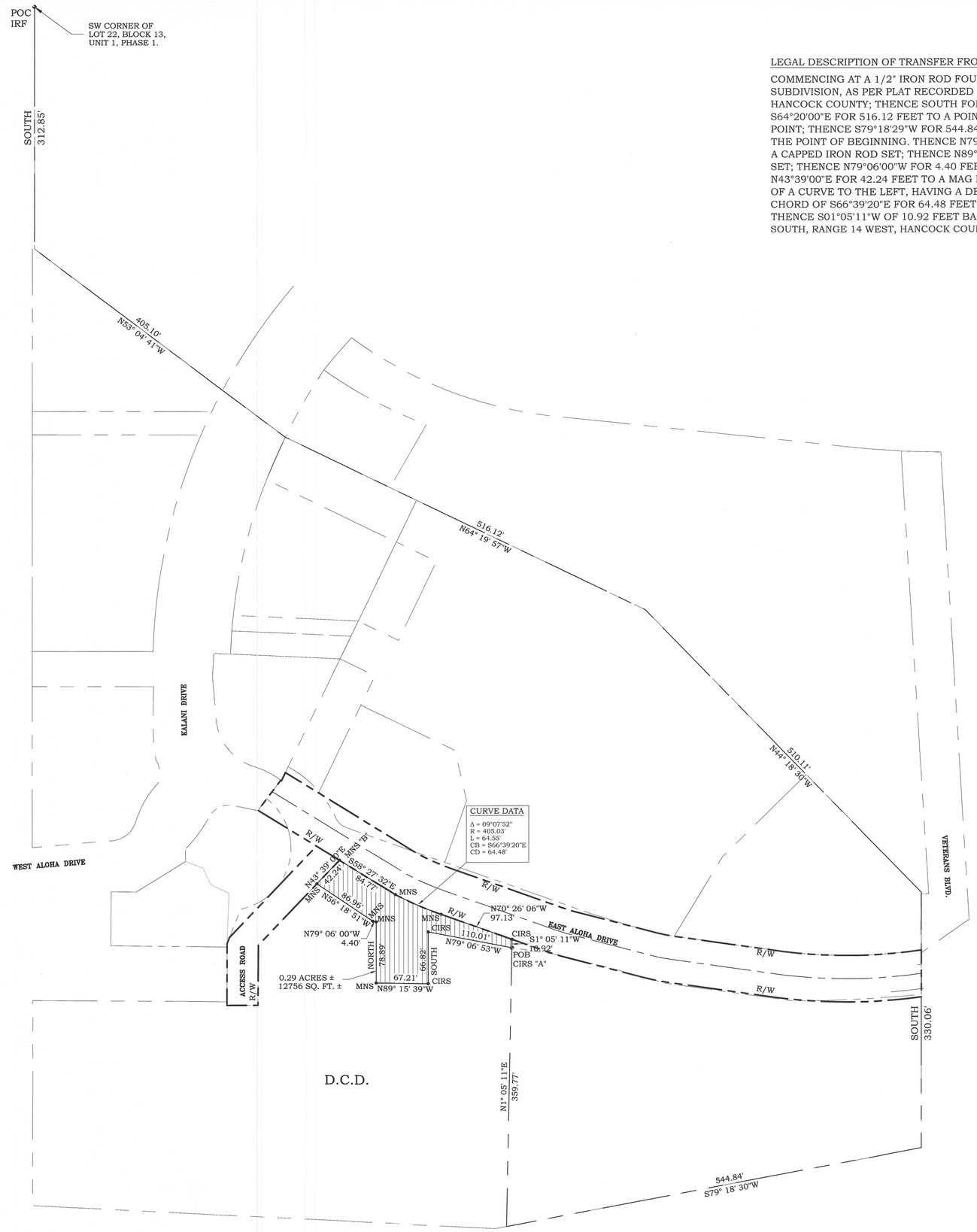
DATETIME

LEGAL DESCRIPTION OF TRANSFER FROM THE CITY OF DIAMONDHEAD TO THE DIAMONDHEAD COMMUNITY DEVELOPMENT (D.C.D.):

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 516.12 FEET TO A POINT; THENCE S44°18'30"E FOR 510.11 FEET TO A POINT; THENCE SOUTH FOR 330.06 FEET TO A POINT; THENCE S79°18'29"W FOR 544.84 FEET TO A POINT; THENCE N01°05'11"E FOR 359.77 FEET TO A CAPPED IRON ROD SET AT THE POINT OF BEGINNING. THENCE N79°06'53"W FOR 110.01 FEET TO A CAPPED IRON ROD SET; THENCE SOUTH FOR 66.82 FEET TO A CAPPED IRON ROD SET; THENCE N89°15'39"W FOR 67.21 FEET TO A MAG NAIL SET; THENCE NORTH FOR 78.89 FEET TO A MAG NAIL SET; THENCE N79°06'00"W FOR 4.40 FEET TO A MAG NAIL SET; THENCE N56°18'51"W FOR 86.96 FEET TO A MAG NAIL SET; THENCE N43°39'00"E FOR 42.24 FEET TO A MAG NAIL SET; THENCE S58°27'32"E FOR 84.77 FEET TO A MAG NAIL SET; THENCE ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 09°07'52", A RADIUS OF 405.03 FEET, AN ARC LENGTH OF 64.55 FEET AND A CHORD OF S66°39'20"E FOR 64.48 FEET TO A MAG NAIL SET; THENCE S70°26'06"E OF 97.13 FEET TO A CAPPED IRON ROD SET; THENCE S01°05'11"W OF 10.92 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS A PART OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 14 WEST, HANCOCK COUNTY MISSISSIPPI AND CONTAINING 0.29 ACRES OR 12,756 SQUARE FEET, MORE OR LESS.

GRID COORDINATES

POINT	NORTHING	EASTING
"A"	318728.95	813727.83
"B"	318842.29	813505.07



REFERENCES:

1. HANCOCK COUNTY TAX MAP
2. DEED BOOK 2011, PAGE 10618
3. DEED BOOK 2017, PAGE 9080
4. DEED BOOK 2017, PAGE 9083
5. DEED BOOK 2010, PAGE 16607
6. DEED BOOK 2005, PAGE 6229
7. DEED BOOK 2017, PAGE 15646

NOTES:

1. LOT LOCATION & ORIENTATION ARE BASED ON RECORDED DATA AND MONUMENTATION FOUND AVAILABLE.
2. 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.
3. SURVEY CONSIDERED A CLASS "B" SURVEY.
4. ONLY VISIBLE ROADS, LANES, DRIVEWAYS, DRAINS, UTILITIES, ETC., OVER AND ACROSS SAID PREMISES ARE SHOWN HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT A CURRENT TITLE REPORT NOR WERE COUNTY RECORDS RESEARCHED FOR EASEMENTS BY THIS SURVEYOR.
6. PROPERTY OWNER/CONTRACTOR IS REQUIRED TO COORDINATE SETBACKS AND VARIANCES WITH PROPER ENTITY.

LEGEND:

IRF = 1/2" IRON ROD FOUND
IPF = IRON PIPE FOUND
CIRS = CAPPED 1/2" IRON ROD SET
IFP = IRON FENCE POST
TPF = "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

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 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

SCALE: 1' = 70'
0' 70' 140' 210'

CHINICHE ENGINEERING & SURVEYING
ESTABLISHED 1973
407 Hwy. 90
Bay St. Louis, MS, 39520
Office - (228) 467-6755
Email - jason@jjc-eng.com
Website - www.jjc-eng.com

OWNER INFORMATION

CITY OF DIAMONDHEAD
5000 DIAMONDHEAD DRIVE CIRCLE
DIAMONDHEAD, MS 39525

SHEET TITLE

PLAT OF SURVEY OF
DIAMONDHEAD COMMUNITY DEVELOPMENT
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

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