

Pat Rich

From: Pat Rich
Sent: Thursday, July 14, 2022 3:47 PM
To: Stanley Bychurch; Steven Broussard
Subject: 98178 Golf Club Dr. AOE
Attachments: 98178 Golf Club Dr.Pace.AOE Packet.pdf

Good afternoon,

Darryl Pace is requesting the abandonment of the 5' drainage/utility easement on either side of the common property line between Lots 18 and 19 Diamondhead Phase 1, Unit 7, Block 3 for the purpose of constructing an accessory structure with the street address of 89178 Golf Club Drive.

Does your company or office need this easement to provide current or future services? Please provide me your written comments by Thursday, July 21st.

Thanks in advance,

J. Pat Rich
Development Coordinator

City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525
228-242-1613

Pat Rich

From: Darryl Pace <dpace875@yahoo.com>
Sent: Tuesday, July 5, 2022 4:29 PM
To: Pat Rich
Subject: Easement

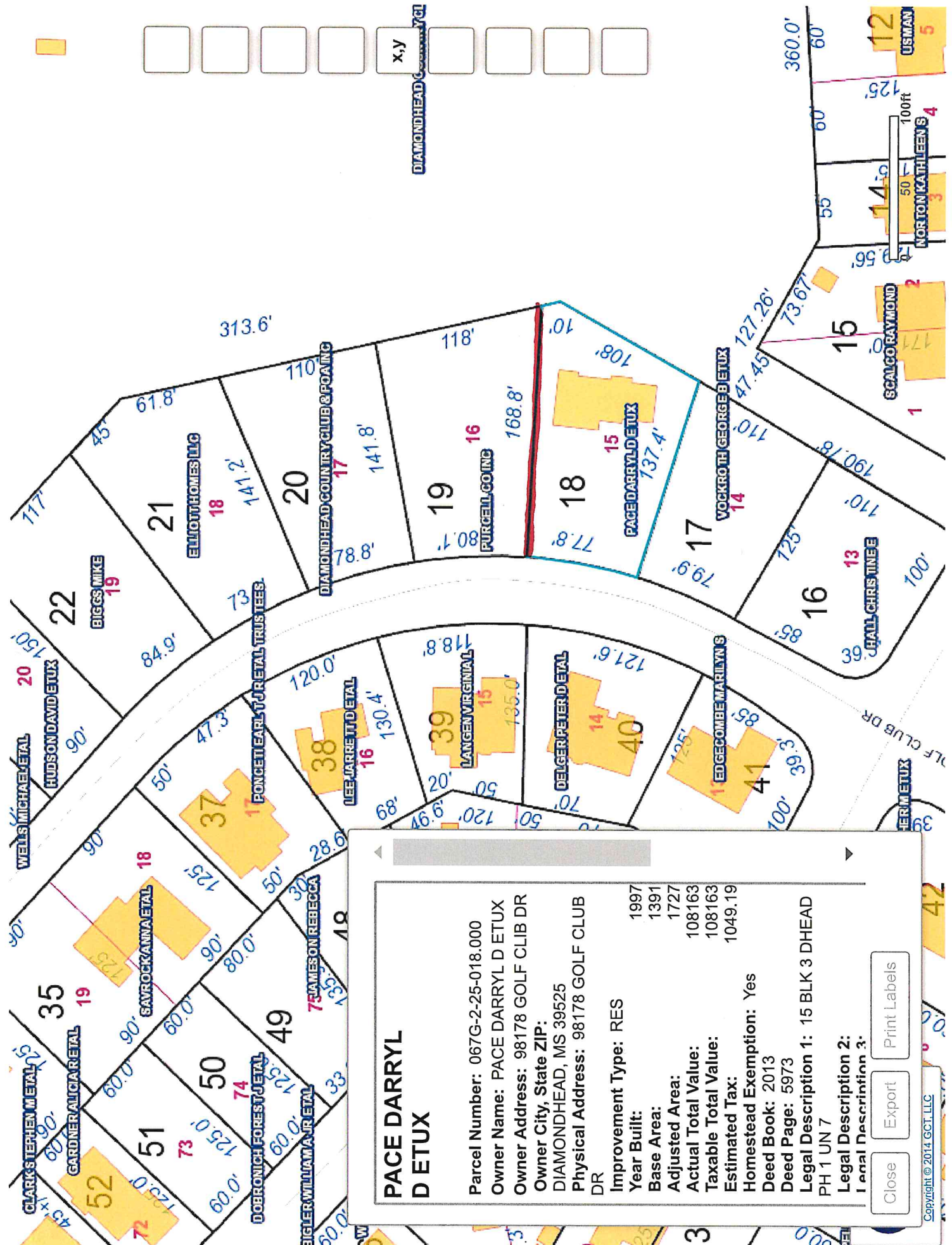
[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Mr. Rich,

As per our discussion earlier today, I live at Lot #15 (98178 Golf Club Drive). I recently purchased Lot #16 and will be combining the two lots. I was advised that I needed to request an easement be released for these two lots as I do intend to build on the newly purchased property. Your assistance is greatly appreciated.

Thank you in advance,
Darryl Pace (phone: 228-

216-0304)



PACE DARRYL D ETUX

Parcel Number: 067G-2-25-018.000
Owner Name: PACE DARRYL D ETUX
Owner Address: 98178 GOLF CLUB DR
Owner City, State ZIP:
DIAMONDHEAD, MS 39525
Physical Address: 98178 GOLF CLUB DR

Improvement Type: RES
Year Built: 1997
Base Area: 1391
Adjusted Area: 1727
Actual Total Value: 108163
Taxable Total Value: 108163
Estimated Tax: 1049.19
Homestead Exemption: Yes
Deed Book: 2013
Deed Page: 5973
Legal Description 1: 15 BLK 3 DHEAD PH 1 UN 7
Legal Description 2:
Legal Description 3:

- Close
- Export
- Print Labels

2022 9454
Recorded in the Above
Deed Book & Page
06-16-2022 03:54:14 PM
Timothy A Kellar
Hancock County

Prepared by:
Carl Joffe, Attorney at Law
4401 East Aloha Drive
Diamondhead, MS 39525
Mississippi Bar #3099

Return to:
The Casano Law Firm
4403 East Aloha Drive
Diamondhead, MS 39525

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO 100/DOLLARS (\$10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged,

PURCELL CO., INC., a Delaware Corporation,
(formerly Diamondhead Corporation), the "Grantor"
4401 East Aloha Drive
Diamondhead, Mississippi 39525
(228) 255-9130

does hereby, subject to all terms, reservations, conditions, exceptions, easements and restrictions hereinafter specified, sell, convey and warrant unto

DARRYL D. PACE., the "Grantee"
98178 Golf Club Drive
Diamondhead, Mississippi 39525

that certain property situated and being in Hancock County, Mississippi, more particularly described as follows:

Lot 16, Block 3, Unit 7, Phase 1, Diamondhead, according to the map or plat thereof on file and of record in the Office of the Chancery Clerk of Hancock County at Bay St. Louis, Mississippi.
Parcel # 067G-2-25-019.000

INDEXING INSTRUCTIONS: See § 89-5-33 (3)(a) (Exempt)

Together with all improvements situated thereon, the perpetual right of ingress and egress over and upon all streets, roads, avenues and boulevards, shown on the said subdivision plat.

This conveyance is made subject to: (1) the reservation of all oil, gas and other minerals; (2) the Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens and Charges, and the Amendment or Amendments thereto, if any, applicable to the above described property, and recorded in the Office of the Chancery Clerk of Hancock County, Mississippi; (3) the utility and drainage easements shown on the subdivision plat referred to above and recorded in the Office of the Chancery Clerk of Hancock County, Mississippi; (4) the lien of the State of Mississippi, Hancock County and the City of Diamondhead for taxes for the current year which have been accrued but are not yet payable; and, (5) any portion of the property which might constitute wetlands under the constitution or laws of the State of Mississippi or of the United States of America, all of such lands being hereby conveyed by quitclaim only.

By acceptance of delivery of this Deed, the Grantee herein does hereby agree to abide by and in no way violate the Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens and Charges, and the Amendment or Amendments thereto, if any, applicable to the above described property and recorded in the office of the Chancery Clerk of Hancock County, Mississippi.

Grantor warrants payment of all taxes up to and including the year 2021. Taxes for the current year shall be prorated at closing and assumed by the Grantee.


IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed by its authorized officer this 13th day of June, 2022.

ATTEST:

PURCELL CO., INC.



CARL H. JOFFE
Secretary

By: 
ARTIS E. JAMES, JR.
Vice President



STATE OF MISSISSIPPI

COUNTY OF HANCOCK

Personally appeared before me, the undersigned authority in and for the said county and state, on this 13th day of June, 2022, within my jurisdiction, the within named ARTIS E. JAMES, JR. and CARL H. JOFFE, who acknowledged that they are the Vice President and Secretary, respectively, of PURCELL CO., INC., a Delaware corporation, and that for and on behalf of the said corporation, and as its act and deed they executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

My Commission Expires: May 28, 2024


Notary Public



CERTIFIED COPY OF CORPORATE RESOLUTION

2022 9457
Deed Book & Page

"RESOLVED, that the President or any Vice President of this Corporation be, and they are hereby authorized, empowered and directed in the name of and on behalf of this Corporation to convey any or all of the Corporation's interest in any residential lots, any residential lot improved with a residential shelter unit, or any commercial or other real property owned by the Corporation at such prices and upon such terms as said officer(s) deem advisable, situated in the following described real estate developments:

Diamondhead, Hancock County, Mississippi; Lake Arrowhead, Cherokee County, Georgia; Lake Forest, Baldwin County, Alabama; Newport on Lake Houston, Harris County, Texas; Sandpiper Cove, Okaloosa County, Florida.

BE IT FURTHER RESOLVED, that said officers be and they are hereby authorized to execute and deliver any and all sales contracts, deeds, seller's affidavits, settlement statements and any other instruments and to take any and all such actions as they in their sole discretion may deem necessary, appropriate or desirable in order to carry out the transactions contemplated by the foregoing resolution."

SECRETARY'S CERTIFICATE

This is to certify that the foregoing is a true and correct copy of Resolutions adopted by the Board of Directors of Purcell Co., Inc., at a meeting held at the Corporation's office in Diamondhead, Mississippi on the 29th day of June, 1987; that the foregoing Resolutions were duly adopted, are incorporated in the minutes of said Corporation and are now in full force and effect.

This is to further certify that as of this date the following are duly elected and qualified officers of Purcell Co., Inc. who hold the said offices set opposite their names:

Artis E. James, Jr., Vice President
Steven C. Roe, Vice President
Kirk Boswell, Vice President & Treasurer

Billy G. Alexander, Assistant Treasurer
Carl H. Joffe, Secretary
Elizabeth F. York, Assistant Secretary

WITNESS my hand and seal of the Corporation on this the 13th day of June, 2022.



James Meyer

Carl H. Joffe
CARL H. JOFFE
Secretary

Hancock County
I certify this instrument was filed on
06-16-2022 03:54:14 PM
and recorded in Deed Book
2022 at pages 9454 - 9457
Timothy A Kellar

DIAMONDHEAD WATER & SEWER DISTRICT

REQUEST FOR AN ABANDONMENT OF EASEMENT

DATE: 7-5-22

PROPERTY OWNER OR OWNERS: Darryl Pace

PHONE NUMBER: 228 216 0304

MAIL ADDRESS: DPace825@yahoo.com

DESIRE TO HAVE UTILITY EASEMENT ABANDONED BETWEEN:

PROPERTY DESCRIPTION: PHASE 1 UNIT 7 BLOCK 3 LOT 15

PHASE 1 UNIT 7 BLOCK 3 LOT 16

PHASE _____ UNIT _____ BLOCK _____ LOT _____

PROPERTY ADDRESS: 98178 Golf Club Dr

CUSTOMER SIGNATURE: [Signature]

OFFICE USE ONLY:

DATE APPROVED: 7/11/2022

APPROVED BY: [Signature]

ABANDONMENT FEE: \$50.00 [Signature]

APPROVED BY BOARD: Motion 9.2.A. approved 7/14/2022

EMAILED COPY: (SIGN/DATE) _____



Diamondhead Water & Sewer District

18

17

Abandon Easement

16

15

98178
Golf_Club_Drive

15

14

98173
GOLF CLUB DR

Golf Club Dr

APPROVED
JUL 11 2022
BY:

13-36 RIM 68.41 INV61.01

14

13-37 RIM 68.84 INV62.64

Pat Rich

From: Steven Broussard <stevenbroussard@coastepa.com>
Sent: Monday, July 18, 2022 8:07 AM
To: Pat Rich; Stanley Bychurch
Subject: RE: [BULK] 98178 Golf Club Dr. AOE

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Coast Electric is good with this.

Steven Broussard
VP of Engineering
Coast Electric Power Association

From: Pat Rich <prich@diamondhead.ms.gov>
Sent: Thursday, July 14, 2022 3:47 PM
To: Stanley Bychurch <sbychurch@diamondhead.ms.gov>; Steven Broussard <stevenbroussard@coastepa.com>
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*I see no problem as for as Public Works
But The Existing Ditch Toward Golf Club Dr.
on Adjacent Property at 98178 Golf Club cannot
be moved or altered in any way.
Major Run off Ditch.*

LB. 7-15-22