

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



GRID COORDINATES

POINT	NORTHING	EASTING
"A"	318668.22	814256.39
"B"	318719.14	813787.95

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.
7. ALL CORNERS ARE CAPPED 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.

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

LEGAL DESCRIPTION:

PARCEL #1 TRANSFER ROUSE'S TO THE 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 516.12 FEET TO A POINT; THENCE S44°18'30"E FOR 510.11 FEET TO A POINT; THENCE SOUTH FOR 135.19 FEET TO A CAPPED 1/2" IRON ROD SET AT THE POINT OF BEGINNING. THENCE CONTINUE SOUTH FOR 3.02 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 11°17'33", A RADIUS OF 727.12 FEET, AN ARC LENGTH OF 143.31 FEET AND A CHORD OF S88°02'28"W FOR 143.03 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 04°19'49", A RADIUS OF 1895.41 FEET, AN ARC LENGTH OF 143.25 FEET AND A CHORD OF N86°50'00"E FOR 143.17 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 0.0097 ACRES OR 423.38 SQUARE FEET, MORE OR LESS.

PARCEL #2 TRANSFER CITY OF DIAMONDHEAD TO ROUSE'S:

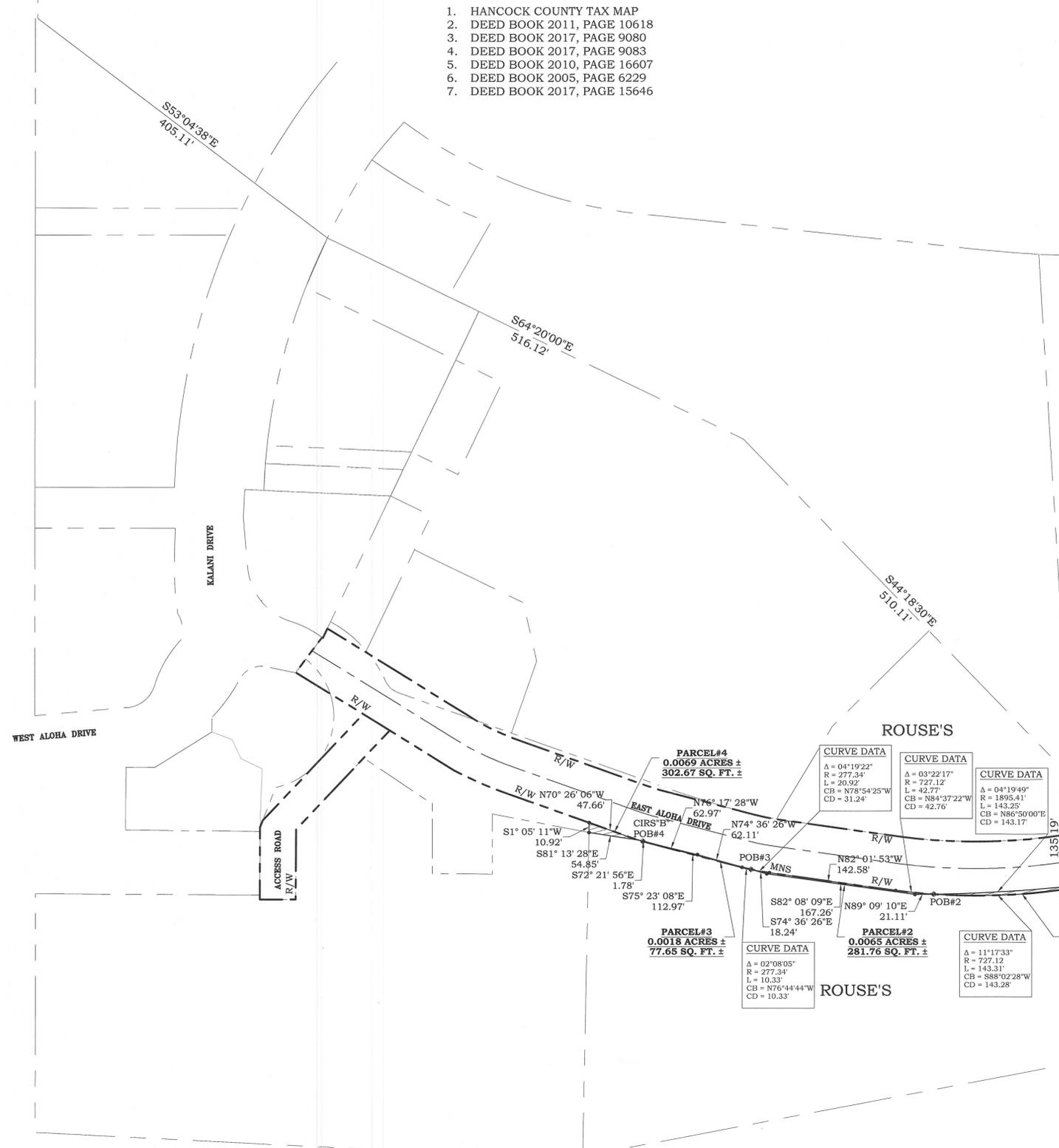
COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF LOT 22, BLOCK 13, UNIT 1, PHASE 1, DIAMONDHEAD SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGES 1-4, INCLUSIVE, IN THE OFFICE OF THE CHANCERY CLERK OF SAID HANCOCK COUNTY; THENCE SOUTH FOR 312.85 FEET TO A POINT; THENCE S53°04'38"E 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 135.19 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE SOUTH FOR 3.02 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 11°17'33", A RADIUS OF 727.12 FEET, AN ARC LENGTH OF 143.25 FEET AND A CHORD OF S88°02'28"W FOR 143.03 FEET TO A CAPPED 1/2" IRON ROD SET AT THE POINT OF BEGINNING. THENCE CONTINUE ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 03°22'17", A RADIUS OF 727.12 FEET, AN ARC LENGTH OF 42.77 FEET AND A CHORD OF N84°37'22"W FOR 42.76 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE N82°01'53"W FOR 142.58 FEET TO A MAG NAIL SET; THENCE ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 04°19'22", A RADIUS OF 277.34 FEET, AN ARC LENGTH OF 20.92 FEET AND A CHORD OF N78°54'25"W FOR 31.24 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE S74°36'26"E FOR 18.24 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE S82°08'09"E FOR 167.26 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE N89°09'10"E FOR 21.11 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 0.0065 ACRES OR 281.76 SQUARE FEET, MORE OR LESS.

PARCEL #3 TRANSFER ROUSE'S 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 516.12 FEET TO A POINT; THENCE S44°18'30"E FOR 510.11 FEET TO A POINT; THENCE SOUTH FOR 135.19 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE SOUTH FOR 3.02 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 11°17'33", A RADIUS OF 727.12 FEET, AN ARC LENGTH OF 143.25 FEET AND A CHORD OF S88°02'28"W FOR 143.03 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE CONTINUE ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 03°22'17", A RADIUS OF 727.12 FEET, AN ARC LENGTH OF 42.77 FEET AND A CHORD OF N84°37'22"W FOR 42.76 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE N82°01'53"W FOR 142.58 FEET TO A MAG NAIL SET; THENCE ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 04°19'22", A RADIUS OF 277.34 FEET, AN ARC LENGTH OF 20.92 FEET AND A CHORD OF N78°54'25"W FOR 31.24 FEET TO A CAPPED 1/2" IRON ROD SET AT THE POINT OF BEGINNING. THENCE CONTINUE N74°36'26"W FOR 62.11 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE N76°17'28"W FOR 62.97 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE S72°21'56"E FOR 1.78 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE S75°23'08"E FOR 112.97 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 02°08'05", A RADIUS OF 277.34 FEET, AN ARC LENGTH OF 10.33 FEET AND A CHORD OF S76°44'44"E FOR 10.33 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 0.0018 ACRES OR 77.65 SQUARE FEET, MORE OR LESS.

PARCEL #4 TRANSFER CITY OF DIAMONDHEAD TO ROUSE'S:

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 135.19 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE SOUTH FOR 3.02 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 11°17'33", A RADIUS OF 727.12 FEET, AN ARC LENGTH OF 143.31 FEET AND A CHORD OF S88°02'28"W FOR 143.03 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE CONTINUE ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 03°22'17", A RADIUS OF 727.12 FEET, AN ARC LENGTH OF 42.77 FEET AND A CHORD OF N84°37'22"W FOR 42.76 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE N82°01'53"W FOR 142.58 FEET TO A MAG NAIL SET; THENCE ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 04°19'22", A RADIUS OF 277.34 FEET, AN ARC LENGTH OF 20.92 FEET AND A CHORD OF N78°54'25"W FOR 31.24 FEET TO THE CAPPED 1/2" IRON ROD SET; THENCE ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 02°08'05", A RADIUS OF 277.34 FEET, AN ARC LENGTH OF 10.33 FEET AND A CHORD OF N76°44'44"W FOR 10.33 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE N75°23'08"W FOR 112.97 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE N72°21'56"W FOR 1.78 FEET TO A CAPPED 1/2" IRON ROD SET AT THE POINT OF BEGINNING. THENCE CONTINUING N70°26'06"W FOR 47.66 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE S01°05'11"W FOR 10.92 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE S81°13'28"W FOR 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 0.0069 ACRES OR 302.67 SQUARE FEET, MORE OR LESS.



- 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:

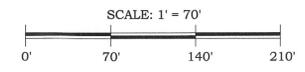
THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE ON THE PROPERTY LINES SHOWN ON THIS PLAT, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

6/24/2021 DATE

LEGEND:

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



CHINICHE
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ESTABLISHED 1971
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Bay St. Louis, MS, 39520
Office - (228) 467-6755
Email - jason@jic-eng.com
Website - www.jic-eng.com

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

SHEET TITLE
PLAT OF SURVEY OF
ROUSE'S LAND COMPANY
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		