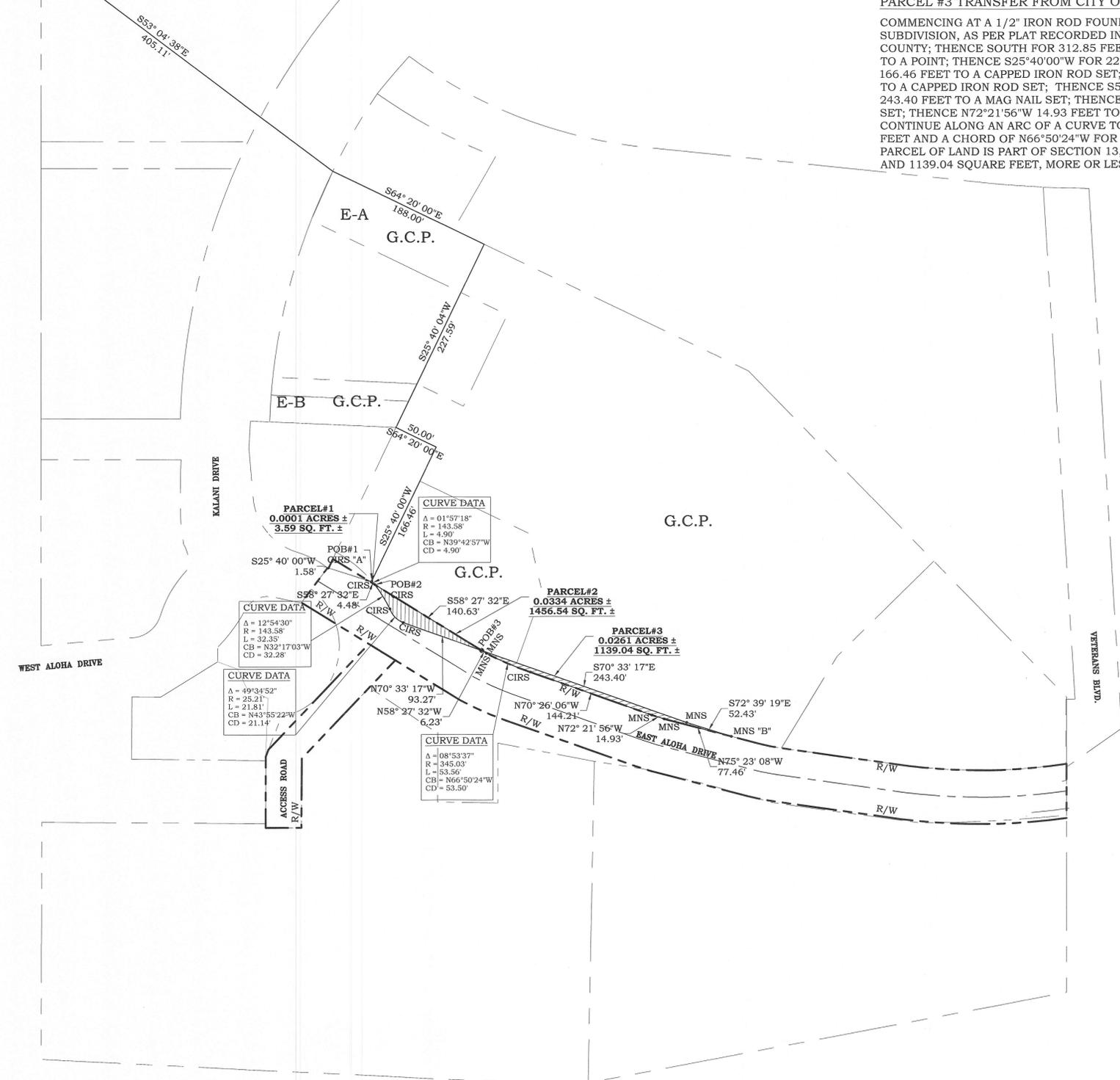




POC IRF
SW CORNER OF LOT 22, BLOCK 13, UNIT 1, PHASE 1.
SOUTH 312.85'

GRID COORDINATES

POINT	NORTHING	EASTING
"A"	318930.71	813478.72
"B"	318756.71	813881.27



LEGAL DESCRIPTION:

PARCEL #1 TRANSFER FROM CITY OF DIAMONDHEAD TO GEM CITY PROPERTIES:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF LOT 22, BLOCK 13, UNIT 1, PHASE 1, DIAMONDHEAD SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGES 1-4, INCLUSIVE, IN THE OFFICE OF THE CHANCERY CLERK OF SAID HANCOCK COUNTY; THENCE SOUTH FOR 312.85 FEET TO A POINT; THENCE S53°04'38"E FOR 405.11 FEET TO A POINT; THENCE S64°20'00"E FOR 188.00 FEET TO A POINT; THENCE S25°40'00"W FOR 227.59 FEET TO A POINT; THENCE S64°20'00"E FOR 50.00 FEET TO A POINT; THENCE S25°40'00"W FOR 166.46 FEET TO A CAPPED IRON ROD SET AT THE POINT OF BEGINNING. THENCE S25°40'00"W FOR 1.58 FEET TO A CAPPED IRON ROD SET; THENCE S58°27'32"E FOR 4.48 FEET TO A CAPPED IRON ROD SET; THENCE CONTINUE ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 01°57'18", A RADIUS OF 143.58 FEET, AN ARC LENGTH OF 4.90 FEET AND A CHORD OF N39°42'57"W FOR 4.90 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS PART OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 14 WEST, HANCOCK COUNTY MISSISSIPPI AND CONTAINING 0.00001 ACRES AND 3.59 SQUARE FEET, MORE OR LESS.

PARCEL #2 TRANSFER FROM GEM CITY PROPERTIES TO CITY OF DIAMONDHEAD:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF LOT 22, BLOCK 13, UNIT 1, PHASE 1, DIAMONDHEAD SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGES 1-4, INCLUSIVE, IN THE OFFICE OF THE CHANCERY CLERK OF SAID HANCOCK COUNTY; THENCE SOUTH FOR 312.85 FEET TO A POINT; THENCE S53°04'38"E FOR 405.11 FEET TO A POINT; THENCE S64°20'00"E FOR 188.00 FEET TO A POINT; THENCE S25°40'00"W FOR 227.59 FEET TO A POINT; THENCE S64°20'00"E FOR 50.00 FEET TO A POINT; THENCE S25°40'00"W FOR 166.46 FEET TO A CAPPED IRON ROD SET; THENCE S25°40'00"W FOR 1.58 FEET TO A CAPPED IRON ROD SET; THENCE S58°27'32"E FOR 4.48 FEET TO A CAPPED IRON ROD SET; THENCE S70°33'17"W FOR 93.27 FEET TO A CAPPED IRON ROD SET; THENCE CONTINUE ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 49°34'52", A RADIUS OF 25.21 FEET, AN ARC LENGTH OF 21.81 FEET AND A CHORD OF N43°55'22"W FOR 21.14 TO A CAPPED IRON ROD SET; THENCE CONTINUE ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 12°54'30", A RADIUS OF 143.58 FEET, AN ARC LENGTH OF 32.35 FEET AND A CHORD OF N32°17'03"W FOR 32.28 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS PART OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 14 WEST, HANCOCK COUNTY MISSISSIPPI AND CONTAINING 0.0334 ACRES AND 1456.54 SQUARE FEET, MORE OR LESS.

PARCEL #3 TRANSFER FROM CITY OF DIAMONDHEAD TO GEM CITY PROPERTIES:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF LOT 22, BLOCK 13, UNIT 1, PHASE 1, DIAMONDHEAD SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGES 1-4, INCLUSIVE, IN THE OFFICE OF THE CHANCERY CLERK OF SAID HANCOCK COUNTY; THENCE SOUTH FOR 312.85 FEET TO A POINT; THENCE S53°04'38"E FOR 405.11 FEET TO A POINT; THENCE S64°20'00"E FOR 188.00 FEET TO A POINT; THENCE S25°40'00"W FOR 227.59 FEET TO A POINT; THENCE S64°20'00"E FOR 50.00 FEET TO A POINT; THENCE S25°40'00"W FOR 166.46 FEET TO A CAPPED IRON ROD SET; THENCE S25°40'00"W FOR 1.58 FEET TO A CAPPED IRON ROD SET; THENCE S58°27'32"E FOR 4.48 FEET TO A CAPPED IRON ROD SET; THENCE S70°33'17"E FOR 243.40 FEET TO A MAG NAIL SET; THENCE S72°39'19"E FOR 52.43 FEET TO A MAG NAIL SET; THENCE N75°23'08"W FOR 77.46 FEET TO A MAG NAIL SET; THENCE N72°21'56"W 14.93 FEET TO A MAG NAIL SET; THENCE N70°26'06"W FOR 144.21 FEET TO A CAPPED IRON ROD SET; THENCE CONTINUE ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 08°53'37", A RADIUS OF 345.03 FEET, AN ARC LENGTH OF 53.56 FEET AND A CHORD OF N66°50'24"W FOR 53.50 TO A MAG NAIL SET; THENCE N58°27'32"W FOR 6.23 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS PART OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 14 WEST, HANCOCK COUNTY MISSISSIPPI AND CONTAINING 0.0261 ACRES AND 1139.04 SQUARE FEET, MORE OR LESS.

REFERENCES:

- HANCOCK COUNTY TAX MAP
- DEED BOOK 2011, PAGE 10618
- DEED BOOK 2017, PAGE 9080
- DEED BOOK 2017, PAGE 9083
- DEED BOOK 2010, PAGE 16607
- DEED BOOK 2005, PAGE 6229
- DEED BOOK 2017, PAGE 15646

NOTES:

- LOT LOCATION & ORIENTATION ARE BASED ON RECORDED DATA AND MONUMENTATION FOUND AVAILABLE.
- BEARINGS REFERENCE: GRID, GEOID G2018U7 NAD '83 STATE PLANE ZONE MISSISSIPPI EAST BY GPS OBSERVATION, UTILIZING EARL DUDLEY'S VIRTUAL REFERENCE NETWORK, INET. HAVING A CONVERGENCE ANGLE OF -0°16'24" AND A COMBINATION FACTOR OF 0.999983314.
- SURVEY CONSIDERED A CLASS "B" SURVEY.
- ONLY VISIBLE ROADS, LANES, DRIVEWAYS, DRAINS, UTILITIES, ETC., OVER AND ACROSS SAID PREMISES ARE SHOWN HEREON.
- THIS SURVEY WAS PREPARED WITHOUT A CURRENT TITLE REPORT NOR WERE COUNTY RECORDS RESEARCHED FOR EASEMENTS BY THIS SURVEYOR.
- PROPERTY OWNER/CONTRACTOR IS REQUIRED TO COORDINATE SETBACKS AND VARIANCES WITH PROPER ENTITY.

CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE ON THE PROPERTY LINES SHOWN ON THIS PLAT, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

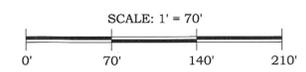
Michael R. McGinnis
MICHAEL RAYMOND MCGINNIS
PROFESSIONAL SURVEYOR
P.L.S. - #02827
STATE OF MISSISSIPPI



6/18/2021
DATE

LEGEND:

- EXISTING PROPERTY LINE
- ROAD RIGHT OF WAY
- ▨ ROAD IMPROVEMENT PROPERTY AREA



- LEGEND:**
- IRF = 1/2" IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - CIRS = CAPPED 1/2" IRON ROD SET
 - IFP = IRON FENCE POST
 - TFP = "T" POST FOUND
 - IBF = IRON BAR FOUND
 - AIF = ANGLE IRON FOUND
 - WFP = WOOD FENCE POST
 - MNF = MAGNETIC NAIL FOUND
 - MNS = MAGNETIC NAIL SET
 - REF. = REFERENCE
 - R/W = RIGHT-OF-WAY
 - O/H/U = OVERHEAD UTILITIES
 - PP = POWER POLE
 - LP = LIGHT POLE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - Δ = DELTA ANGLE
 - R = RADIUS
 - T = TANGENT
 - L = ARC LENGTH
 - CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - TBM = TEMPORARY BENCH MARK
 - FFE = FINISH FLOOR ELEVATION
 - TOB = TOP OF BANK
 - RCP = REINFORCED CONCRETE PIPE
 - CMP = CORRUGATED METAL PIPE
 - CPP = CORRUGATED PLASTIC PIPE
 - FH = FIRE HYDRANT
 - SMH = SEWER MAN HOLE
 - C/L = CENTERLINE
 - EOA = EDGE OF ASPHALT
 - EOG = EDGE OF GRAVEL
 - (P) = PLAT OF RECORD
 - (D) = DEED OF RECORD
 - (R) = RECORD

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Website - www.jc-eng.com

OWNER INFORMATION
CITY OF DIAMONDHEAD
5000 DIAMONDHEAD DRIVE CIRCLE
DIAMONDHEAD, MS 39525

SHEET TITLE
PLAT OF SURVEY OF
GEM CITY PROPERTIES
PROPERTY TRANSFER

MARK	DATE	DESCRIPTION
ISSUE:		
PROJECT NO:	17-057-00-08	
DATE:	06/18/21	
DRAWN BY:	HAB	
CHECKED BY:	JJC	
SCALE:	1/70	
SHEET COUNT		
1		
SHEET NUMBER		
1		