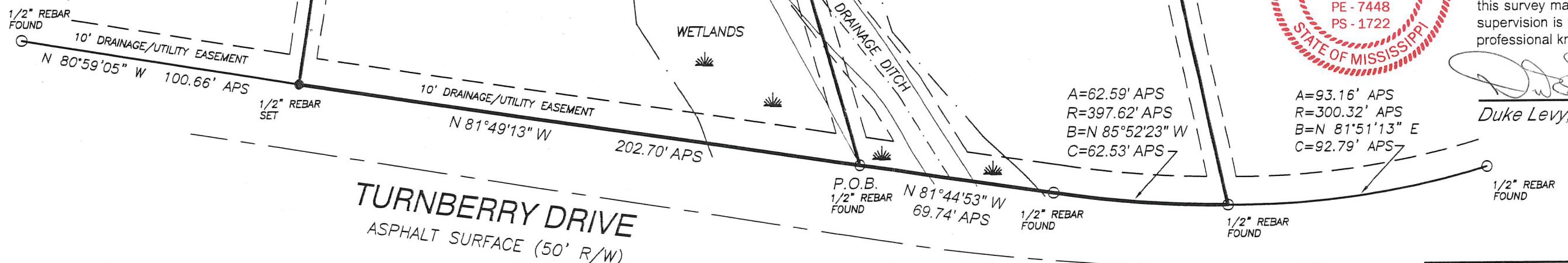


A RESUBDIVISION PLAT OF LOTS 64 AND 65, GLEN EAGLE AT  
DIAMONDHEAD, CITY OF DIAMONDHEAD, HANCOCK COUNTY,  
MISSISSIPPI

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



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

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

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.

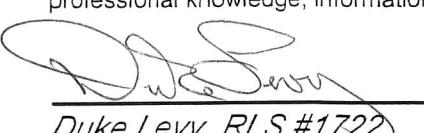
LEGAL DESCRIPTION: Parcel 2

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, RLS #1722

RECEIVED  
APR 06 2021  
BY:

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