

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 ROUSE LAND COMPANY, 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. Rouse Land Company, 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 Rouse Land Company, 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 Rouse Land Company, 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 17th 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
ROUSE LAND COMPANY, LLC
1301 ST. MARY ST.
THIBODAUX, LA 70301
(504) 452-2648

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

STATE OF _____
COUNTY OF _____

DEED OF DEDICATION

This DEED OF DEDICATION ("Deed") is made this ____ day of _____,
2025, by and between ROUSE LAND COMPANY, LLC (Rouse's) GRANTOR, and THE
CITY OF DIAMONDHEAD, a municipality created and existing under the State of
Mississippi ("City"), GRANTEE.

****WITNESSETH****

WHEREAS, Rouse's 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 Rouse Land Company 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, Rouse's 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, Rouse's, being the sole owner of, and the only party having any interest in, the street, 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 and right-of-way, 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:

PROPERTY DESCRIPTION

Being a 656 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 Rouse Land Company, LLC, as recorded by Deed Book 2010, Page 16607, 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 64 degrees 10 minutes 40 seconds East a distance 328.12 feet, to a 1/2 inch iron rod found for corner;

Thence, South 44 degrees 15 minutes 53 seconds East a distance 297.30 feet, to a 1/2 inch iron rod found for the northernmost corner of the aforementioned Rouse Land Company, LLC tract, having Mississippi State Plane coordinates of N318,951.06, E814,108.00;

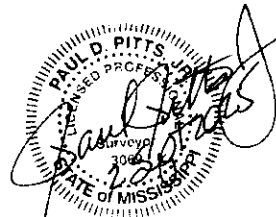
Thence, along the westerly line of said Rouse tract, South 45 degrees 35 minutes 43 seconds West a distance 151.84 feet, to a PK nail found for corner;

Thence, South 30 degrees 47 minutes 01 seconds West a distance 119.42 feet, to a 1/2 inch iron rod set for corner on the north line of the proposed right of way, having Mississippi State Plane coordinates of N318,742.22, E813,938.40, and being the Point of Beginning of the herein described tract;

Thence, along a non-tangent curve to the left, having an arc length of 38.83 feet, a central angle of 03 degrees 46 minutes 15 seconds, a radius of 590.00 feet, and a chord of 38.82 feet which bears South 80 degrees 48 minutes 53 seconds East, to a 1/2 inch iron rod set for corner;

Thence, South 82 degrees 42 minutes 01 seconds East a distance of 49.20 feet, to a 1/2 inch iron rod set for corner;

Thence, South 81 degrees 23 minutes 26 seconds East a distance of 48.85 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:

ROUSE LAND COMPANY, LLC

BY: _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned Notary Public, the within named _____, who acknowledged that he is _____ of the ROUSE LAND COMPANY, 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 _____, 2021.

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:



0 40' 80'
SCALE: 1" = 40'

1/2" IRF
N=318951.06
E=814108.00

151.84'
S45° 35' 43" W

PK NAIL
FOUND

P.O.B.
1/2" IRS
N=318742.22
E=813938.40

L10

119.42'
S30° 47' 01" W

PROPOSED
RIGHT OF WAY
656 SQ.FT.

ROUSE LAND COMPANY, LLC
DB 2010 PG 16607
PIDN 131E-1-13-006.003

CITY OF DIAMONDHEAD
DB 2020 PG 1586

W.ALOHA DRIVE

RIGHT OF WAY
DEDICATION
DB 2020 PG 4735
PARCEL 1

VETERANS DRIVE

1/2" IRS
N=318725.15
E=814255.43

Line Table		
Line #	Direction	Length
L1	S82° 42' 01" E	49.20'
L2	S81° 23' 26" E	48.85'
L3	S82° 01' 53" E	4.60'
L4	S88° 28' 32" E	19.85'
L5	N85° 14' 17" E	20.81'
L6	N84° 28' 33" E	22.98'
L7	S00° 09' 19" W	3.71'
L8	S55° 03' 07" W	15.93'
L9	N82° 01' 01" W	142.68'
L10	N30° 47' 01" E	7.19'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	3° 46' 15"	590.00'	38.83'	19.42'	38.82'	S80° 48' 53" E
C2	3° 33' 50"	667.35'	41.51'	20.76'	41.50'	S84° 45' 31" E
C3	5° 30' 03"	653.28'	62.72'	31.38'	62.70'	N89° 18' 14" E
C4	23° 04' 20"	25.00'	10.07'	5.10'	10.00'	N72° 56' 23" E
C5	13° 16' 10"	719.91'	166.73'	83.74'	166.36'	N88° 38' 49" W

GENERAL NOTES

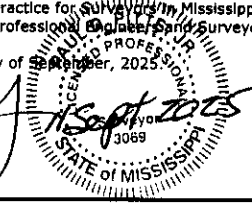
- The basis of bearings for this survey is the Mississippi State Plane Coordinate System, East Zone (2301), NAD 83 (2011 Epoch 2010.00), Geoid 18, grid values, using a scale factor of 1.001060285 and a convergence angle of (Neg.) 00 degrees 31 minutes 19.53 seconds determined specifically for this project using G.P.S. methods from a base station located at N300,836.3650, E828,874.6120 obtained by the USM Network.
- This survey was prepared without the benefit of a Title Search.
- Date of this Mississippi Standards Class B Survey is September 11, 2025.
- Reference Material: DB 2010 PG 16607, DB 2020 PG 1586, DB 2020 PG 4735, 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 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.	REVISION/ISSUE	
	DATE	ISSUED AS FINAL SURVEY
0	9/10/25	

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