

Pat Rich

From: Duke Levy <dukelevyassoc@aol.com>
Sent: Wednesday, March 30, 2022 3:45 PM
To: Pat Rich
Cc: dcarden@dwsd.us; Ronald Jones
Subject: abandonment of easement
Attachments: Easement Abandonment.pdf

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

Greetings Pat:

Attached please find a copy of my plot plan showing the location of my proposed house on Lot 1, Beaux Vue, Phase 1 and the need to abandon a 10' utility easement in the rear of the lot, being replaced with a 10' utility easement in front of the lot.

Diamondhead Water and Sewer District has removed the water line located within said rear 10' utility easement and a new replacement line has been installed within the new 10' easement across the front.

Therefore, I am requesting the abandonment of said rear 10' utility easement and will be dedicating the new utility easement to the City and DWSD by separate dedication. (certified easement sent to Ronald Jones and David Carden)

Thank you for your considerations,

Duke Levy

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Exhibit A

LEGAL DESCRIPTION:

A parcel of land situated and being located in Section 35 and 36, Township 7 South, Range 14 West, City of Diamondhead, Hancock County, Mississippi, and also comprising Lot 1, BeauX Vue Subdivision and Lot "A", The Preserve Subdivision, Phase 1 and being more particularly described as follows, to-wit:

Beginning at a 1/2" rebar found at the northwest corner of Lot 1, BeauX Vue Subdivision, Phase 1; thence S 67°43'07" E 70.57 feet to a 1/2" rebar found at the northeast corner of said Lot 1; thence S 00°38'04" E 161.50 feet to a 1/2" rebar found at the southeast corner of said Lot 1; thence S 87°44'10" W 65.03 feet to a 1/2" rebar found; thence N 49°04'31" W 38.80 feet to a 1/2" rebar set at the southwest corner of Lot "A", The Preserve Subdivision, Phase 1; thence N 09°20'23" E 167.62 feet to the Point of Beginning. Said parcel of land contains 14,221 square feet, more or less.

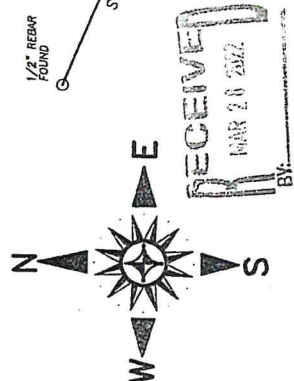
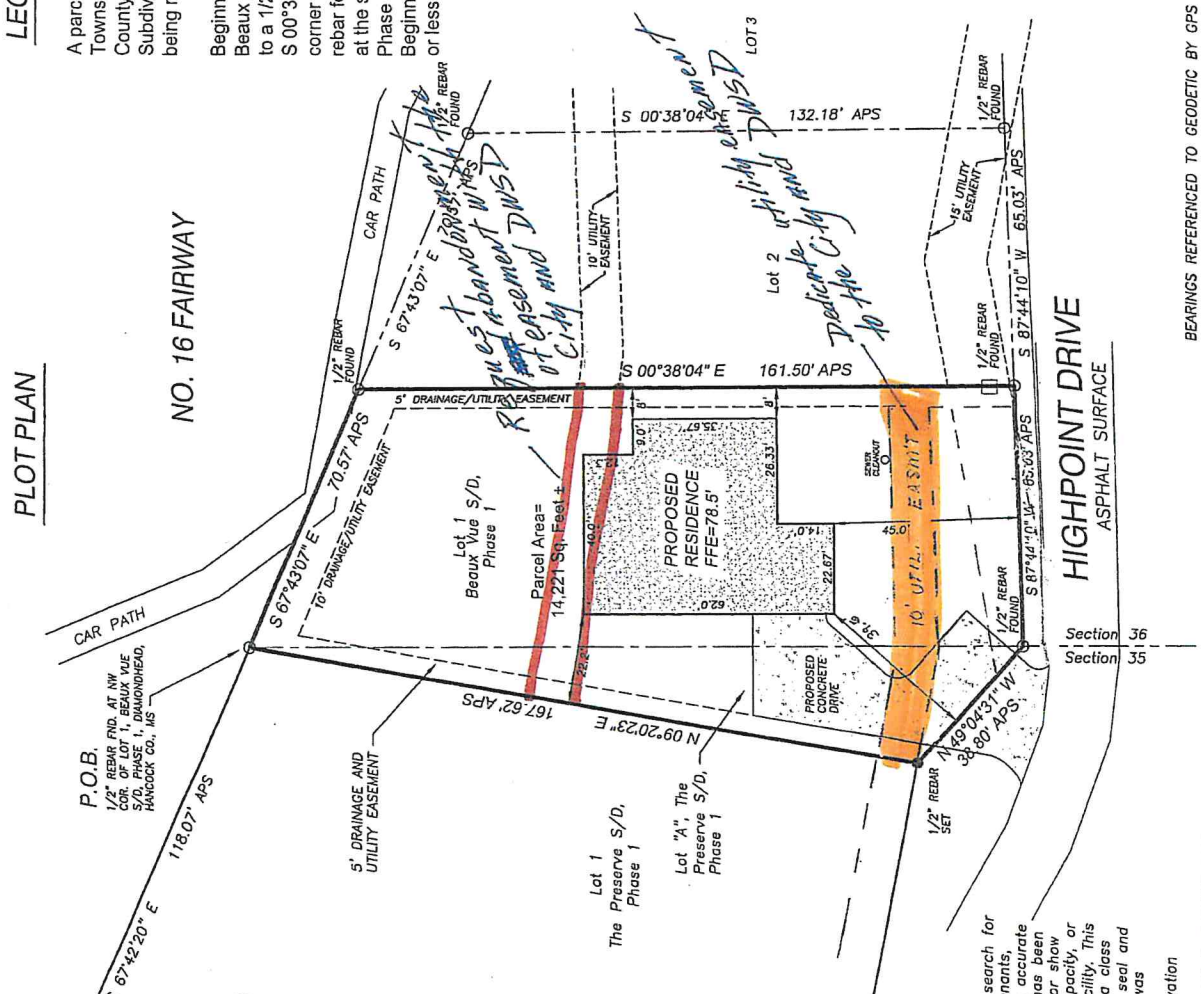


In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

Duke Levy
Duke Levy, RLS #1722

DUKE LEVY & ASSOCIATES, P.A.	
4412 LEISURE TIME DRIVE DIAMONDHEAD, MS 39525 (228) 343-9691 PHONE	
SCALE: 1" = 30'	DATE: 10-25-2021 REVISED: 03-21-2022
DRAWING: WO# 2021-348	CLIENT: Duke & Jan Levy

PLOT PLAN



LEGEND:

- ☐ CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊗ IRON PIPE FOUND
- ▣ FENCE CORNER POST
- ⊙ POWER POLE
- APS AS PER SURVEY
- APR AS PER RECORD

REFERENCE:

- 1) PLAT OF BEAUX VUE S/D, PHASE 1

NOTES:

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if print has original seal and signature of surveyor. No flood zone determination was performed as a part of this survey. An accurate determination can be made by ordering a FEMA Elevation Certificate.

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

DIAMONDHEAD WATER & SEWER DISTRICT

REQUEST FOR AN ABANDONMENT OF EASEMENT

DATE: 3-31-2022

PROPERTY OWNER OR OWNERS: DUKE LEVY

PHONE NUMBER: 228-342-6501

EMAIL ADDRESS: DUKELEVYASSOC@ADL.COM

DESIRE TO HAVE UTILITY EASEMENT ABANDONED BETWEEN:

PROPERTY DESCRIPTION: PHASE 1 UNIT _____ BLOCK _____ LOT 1 - Beauv Vue Sub.
 * ACROSS THE REAR OF LOT 1, BEAUX VUE PHASE 1 UNIT _____ BLOCK _____ LOT "A" - The Preserve
 PHASE 1 PHASE _____ UNIT _____ BLOCK _____ LOT _____
 * SEE PLOT PLAN ATTACHED - Excluding the 5' easement on the East side of Lot where rear
 PROPERTY ADDRESS: 87120 HIGGINS DR. easement crosses.

CUSTOMER SIGNATURE: [Signature]

OFFICE USE ONLY:

DATE APPROVED: 4/4/22

APPROVED BY: [Signature]

ABANDONMENT FEE: \$50.00 PAID 4/11/22

APPROVED BY BOARD: Board Motion 9.2. @ 4/14/22

EMAILED COPY: (SIGN/DATE) _____