

**Pat Rich**

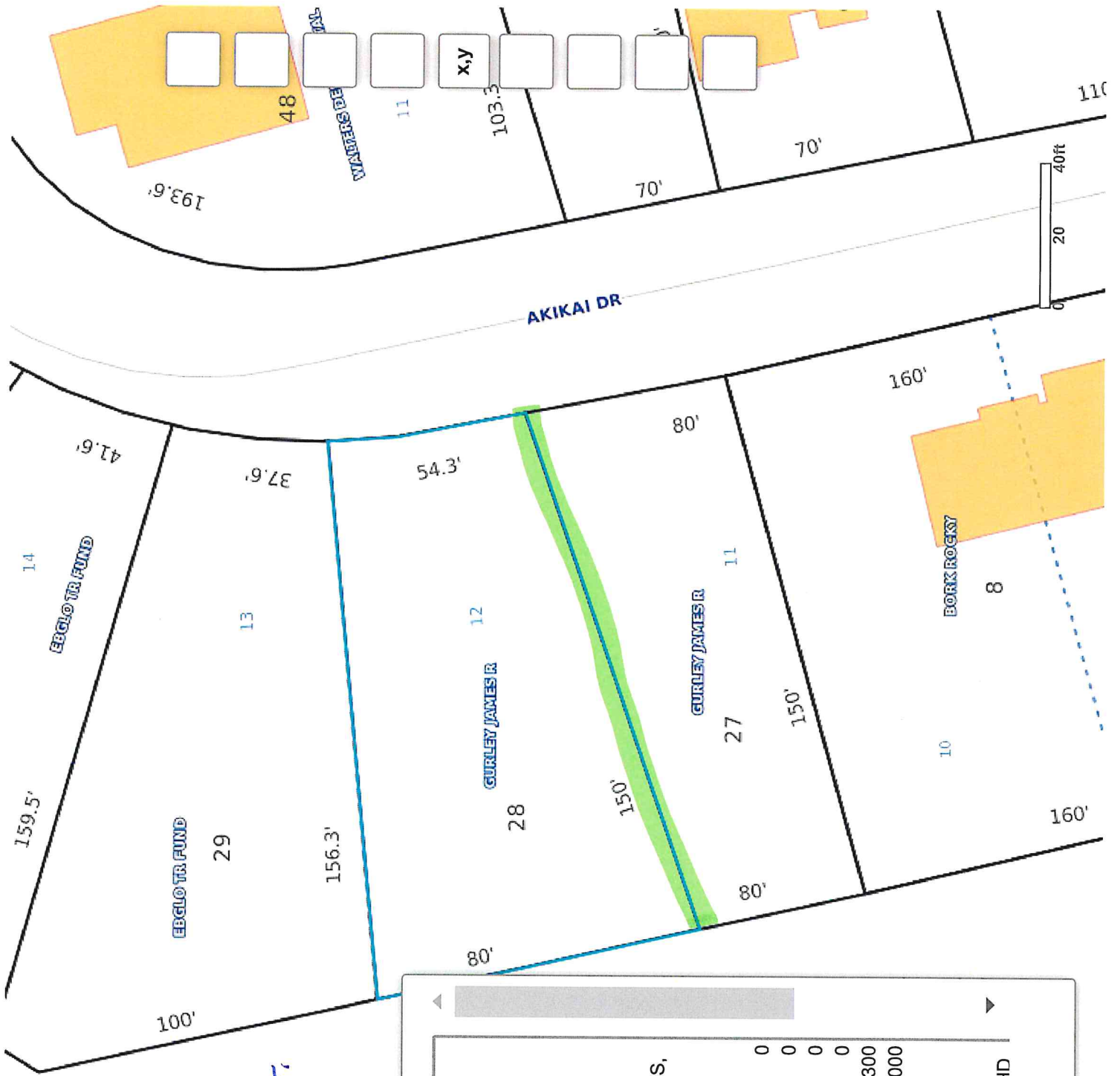
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**From:** mike hanks <fmhanks55.mh@gmail.com>  
**Sent:** Thursday, November 3, 2022 10:45 AM  
**To:** Pat Rich  
**Subject:** Abandonment of Easement

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Rich,  
Could please have the easement that runs between these 2 lots Abandoned,  
Lots 11&12 Block 10 Amended Plat of Unit 2, DIAMONDHEAD, Phase 1, according to the map or plat thereof recorded  
Plat Book 4, at pages 19-20 in the office of the Chancery Clerk of Hancock County, Mississippi.  
We are planning to place a home in the middle of them.  
Thank You  
Fred M Hanks

7215 Akikai Dr



7215 Akikai Dr.

Parcels

068K-0-41-028.000

Parcel Number: 068K-0-41-028.000

Owner Name: GURLEY JAMES R

Owner Address: P O BOX 2724

Owner City, State ZIP: BAY ST LOUIS, MS 39520

Physical Address: 0

Improvement Type:

Year Built: 0

Base Area: 0

Adjusted Area: 0

Actual Total Value: 6300

Taxable Total Value: 117.88000000

Estimated Tax:

Homestead Exemption: No

Deed Book: B201

Deed Page: 0293

Legal Description 1: 12 BLK 10 DMHD

Close

Export

Print Labels

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## Pat Rich

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**From:** Pat Rich  
**Sent:** Thursday, November 3, 2022 11:24 AM  
**To:** Ty Wiltz; Steven Broussard  
**Subject:** 7215 Akikai Dr. AOE  
**Attachments:** 7215 Akikai Dr.Hanks.AOE Packet.pdf

Good morning,

Fred Hanks is requesting the abandonment of the 5' drainage/utility easements on either side of the common property lines between Lots 11 and 12, Diamondhead Phase 1, Unit 2 Amended, Block 10 for the purpose of constructing a residential structure with the street address of 7215 Akikai Drive.

Does your company or office need this easement to provide current or future services? Please provide me your written comments by Wednesday, November 16th.

Thanks in advance,

J. Pat Rich  
Development Coordinator

City of Diamondhead  
5000 Diamondhead Circle  
Diamondhead, MS 39525  
228-242-1613

2022 16765  
Recorded in the Above  
Deed Book & Page  
10-31-2022 02:10:55 PM  
Timothy A Kellar  
Hancock County

Prepared By:  
The Casano Law Firm, P.A.  
4403 West Aloha Drive  
Diamondhead, MS 39525  
228-255-0035  
File No: 22-0880

Return To:  
The Casano Law Firm, P.A.  
4403 West Aloha Drive  
Diamondhead, MS 39525  
228-255-0035

STATE OF MISSISSIPPI  
COUNTY OF Hancock

**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 which are hereby acknowledged, I

**James R. Gurley, Grantor**  
P.O Box 2724  
Bay St. Louis, MS 39520  
Phone: 228-255-1809

Do hereby sell, convey, bargain and warrant to

**Fred Michael Hanks and Gindy Hanks, Grantees**  
1051 S 11th Street  
Aransas Pass, TX 78336  
Phone: 979-253-3425

As joint tenants with right of survivorship and not as tenants in common, the following described real property situated and located in **Hancock** County, Mississippi, more particularly and certainly described as follows:

**Lots 11 & 12, Block 10, Amended Plat of Unit 2, DIAMONDHEAD, Phase 1, according to the map or plat thereof recorded in Plat Book 4, at pages 19-20 in the office of the Chancery Clerk of Hancock County, Mississippi.**

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

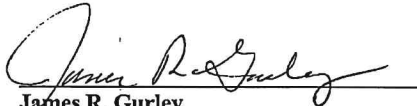
This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions of record.

If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

The Grantor herein certifies that the property herein above conveyed forms no part of the homestead of said Grantor.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years taxes are specifically assumed by Grantees herein.

WITNESS MY SIGNATURE, this the 27th day of October, 2022.

  
James R. Gurley

**STATE OF MISSISSIPPI  
COUNTY OF HANCOCK**

Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State on this the 27th day of October, 2022, James R. Gurley, who acknowledged that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned.



  
Notary Public  
My Commission Expires:





Hancock County  
I certify this instrument was filed on  
10-31-2022 02:10:55 PM  
and recorded in Deed Book  
2022 at pages 16765 - 16766  
Timothy A Kellar

## Pat Rich


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**From:** Steven Broussard <stevenbroussard@coastepa.com>  
**Sent:** Thursday, November 3, 2022 1:38 PM  
**To:** Pat Rich; Ty Wiltz  
**Subject:** RE: 7215 Akikai Dr. AOE

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Coast Electric Power Association is good with abandoning this easement. Please let me know if you need anything further on this matter.

Thanks.

*Steven Broussard*  
*VP of Engineering*  
 **Coast Electric**  
POWER ASSOCIATION  
A Touchstone Energy Cooperative

**From:** Pat Rich <prich@diamondhead.ms.gov>  
**Sent:** Thursday, November 3, 2022 11:24 AM  
**To:** Ty Wiltz <TWiltz@diamondhead.ms.gov>; Steven Broussard <stevenbroussard@coastepa.com>  
**Subject:** [BULK] 7215 Akikai Dr. AOE

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

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Thanks in advance,

J. Pat Rich  
Development Coordinator

City of Diamondhead  
5000 Diamondhead Circle  
Diamondhead, MS 39525  
228-242-1613

## Pat Rich

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**From:** Ty Wiltz  
**Sent:** Tuesday, December 13, 2022 8:01 AM  
**To:** Pat Rich  
**Subject:** Re: 7215 Akikai Dr. AOE

No issues with Public Works.

TW

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**From:** Pat Rich <prich@diamondhead.ms.gov>  
**Sent:** Monday, December 12, 2022 4:04:06 PM  
**To:** Ty Wiltz <TWiltz@diamondhead.ms.gov>  
**Subject:** FW: 7215 Akikai Dr. AOE

Ty,

Are you okay with this?

Pat

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**From:** Pat Rich  
**Sent:** Thursday, November 3, 2022 11:24 AM  
**To:** Ty Wiltz <TWiltz@diamondhead.ms.gov>; Steven Broussard <stevenbroussard@coastepa.com>  
**Subject:** 7215 Akikai Dr. AOE

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