

RESOLUTION AUTHORIZING THE MAYOR AND CITY COUNCIL (THE "GOVERNING BODY") OF THE CITY OF DIAMONDHEAD, MISSISSIPPI (THE "CITY"), TO ACQUIRE, BY DONATION, GRANT OR CONVEYANCE, CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY FROM GEM CITY PROPERTIES, LLC FOR RIGHT-OF-WAY AND SIDEWALK.

WHEREAS, the Mayor and City Council (the "Governing Body") of the City of Diamondhead, Mississippi (the "City"), acting for and on behalf of the City, hereby finds and determines as follows:

1. The City was in need of acquiring certain real properties for roadway and sidewalk improvement purposes that were owned by private property owners, has previously accepted certain properties and, is in need of acquiring certain additional land.
2. The City is authorized to acquire and convey real property pursuant to Miss. Code Ann. §21-17-1.
3. Gem City Properties, LLC has expressed a willingness to donate, grant or convey the property legally described in a survey attached hereto as Exhibit "A" to this resolution.
4. The City is willing to accept the donation, grant or conveyance of the aforementioned property for roadway and sidewalk improvement purposes from Gem City Properties, LLC.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY, AS FOLLOWS:

SECTION 1. That the Governing Body of the City will accept the donation, grant or conveyance of the aforementioned property from Gem City Properties, LLC.

SECTION 2. That the Governing Body of the City does hereby authorize the City Attorney to prepare any and all documentation related to the acquisition and conveyance of the aforementioned properties, for the City Manager to execute any necessary documentation to effectuate the acquisition and conveyance of the subject properties and, for the City to execute the Dedication Deeds on behalf of the City attached collectively hereto as Exhibit "B."

The above and foregoing resolution, after having been first reduced to writing, was introduced by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_ and the question being put to a roll call vote, the result was as follows:

	Aye	Nay	Absent
Councilmember Finley	_____	_____	_____
Councilmember Sheppard	_____	_____	_____
Councilmember Harwood	_____	_____	_____
Councilmember Clark	_____	_____	_____
Councilmember Maher	_____	_____	_____
Mayor Liese	_____	_____	_____

The motion having received the affirmative vote of a majority of all of the members of the Governing Body, the Mayor declared the motion carried and the resolution adopted, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

(SEAL)

PREPARED BY & RETURN TO:  
DEREK R. CUSICK (MS BAR#10653)  
LAW OFFICES OF DEREK R. CUSICK, PLLC  
2216 17<sup>th</sup> STREET  
POST OFFICE BOX 4008  
GULFPORT, MS 39502  
(228) 206-3819

INDEXING INSTRUCTIONS:

SW CORNER LOT 22, BLOCK 13,  
UNIT 1, PHASE 1, DIAMONDHEAD  
SUBDIVISION, DIAMONDHEAD,  
HANCOCK COUNTY, MISSISSIPPI

GRANTOR'S ADDRESS  
GEM CITY PROPERTIES, LLC  
4405 ALOHA DRIVE  
DIAMONDHEAD, MS 39525  
( )

GRANTEE'S ADDRESS  
CITY OF DIAMONDHEAD, MS  
5000 DIAMONDHEAD CIRCLE  
DIAMONDHEAD MS 39525  
(228) 222-4626

STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

**DEED OF DEDICATION**

This DEED OF DEDICATION ("Deed") is made this \_\_\_\_ day of \_\_\_\_\_,  
2025, by and between GEM CITY PROPERTIES, LLC (Gem City) GRANTOR, and THE  
CITY OF DIAMONDHEAD, a municipality created and existing under the State of  
Mississippi ("City"), GRANTEE.

**\*\*WITNESSETH\*\***

WHEREAS, Gem City wishes to dedicate, grant and convey the following property to the City and be relieved of the cost and responsibilities associated with maintaining same; and

WHEREAS, the City wishes to acquire the property for a public street and sidewalk and assume the cost and responsibilities for maintaining same; and

WHEREAS, on \_\_\_\_\_, the Diamondhead City Council passed a resolution and order accepting the dedication of the property conveyed herein and agreeing to the terms contained herein, copy of which is attached hereto as Exhibit "B"; and

WHEREAS, on \_\_\_\_\_, the Members of Gem City Properties, LLC passed a resolution authorizing the dedication of the property herein and agreeing to the terms contained herein, copy of which is attached hereto as Exhibit "C"; and

NOW, THEREFORE, in consideration of the recitals and the mutual benefits, covenants and terms herein contained, and for other good and valuable consideration, the receipt of which is hereby acknowledged, Gem City hereby dedicates, grants, conveys, covenants and agrees as follows:

**DEDICATION OF PROPERTY FOR PUBLIC RIGHT OF WAY**

For and in consideration of the City accepting the property and maintaining a public street and sidewalk, Gem City, being the sole owner of, and the only party having any interest in same, does hereby dedicate, grant and convey unto the City, its successors and assigns, in fee simple, for the use of the general public as a public street, right-of-way and sidewalk, the property described herein below and improvements thereon and appurtenances thereto. This dedication of the property is made without warranties of any kind.

The City specifically accepts the dedication of the property without warranty and subject to the following conditions:

The conveyance herein is made subject to such valid mineral reservations and/or conveyances, if any, as may have been heretofore made on the property, or filed in the land records of the Office of the Chancery Clerk of Hancock County, Mississippi.

The conveyance herein is made subject to any and all easements located on, over and across the property, or filed in the land records of the Office of the Chancery Clerk of Hancock County, Mississippi.

The conveyance herein is made subject to any and all rights-of-way and/or easements for public utilities in, on and under the property.

Legal Description of the Property (TRACTS #1, #2 and #3):

**PROPERTY DESCRIPTION  
GEM CITY PROPERTIES, LLC TRACT 1**

Being a 7 square feet tract of land situated within the John B. Ladner Claim, Section 13, Township 8 South, Range 14 West, Hancock County, Mississippi, and being a portion of that land conveyed to Gem City Properties, LLC, as recorded by Deed Book 2017, Page 9080, Deed Records, Hancock County, Mississippi, as shown on survey by Paul D. Pitts, Jr., dated September 11, 2025, whose basis of bearings is the Mississippi State Plane Coordinate System, East Zone (2301), NAD 83 (2011 Epoch 2010.00), Geoid 18, grid values, using a scale factor of 1.001060285 and a convergence angle of NEG 00 degrees 31 minutes 19.53 seconds as determined specifically for this project using GPS methods from a base station located at N300,836.3650, E828,874.6120 obtained from a USM Network, and being more particularly described as follows:

Commencing at a 1/2 inch iron rod found for the most southwesterly corner of Lot 22, Block 13, Unit 1, Phase 1, Diamondhead Subdivision, as per Plat recorded in Plat Book 4, Page 1, Plat Records, Hancock County, Mississippi, having Mississippi State Plane coordinates of N319,946.21, E813,114.16;

Thence, South 00 degrees 08 minutes 17 seconds West a distance of 312.85 feet, to a point for corner;

Thence, South 52 degrees 49 minutes 24 seconds East a distance of 404.75 feet, to a point on the east right of way line of Kalani Drive, being the southwesterly corner of the Diamondhead Fire Station;

Thence, South 64 degrees 10 minutes 40 seconds East a distance 188.00 feet, to a 1/2 inch iron rod found for corner;

Thence, South 25 degrees 47 minutes 02 seconds West a distance 390.55 feet, to a point for corner;

Thence, South 58 degrees 27 minutes 32 seconds East a distance of 50.27 feet, to the west line of the aforementioned Gem City Properties, LLC tract;

Thence, South 58 degrees 21 minutes 42 seconds East a distance of 0.63 feet, to the Point of Beginning of the herein described tract, having Mississippi State Plane coordinates of N318,928.60, E813,478.62;

Thence, South 58 degrees 27 minutes 45 seconds East a distance of 79.61 feet, to a 1/2 inch iron rod set for corner;

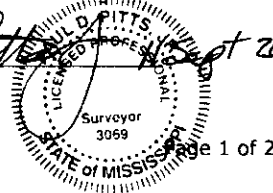
Thence, South 57 degrees 54 minutes 44 seconds East a distance of 17.86 feet, to a 1/2 inch iron rod set for corner;

Thence, North 58 degrees 21 minutes 42 seconds West a distance of 97.47 feet, to the Point of Beginning and containing 7 square feet of land.

(A plat of even survey date herewith accompanies this description.)

The undersigned, Professional Licensed Surveyor, hereby certifies that the foregoing description and accompanying survey was made on the ground under my direct supervision and meets or exceeds the requirements of the Standards of Practice for Surveyors in Mississippi as adopted by the Mississippi Board of Licensure for Professional Engineers and Surveyors.

Paul D. Pitts, Jr.  
MS PLS No. 3069



**PROPERTY DESCRIPTION  
GEM CITY PROPERTIES, LLC TRACT 2**

Being a 7 square feet tract of land situated within the John B. Ladner Claim, Section 13, Township 8 South, Range 14 West, Hancock County, Mississippi, and being a portion of that land conveyed to Gem City Properties, LLC, as recorded by Deed Book 2017, Page 9080, Deed Records, Hancock County, Mississippi, as shown on survey by Paul D. Pitts, Jr., dated September 11, 2025, whose basis of bearings is the Mississippi State Plane Coordinate System, East Zone (2301), NAD 83 (2011 Epoch 2010.00), Geoid 18, grid values, using a scale factor of 1.001060285 and a convergence angle of NEG 00 degrees 31 minutes 19.53 seconds as determined specifically for this project using GPS methods from a base station located at N300,836.3650, E828,874.6120 obtained from a USM Network, and being more particularly described as follows:

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Thence, South 25 degrees 47 minutes 02 seconds West a distance 390.55 feet, to a point for corner;

Thence, South 58 degrees 27 minutes 32 seconds East a distance of 50.27 feet, to the west line of the aforementioned Gem City Properties, LLC tract;

Thence, South 58 degrees 21 minutes 42 seconds East a distance of 0.63 feet, to a 1/2 inch iron rod set for corner;

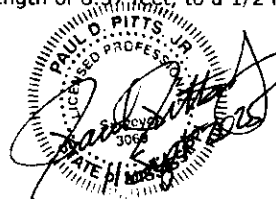
Thence, South 58 degrees 27 minutes 45 seconds East a distance of 79.61 feet, to a 1/2 inch iron rod set for corner;

Thence, South 57 degrees 54 minutes 44 seconds East a distance of 17.86 feet, to a 1/2 inch iron rod set for corner;

Thence, South 58 degrees 21 minutes 42 seconds East a distance of 30.53 feet, to the Point of Beginning of the herein described tract, having Mississippi State Plane coordinates of N318,861.45, E813,587.60;

Thence, South 59 degrees 34 minutes 33 seconds East a distance of 20.31 feet, to a 1/2 inch iron rod set for the Point of Curvature of a curve to the left, having a central angle of 03 degrees 25 minutes 38 seconds, a radius of 140.00 feet, and a chord of 8.37 feet which bears South 61 degrees 17 minutes 22 seconds East;

Thence, along said curve to the left for an arc length of 8.37 feet, to a 1/2 inch iron rod set for corner;



**PROPERTY DESCRIPTION  
GEM CITY PROPERTIES, LLC TRACT 3**

Being a 299 square feet tract of land situated within the John B. Ladner Claim, Section 13, Township 8 South, Range 14 West, Hancock County, Mississippi, and being a portion of that land conveyed to Gem City Properties, LLC, as recorded by Deed Book 2017, Page 9083 and Deed Book 2021, Page 11308, Deed Records, Hancock County, Mississippi, as shown on survey by Paul D. Pitts, Jr., dated September 11, 2025, whose basis of bearings is the Mississippi State Plane Coordinate System, East Zone (2301), NAD 83 (2011 Epoch 2010.00), Geoid 18, grid values, using a scale factor of 1.001060285 and a convergence angle of NEG 00 degrees 31 minutes 19.53 seconds as determined specifically for this project using GPS methods from a base station located at N300,836.3650, E828,874.6120 obtained from a USM Network, and being more particularly described as follows:

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Thence, South 58 degrees 27 minutes 32 seconds East a distance of 50.27 feet, to the west line of the aforementioned Gem City Properties, LLC tract;

Thence, South 58 degrees 21 minutes 42 seconds East a distance of 0.63 feet, to a 1/2 inch iron rod set for corner;

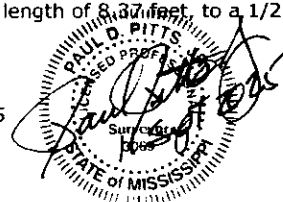
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Thence, along said curve to the left for an arc length of 8.37 feet, to a 1/2 inch iron rod set for corner;



**See attached Exhibit "A"-Survey adopted herein by reference.**

IT IS FURTHER UNDERSTOOD AND AGREED that this instrument constitutes the entire agreement between Grantor and Grantee, there being no other oral agreements or representations of any kind or nature whatsoever.

EXECUTED, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

**GRANTOR:**

**GEM CITY PROPERTIES, LLC**

**BY:** \_\_\_\_\_

STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

Personally appeared before me, the undersigned Notary Public, the within named \_\_\_\_\_, who acknowledged that he is \_\_\_\_\_ of the GEM CITY PROPERTIES, LLC, and that in said capacity he signed and delivered this instrument on the day and year herein mentioned, after first having been duly authorized to do so.

GIVEN UNDER MY HAND AND SEAL this the \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_



**GRANTEE:**

**CITY OF DIAMONDHEAD, MISSISSIPPI**

**BY:** \_\_\_\_\_  
MAYOR ANNA LIESE

STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

Personally appeared before me, the undersigned Notary Public, the within named ANNA LIESE who acknowledged that she is MAYOR of the City of Diamondhead, Mississippi, and that in said representative capacity she signed and delivered this instrument on the day and year herein mentioned, after first having been duly authorized to do so.

GIVEN UNDER MY HAND AND SEAL this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:  
\_\_\_\_\_

**PROPERTY DESCRIPTION  
GEM CITY PROPERTIES, LLC TRACT 1**

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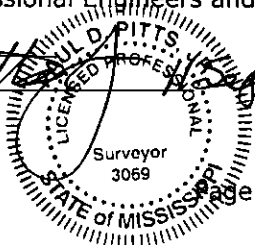
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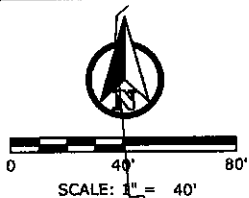
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(A plat of even survey date herewith accompanies this description.)

The undersigned, Professional Licensed Surveyor, hereby certifies that the foregoing description and accompanying survey was made on the ground under my direct supervision and meets or exceeds the requirements of the Standards of Practice for Surveyors in Mississippi as adopted by the Mississippi Board of Licensure for Professional Engineers and Surveyors.

Paul D. Pitts, Jr.  
MS PLS No. 3069

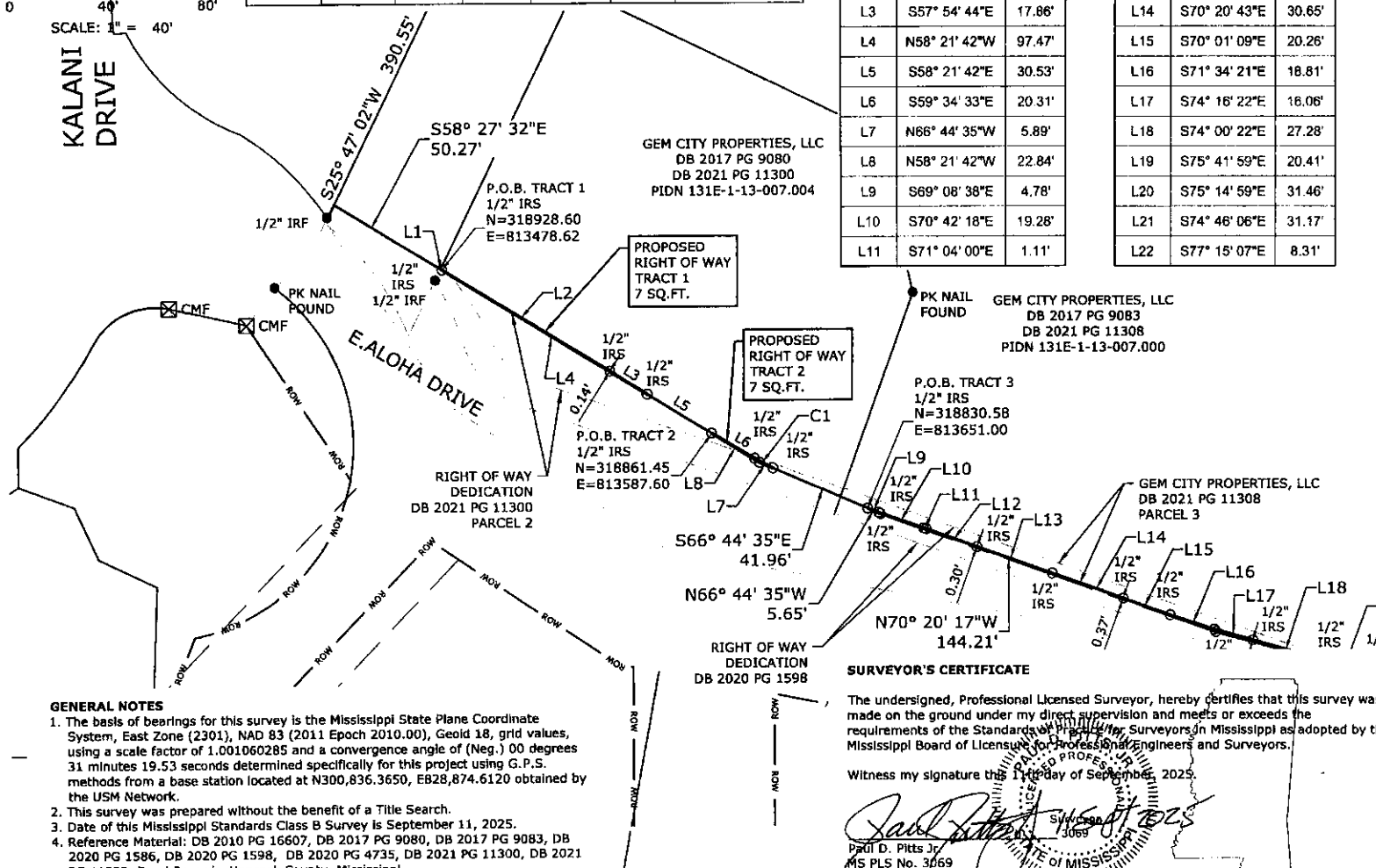




CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	3°25'38"	140.00'	8.37'	4.19'	8.37'	S61° 17' 22"E
C2	1°40'39"	590.00'	17.27'	8.64'	17.27'	S78° 05' 26"E

Line Table		
Line #	Direction	Length
L1	S58° 21' 42"E	0.63'
L2	S58° 27' 45"E	79.61'
L3	S57° 54' 44"E	17.86'
L4	N58° 21' 42"W	97.47'
L5	S58° 21' 42"E	30.53'
L6	S59° 34' 33"E	20.31'
L7	N66° 44' 35"W	5.89'
L8	N58° 21' 42"W	22.84'
L9	S69° 08' 38"E	4.78'
L10	S70° 42' 18"E	19.28'
L11	S71° 04' 00"E	1.11'

Line Table		
Line #	Direction	Length
L12	S70° 06' 24"E	21.95'
L13	S70° 27' 23"E	32.19'
L14	S70° 20' 43"E	30.65'
L15	S70° 01' 09"E	20.26'
L16	S71° 34' 21"E	18.81'
L17	S74° 16' 22"E	16.06'
L18	S74° 00' 22"E	27.28'
L19	S75° 41' 59"E	20.41'
L20	S75° 14' 59"E	31.46'
L21	S74° 46' 06"E	31.17'
L22	S77° 15' 07"E	8.31'



#### GENERAL NOTES

1. The basis of bearings for this survey is the Mississippi State Plane Coordinate System, East Zone (2301), NAD 83 (2011 Epoch 2010.00), Geoid 18, grid values, using a scale factor of 1.001060285 and a convergence angle of (Neg.) 00 degrees 31 minutes 19.53 seconds determined specifically for this project using G.P.S. methods from a base station located at N300,836.3650, E828,874.6120 obtained by the USM Network.
2. This survey was prepared without the benefit of a Title Search.
3. Date of this Mississippi Standards Class B Survey is September 11, 2025.
4. Reference Material: DB 2010 PG 16607, DB 2017 PG 9080, DB 2017 PG 9083, DB 2020 PG 1586, DB 2020 PG 1598, DB 2020 PG 4735, DB 2021 PG 11300, DB 2021 PG 11308, Deed Records, Hancock County, Mississippi.

#### SURVEYOR'S CERTIFICATE

The undersigned, Professional Licensed Surveyor, hereby certifies that this survey was made on the ground under my direct supervision and meets or exceeds the requirements of the Standards of Practice for Professional Surveyors in Mississippi as adopted by the Mississippi Board of Licensure for Professional Engineers and Surveyors.

Witness my signature this 11th day of September, 2025.

Paul D. Pitts Jr.  
MS PLS No. 3069



NO.	DATE	REVISION/ISSUE	ISSUED AS FINAL SURVEY
0	9/11/25		

CITY OF DIAMONDHEAD	BOUNDARY SURVEY
---------------------	-----------------

DATE: AS NOTED	SCALE: AS NOTED
DRAWN BY: PDP	DESIGNED: PDP
CHECKED BY: PDP	PROJECT NO. 16175.08
SHEET NO.	

V 1

**PROPERTY DESCRIPTION  
GEM CITY PROPERTIES, LLC TRACT 2**

Being a 7 square feet tract of land situated within the John B. Ladner Claim, Section 13, Township 8 South, Range 14 West, Hancock County, Mississippi, and being a portion of that land conveyed to Gem City Properties, LLC, as recorded by Deed Book 2017, Page 9080, Deed Records, Hancock County, Mississippi, as shown on survey by Paul D. Pitts, Jr., dated September 11, 2025, whose basis of bearings is the Mississippi State Plane Coordinate System, East Zone (2301), NAD 83 (2011 Epoch 2010.00), Geoid 18, grid values, using a scale factor of 1.001060285 and a convergence angle of NEG 00 degrees 31 minutes 19.53 seconds as determined specifically for this project using GPS methods from a base station located at N300,836.3650, E828,874.6120 obtained from a USM Network, and being more particularly described as follows:

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Thence, South 00 degrees 08 minutes 17 seconds West a distance of 312.85 feet, to a point for corner;

Thence, South 52 degrees 49 minutes 24 seconds East a distance of 404.75 feet, to a point on the east right of way line of Kalani Drive, being the southwesterly corner of the Diamondhead Fire Station;

Thence, South 64 degrees 10 minutes 40 seconds East a distance 188.00 feet, to a 1/2 inch iron rod found for corner;

Thence, South 25 degrees 47 minutes 02 seconds West a distance 390.55 feet, to a point for corner;

Thence, South 58 degrees 27 minutes 32 seconds East a distance of 50.27 feet, to the west line of the aforementioned Gem City Properties, LLC tract;

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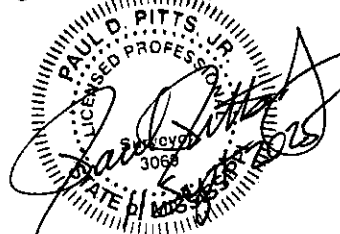
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Thence, along said curve to the left for an arc length of 8.37 feet, to a 1/2 inch iron rod set for corner;

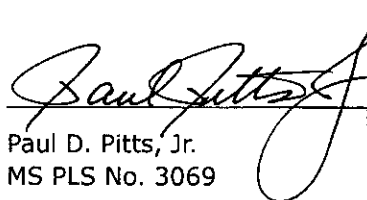


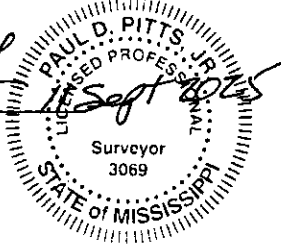
Thence, North 66 degrees 44 minutes 35 seconds West a distance of 5.89 feet, to a 1/2 inch iron rod set for corner;

Thence, North 58 degrees 21 minutes 42 seconds West a distance of 22.84 feet, to the Point of Beginning and containing 7 square feet of land.

(A plat of even survey date herewith accompanies this description.)

The undersigned, Professional Licensed Surveyor, hereby certifies that the foregoing description and accompanying survey was made on the ground under my direct supervision and meets or exceeds the requirements of the Standards of Practice for Surveyors in Mississippi as adopted by the Mississippi Board of Licensure for Professional Engineers and Surveyors.

  
Paul D. Pitts, Jr.  
MS PLS No. 3069



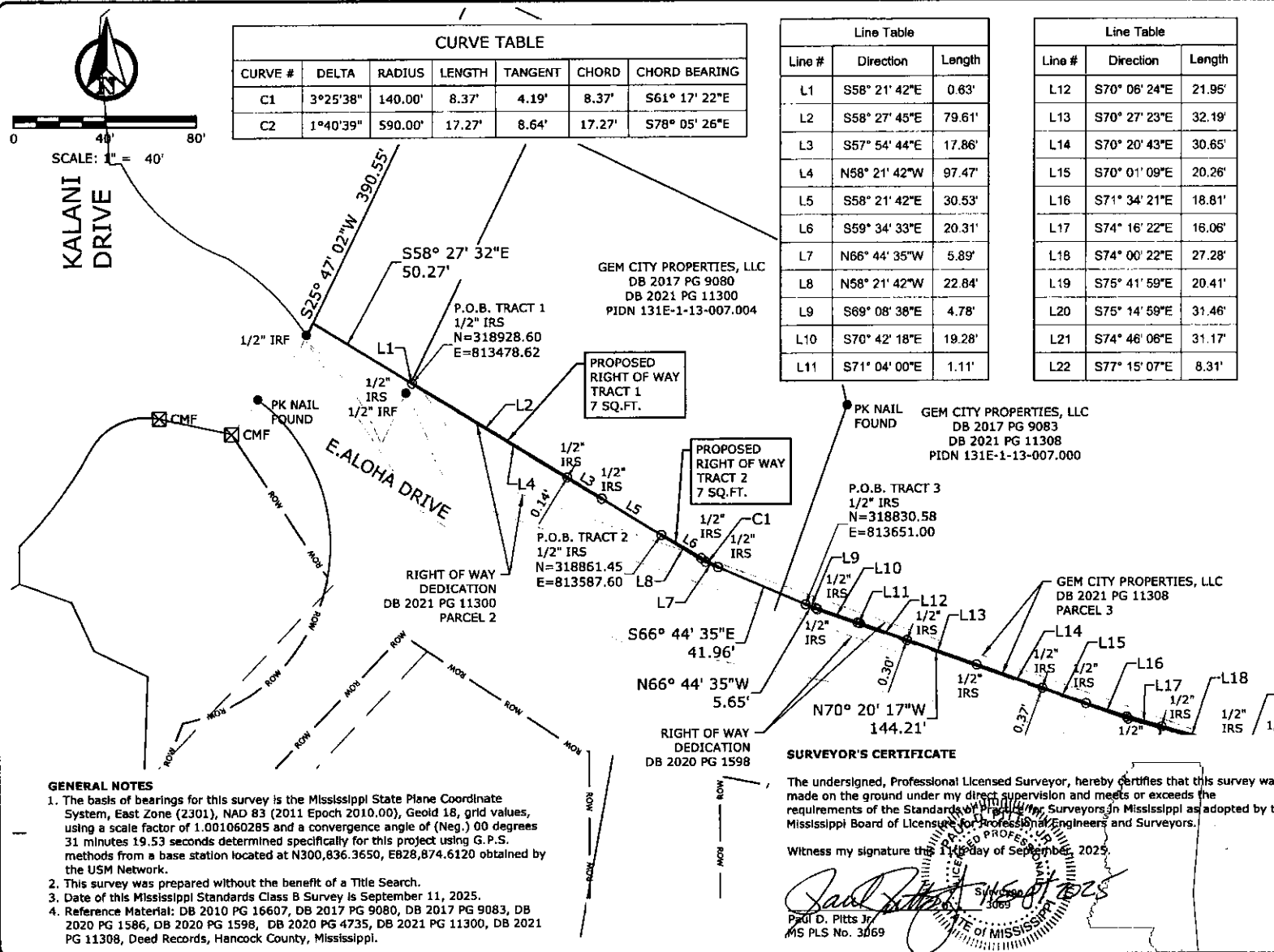


NO.	DATE	REVISION/ISSUE	
		ISSUED AS FINAL	SURVEY
0	9/11/25		

CITY OF DIAMONDHEAD	BOUNDARY SURVEY
---------------------	-----------------

DATE: AS NOTED	SCALE: AS NOTED
DRAWN BY: PDP	DESIGNER: PDP
CHECKED BY: PDP	PROJECT NO. 16175.08
SHEET NO.	

V 1



**PROPERTY DESCRIPTION  
GEM CITY PROPERTIES, LLC TRACT 3**

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Commencing at a 1/2 inch iron rod found for the most southwesterly corner of Lot 22, Block 13, Unit 1, Phase 1, Diamondhead Subdivision, as per Plat recorded in Plat Book 4, Page 1, Plat Records, Hancock County, Mississippi, having Mississippi State Plane coordinates of N319,946.21, E813,114.16;

Thence, South 00 degrees 08 minutes 17 seconds West a distance of 312.85 feet, to a point for corner;

Thence, South 52 degrees 49 minutes 24 seconds East a distance of 404.75 feet, to a point on the east right of way line of Kalani Drive, being the southwesterly corner of the Diamondhead Fire Station;

Thence, South 64 degrees 10 minutes 40 seconds East a distance 188.00 feet, to a 1/2 inch iron rod found for corner;

Thence, South 25 degrees 47 minutes 02 seconds West a distance 390.55 feet, to a point for corner;

Thence, South 58 degrees 27 minutes 32 seconds East a distance of 50.27 feet, to the west line of the aforementioned Gem City Properties, LLC tract;

Thence, South 58 degrees 21 minutes 42 seconds East a distance of 0.63 feet, to a 1/2 inch iron rod set for corner;

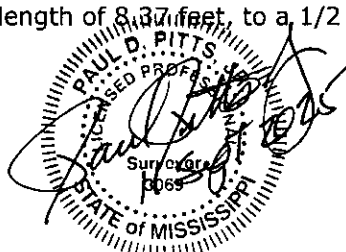
Thence, South 58 degrees 27 minutes 45 seconds East a distance of 79.61 feet, to a 1/2 inch iron rod set for corner;

Thence, South 57 degrees 54 minutes 44 seconds East a distance of 17.86 feet, to a 1/2 inch iron rod set for corner;

Thence, South 58 degrees 21 minutes 42 seconds East a distance of 30.53 feet, to a 1/2 inch iron rod set for corner;

Thence, South 59 degrees 34 minutes 33 seconds East a distance of 20.31 feet, to a 1/2 inch iron rod set for the Point of Curvature of a curve to the left, having a central angle of 03 degrees 25 minutes 38 seconds, a radius of 140.00 feet, and a chord of 8.37 feet which bears South 61 degrees 17 minutes 22 seconds East;

Thence, along said curve to the left for an arc length of 8.37 feet, to a 1/2 inch iron rod set for corner;



Thence, South 66 degrees 44 minutes 35 seconds East a distance of 41.96 feet, to a 1/2 inch iron rod set for the Point of Beginning of the herein described tract, having Mississippi State Plane coordinates of N318,830.58, E813,651.00;

Thence, South 69 degrees 08 minutes 38 seconds East a distance of 4.78 feet, to a 1/2 inch iron rod set for corner;

Thence, South 70 degrees 42 minutes 18 seconds East a distance of 19.28 feet, to a 1/2 inch iron rod set for corner;

Thence, South 71 degrees 04 minutes 00 seconds East a distance of 1.11 feet, to a 1/2 inch iron rod set for corner;

Thence, South 70 degrees 06 minutes 24 seconds East a distance of 21.95 feet, to a 1/2 inch iron rod set for corner;

Thence, South 70 degrees 27 minutes 23 seconds East a distance of 32.19 feet, to a 1/2 inch iron rod set for corner;

Thence, South 70 degrees 20 minutes 43 seconds East a distance of 30.65 feet, to a 1/2 inch iron rod set for corner;

Thence, South 70 degrees 01 minutes 09 seconds East a distance of 20.26 feet, to a 1/2 inch iron rod set for corner;

Thence, South 71 degrees 34 minutes 21 seconds East a distance of 18.81 feet, to a 1/2 inch iron rod set for corner;

Thence, South 74 degrees 16 minutes 22 seconds East a distance of 16.06 feet, to a 1/2 inch iron rod set for corner;

Thence, South 74 degrees 00 minutes 22 seconds East a distance of 27.28 feet, to a 1/2 inch iron rod set for corner;

Thence, South 75 degrees 41 minutes 59 seconds East a distance of 20.41 feet, to a 1/2 inch iron rod set for corner;

Thence, South 75 degrees 14 minutes 59 seconds East a distance of 31.46 feet, to a 1/2 inch iron rod set for corner;

Thence, South 74 degrees 46 minutes 06 seconds East a distance of 31.17 feet, to a 1/2 inch iron rod set for corner;

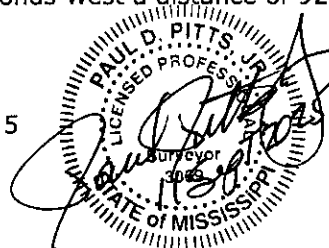
Thence, South 77 degrees 15 minutes 07 seconds East a distance of 8.31 feet, to a 1/2 inch iron rod set for the Point of Curvature of a curve to the left, having a central angle of 01 degrees 40 minutes 39 seconds, a radius of 590.00 feet, and a chord of 17.27 feet which bears South 78 degrees 05 minutes 26 seconds East;

Thence, along said curve to the left for an arc length of 17.27 feet, to a 1/2 inch iron rod set for corner, having Mississippi State Plane coordinates of N318,742.22, E813,938.40;

Thence, South 30 degrees 47 minutes 01 seconds West a distance of 7.19 feet, to a 1/2 inch iron rod set for corner;

Thence, North 69 degrees 56 minutes 44 seconds West a distance of 57.04 feet, to a 1/2 inch iron rod set for corner;

Thence, North 74 degrees 48 minutes 03 seconds West a distance of 92.37 feet, to a 1/2 inch iron rod set for corner;



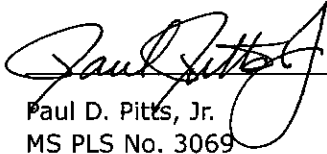


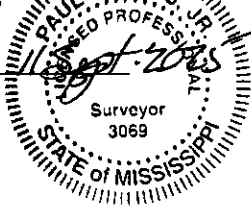
Thence, North 70 degrees 20 minutes 17 seconds West a distance of 144.21 feet,  
to a 1/2 inch iron rod set for corner;

Thence, North 66 degrees 44 minutes 35 seconds West a distance of 5.65 feet, to  
the Point of Beginning and containing 299 square feet of land.

(A plat of even survey date herewith accompanies this description.)

The undersigned, Professional Licensed Surveyor, hereby certifies that the  
foregoing description and accompanying survey was made on the ground under  
my direct supervision and meets or exceeds the requirements of the Standards of  
Practice for Surveyors in Mississippi as adopted by the Mississippi Board of  
Licensure for Professional Engineers and Surveyors.

  
Paul D. Pitts, Jr.  
MS PLS No. 3069



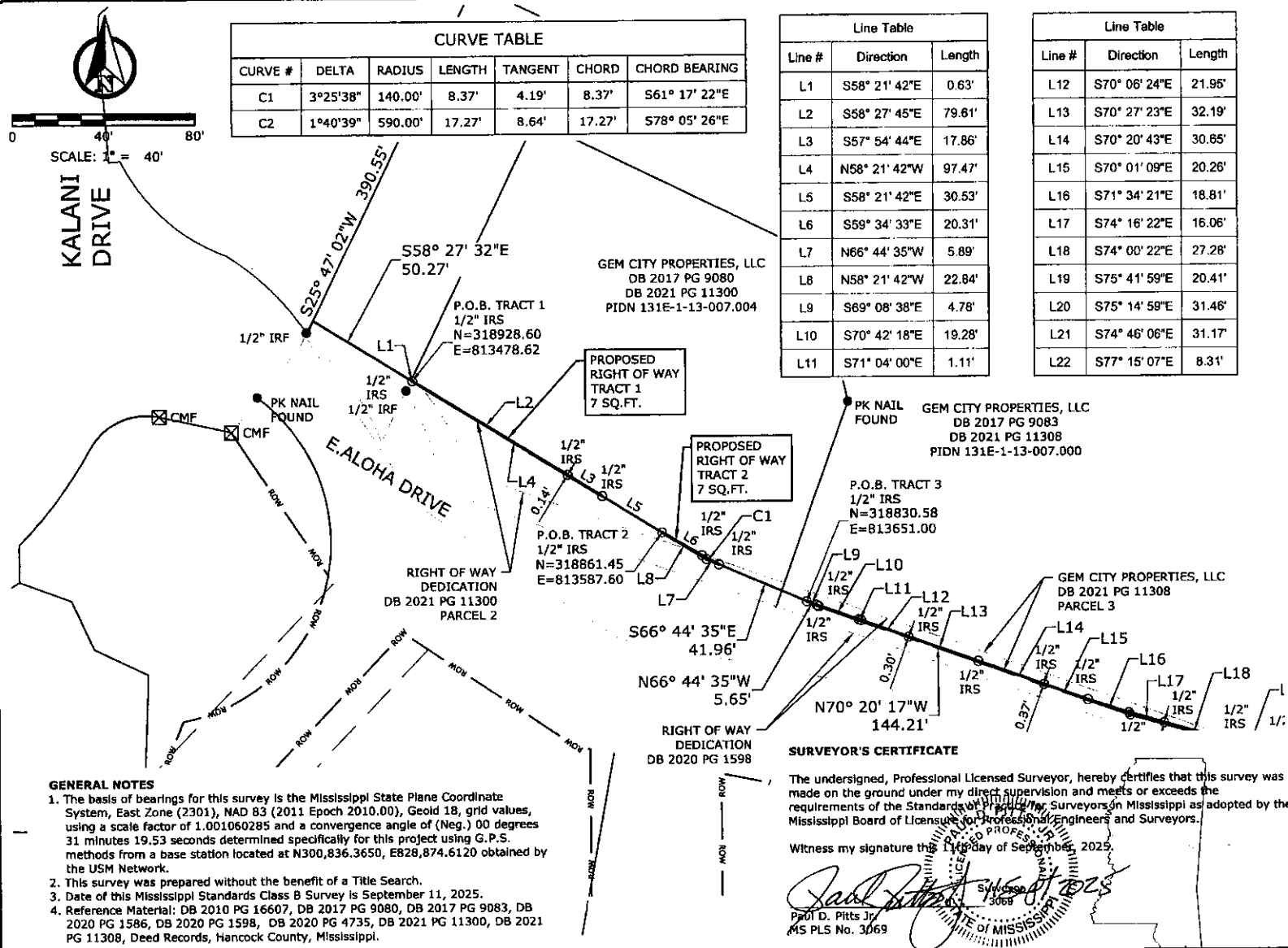


NO.	DATE	REVISION/ISSUE	
		ISSUED AS FINAL	SURVEY
0	9/11/25		

CITY OF DIAMONDHEAD	BOUNDARY SURVEY
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DATE: AS NOTED	SCALE: AS NOTED
DRAWN BY: PDP	DESIGNER: PDP
CHECKED BY: PDP	PROJECT NO. 18175.08
SHEET NO.	

V 1



Y:\Shared\Projects\18175.08 - City of Diamondhead\18175.08 - Phase II Sidewalk Survey\Comp\GEM CITY TRACT.dwg, V 1, 9/11/2025 1:36:42 PM, Daniel

