



5000 Diamondhead Circle • Diamondhead, MS 39525-3260
 Phone: 228.222.4626 Fax: 228-222-4390
 www.diamondhead.ms.gov

TO: Mayor, City Council and City Manager

FROM: Ronald R. Jones, Building Official

DATE: April 28, 2021

SUBJECT: Resubdivision of Diamondhead Phase 1, Unit 6, Lots 1-3 by Bonnacarrere’s Magnolia Ridge, LLC

Matthew Evans, Managing Member is requesting to resubdivide 3 lots.

The property address of the original lot is 8352 Mohonua Place. The tax parcel number is 068J-2-41-030.000. The legal description is Diamondhead Phase 1, Block 5, Unit 6, Lots 1-3. The property is in a R-1 zoning district.

In accordance with the Subdivision Regulations, the 2 newly created parcels meet or exceed the minimum requirements in the Zoning Ordinance and Subdivision Regulations. Drainage and utility easements are also dedicated to the City. Therefore, I recommend acceptance of the resubdivision final plat of Lots 64 and 65.

Minimum Requirements-R-1	Parcel A	Parcel B
Min lot area 10,000 sf	15,621 sf	30,220 sf
Lot width 80’	90’	221’
Lot frontage 40’	81’	165’
FYSB 20’	20’	20’
SYSB 10’	10’	10’
RYSB 20’	20’	20’

To Whom It May Concern:

In regards to the property 8352 Mohonua Pl. Diamondhead, MS 39525, We request a subdivision of lots 1,2,3 into two parcels:

LOT 1 (Lot 1, Block 5 First addition to Unit 6, Phase 1 Diamondhead, Hancock County, MS, as per map or plat thereof on file and of record in the office of the Chancery Clerk, Hancock MS) and LOT 2 (Lot 2, Block 5, First Addition to Unit 6, Diamondhead, Phase 1, according to the map or plat thereof recorded in plat book 4, page 17, in the office of the Chancery Clerk, Hancock County, MS) as one entity.


LOT 3 (LOT 3, block 5, Phase 1, Diamondhead, Unit 6, addition 1, Hancock County, MS, as per map or plat of said subdivision on file and of record in the office of the Chancery Clerk, Hancock County, MS) as on entity.

Thank you for your time and consideration on this matter.



Matthew Evans
Bonnecarrere's Magnolia Ridge, LLC
Managing Member

Sworn to and subscribed before me, Notary,
this 21st day of April, 2021 in Baton Rouge, Louisiana.



Keith S. Garoia
06065



2020 9805
Recorded in the Above
Deed Book & Page
08-28-2020 12:43:57 PM
Timothy A Kellar
Hancock County

Prepared by and Return to:
Michael J. Casano/ MSB #10085
4403 West Aloha Drive
Diamondhead, MS 39525
Telephone: (228) 255-0035
Fax: (228) 255-0078
File No: Maria/Bonnecarrere Estate

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

EXECUTRIX'S DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I,

PAMELA GIARDINA
Executrix of the Estate of Donald B. Bonnecarrere
5934 Goodwood Avenue
Baton Rouge, LA 70806
225-892-1410

pursuant to the Judgment Approving First and Final Accounting, for Approval of the Final Disbursement of Assets and for Final Discharge of the Executrix, entered by the Chancery Court of Hancock County, in Case No. 23CH1:20-cv-00025-JP, *In the Matter of the Estate of Donald B. Bonnecarrere, Deceased*, do hereby convey unto the following:



Bonnecarrere's Magnolia Ridge LLC
5934 Goodwood Avenue
Baton Rouge, LA 70806
225-892-1410

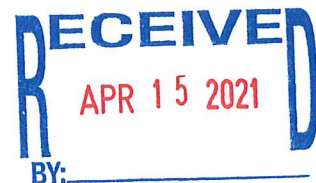
all right, title and interest in that certain parcel of property, previously owned by Donald B. Bonnecarrere, together with all improvements situated thereon, and being more particularly described as follows:

Lot 1, Block 5, First Addition to Unit 6, Phase 1, Diamondhead, Hancock County, Mississippi, as per map or plat thereof on file and of record in the Office of the Chancery Clerk of Hancock County, Mississippi;

Lot 2, Block 5, First Addition to Unit 6, Diamondhead, Phase 1, according to the map or plat thereof recorded in Plat Book 4, at Page 17, in the Office of the Chancery Clerk of Hancock County, Mississippi; and,

Lot 3, Block 5, Phase 1, Diamondhead, Unit 6, Addition 1, Hancock County, Mississippi, as per map or plat of said subdivision on file and of record in the Office of the Chancery Clerk of Hancock County, Mississippi.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in anywise appertaining.



This conveyance is subject to any and all recorded restrictive covenants, rights of way, and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

Witness my signature on this the 10th day of August, 2020.

Pamela Giardina
Pamela Giardina, Executrix
of the Estate of Donald B. Bonnacarrere

STATE OF Louisiana
COUNTY/PARISH OF E. Baton Rouge

This day appeared before me, the undersigned authority for the jurisdiction aforesaid, the within named Pamela Giardina, Executrix of the Estate of Donald D. Bonnacarrere, who acknowledged that she signed and delivered the above and foregoing Executrix's Deed on the day and year herein mentioned as her own free and voluntary act and deed for the purposes intended therein.

(SEAL) Given under by hand and official seal of office, on this the 11 day of August, 2020.

Brod J Brantfield
24987
NOTARY PUBLIC
My Commission Expires: death

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APR 15 2021
BY: _____

FILED

AUG 04 2020

TIMOTHY A. KELLAR
CHANCERY CLERK

BY BT D.C.

IN THE CHANCERY COURT OF HANCOCK COUNTY, MISSISSIPPI

IN THE MATTER OF THE ESTATE OF
DONALD B. BONNECARRERE, DECEASED.

CAUSE NO: 23CH1:20-cv-00025-JP

PAMELA GIARDINA, PETITIONER.

**JUDGMENT FOR APPROVAL OF FIRST AND FINAL ACCOUNTING,
DISBURSEMENT OF ASSETS AND DISCHARGE OF EXECUTRIX**

THIS DAY this cause came on to be heard on approval of the First and Final Accounting, for Approval of the Final Disbursement of Assets and for final discharge of the Executrix after such distribution has been made and in support hereof would show unto the Court the following:

I.

That the Petitioner is the duly qualified and acting Executrix of the Last Will and Testament of Donald B. Bonnacarrere, deceased, having been appointed by decree entered herein on February 10, 2020, and Letters Testamentary having been issued to the Petitioner on February 21, 2020.

II.

That the decedent, Donald B. Bonnacarrere, died testate on October 23, 2019. At the time of his death the decedent had a fixed place of residence in, and being an adult resident of the State of Louisiana but owned certain real property located within the jurisdiction of this Court in Hancock County, Mississippi.

III.

That in accordance with law, an affidavit has been filed with this Court executed by Pamela Giardina, Executrix under the Last Will and Testament of Donald B. Bonnacarrere, deceased, on March 4, 2020, acknowledging that the Petitioner has made reasonably diligent efforts to identify all persons having claims against the estate of Donald B. Bonnacarrere. Further, that pursuant to law a Notice to Creditors was published in The Sea Coast Echo, a newspaper published in Hancock

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BY: _____

County, on March 11, 2020; March 18, 2020; and March 25, 2020. That said Proof of Publication is on file with this Court and the time within which claims may be probated against the estate has expired, and no claims have been filed.

IV.

That the decedent's estate consists of a residence located at 8352 Mohonua Place, Diamondhead, Mississippi 39525, and is more particularly described as follows:

Lot 1, Block 5, First Addition to Unit 6, Phase 1, Diamondhead, Hancock County, Mississippi, as per map or plat thereof on file and of record in the Office of the Chancery Clerk of Hancock County, Mississippi;

Lot 2, Block 5, First Addition to Unit 6, Diamondhead, Phase 1, according to the map or plat thereof recorded in Plat Book 4, at Page 17, in the Office of the Chancery Clerk of Hancock County, Mississippi; and,

Lot 3, Block 5, Phase 1, Diamondhead, Unit 6, Addition 1, Hancock County, Mississippi, as per map or plat of said subdivision on file and of record in the Office of the Chancery Clerk of Hancock County, Mississippi.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in anywise appertaining.

V.

That the Petitioner would show that Bonnecarriere's Magnolia Ridge LLC is the designated beneficiary to receive the decedent's property as contained in Article XI of the Judgment of Possession attached to Petition to Probate Will for Letters Testamentary and for Issuance of Letters Testamentary as Exhibit "A."

VI.

That this estate has been finally administered except for the payment of such allowances as this Court may make for attorney's fees, executor's fees and Court costs. That the Petitioner has performed valuable services as Executrix of the estate but does hereby waive any claim for compensation or entitlement to a fee for such services. That Michael J. Casano of The Casano



Law Firm has rendered valuable legal services to the Petitioner in connection with the estate, and that the Executrix should be authorized to pay unto him a reasonable attorney's fee in the amount of \$1,000.00 plus expenses.

VII.

That this Court gives full faith and credit to the Judgment of Possession (19th Judicial District Court for the Parish of East Baton Rouge, State of Louisiana in Case No. 107062, Division "25" Succession of Donald Bert Bonnacarrere) and the Petitioner should be authorized to pay over and deliver unto the decedent's beneficiary the assets of the estate as may remain in her hands as Executrix, consistent with and pursuant to the terms and conditions of the decedent's Last Will and Testament, upon payment of the unpaid fees, expenses and costs mentioned herein. Specifically, the Executrix will execute an Executrix's Deed conveying unto Bonnacarrere's Magnolia Ridge LLC the following property:

Lot 1, Block 5, First Addition to Unit 6, Phase 1, Diamondhead, Hancock County, Mississippi, as per map or plat thereof on file and of record in the Office of the Chancery Clerk of Hancock County, Mississippi;

Lot 2, Block 5, First Addition to Unit 6, Diamondhead, Phase 1, according to the map or plat thereof recorded in Plat Book 4, at Page 17, in the Office of the Chancery Clerk of Hancock County, Mississippi; and,

Lot 3, Block 5, Phase 1, Diamondhead, Unit 6, Addition 1, Hancock County, Mississippi, as per map or plat of said subdivision on file and of record in the Office of the Chancery Clerk of Hancock County, Mississippi.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in anywise appertaining.

It is therefore,

ORDERED AND ADJUDGED that the First and Final Accounting, Distribution of Assets and Discharge of the Executrix of the estate of Donald B. Bonnacarrere, deceased, is hereby approved. The Petitioner further prays that the Court will approve a reasonable amount for



attorney's fees in the sum of \$1,000.00 for the legal services provided by Michael J. Casano of The Casano Law Firm, plus any costs expended herein. It is further,

ORDERED AND ADJUDGED that the Petitioner is authorized to execute an Executrix's Deed to Bonnacarrere's Magnolia Ridge, LLC, for the property more particularly described as above. It is further,

ORDERED AND ADJUDGED that the Petitioner is authorized to pay all accrued court costs and any other incidental expenses of administration. Finally, that upon receipt of proper legal vouchers showing the payment of the administration expenses and costs and upon distribution of the remaining assets as herein provided, that the Executrix, Pamela Giardina, shall stand finally discharged.

SO ORDERED AND ADJUDGED this the 31 day of July, 2020.

[Signature]
CHANCELLOR

Prepared and Presented By:

[Signature]
Michael J. Casano, Esq.
MS Bar No. 10085
The Casano Law Firm, P.A.
4403 W. Aloha Drive
Diamondhead, Mississippi 39525
Telephone No.: (228) 255-0035
Facsimile No.: (228) 255-0078

ICC



[Signature]

Hancock County
I certify this instrument was filed on
08-28-2020 12:43:57 PM
and recorded in Deed Book
2020 at pages 9805 - 9811
Timothy A Kellar

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APR 15 2021
BY: _____

CORPORATE RESOLUTION OF BONNECARRERE'S MAGNOLIA RIDGE, LLC

On February 21, 2021, a meeting was held with the shareholders of Bonnacarrere's Magnolia Ridge, LLC, namely, Matthew James Evans, Managing Member, Richard Kyle Evans, member, Ryan Casey Evans, member, Joseph Saverio Giardina, member, Alexandra Grace Giardina, member, Julienne Marie Bonnacarrere, member, and Thomas Seth Bonnacarrere, member.

At the meeting it was unanimously agreed to and HEREBY RESOLVED by the members and the managing member that Power of Attorney would be granted by Bonnacarrere's Magnolia Ridge, LLC and all its members to Matthew James Evans to conduct in their names as CLIENTS of the Power of Attorney the following transactions:

1. For CLIENTS and in their name, to make, seal, and deliver, to bargain, contract, agree for, purchase, receive, and take lands, and tenements, and accept the possession of all lands, and all deeds and other assurances, in the law therefore, and to lease, let, demise, bargain, sell, release, convey, mortgage, and hypothecate lands, and tenements on the terms and conditions and under the covenants as ATTORNEY thinks fit insofar as it relates to the land and improvements owned by CLIENTS and identified in the Hancock County, Mississippi Chancery Clerk of Court records as follows:

Lot 1, Block 5, First addition to Unit 6, Phase 1, Diamondhead, Hancock County, Mississippi, as per map or plat thereof on file and of record in the office of the Chancery Clerk, Hancock County, Mississippi;

Lot 2, Block 5, First addition to Unit 6, Diamondhead, Phase 1, according to the map or plat thereof recorded in Plat book 4, at page 17, in the office of the Chancery Clerk, Hancock County, Mississippi; and

Lot 3, Block 5, Phase 1, Diamondhead, Unit 6, addition 1, Hancock County, Mississippi, as per map or plat of said subdivision on file and of record in the office of the Chancery Clerk, Hancock County, Mississippi.

Together with all and singular the rights, privileges, improvements, and appurtenances to the same belonging or in anywise appertaining.



A portion of which bears the municipal address of 8352 MOHONUA PLACE ,
DIAMONDHEAD, MISSISSIPPI, 39525

2. Also to bargain and agree for, buy, sell, mortgage, hypothecate, and in any and every way and manner deal in and with goods, wares, and merchandise, chose in action, and other property in possession or in action, and to make, do, and transact all and every kind of business of every nature and kind insofar as it relates to the land and improvements owned by CLIENTS and identified in the Hancock County, Mississippi Chancery Clerk of Court records as follows:

Lot 1, Block 5, First addition to Unit 6, Phase 1, Diamondhead, Hancock County, Mississippi, as per map or plat thereof on file and of record in the office of the Chancery Clerk, Hancock County, Mississippi;

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A portion of which bears the municipal address of 8352 MOHONUA PLACE ,
DIAMONDHEAD, MISSISSIPPI, 39525

3. And also for CLIENTS and in their name, and as CLIENTS' acts and deeds, to sign, seal, execute, deliver, and acknowledge the deeds, leases, mortgages, hypothecations,



contracts, charter, bills of lading, bills, bonds, notes, receipts, evidence or debt, releases and satisfaction of mortgage, judgments and other debts, and other instruments in writing of every kind and nature that may be necessary or proper in the premises insofar as it relates to the land and improvements owned by CLIENTS and identified in the Hancock County, Mississippi Chancery Clerk of Court records as follows:

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Together with all and singular the rights, privileges, improvements, and appurtenances to the same belonging or in anywise appertaining.

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DIAMONDHEAD, MISSISSIPPI, 39525

4. GIVING AND GRANTING to the ATTORNEY in fact full power and authority to do and in person every act necessary, requisite, or proper to be done as fully as CLIENTS might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that the Attorney in fact may lawfully do or cause to be done by virtue of this Power of Attorney insofar as it relates to the land and improvements owned by CLIENTS and identified in the Hancock County, Mississippi Chancery Clerk of Court records as follows:

Lot 1, Block 5, First addition to Unit 6, Phase 1, Diamondhead, Hancock County, Mississippi, as per map or plat thereof on file and of record in the office of the Chancery Clerk, Hancock County, Mississippi;



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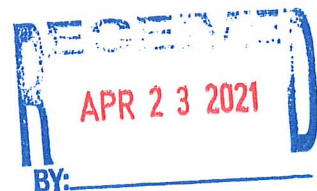
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A portion of which bears the municipal address of 8352 MOHONUA PLACE ,
DIAMONDHEAD, MISSISSIPPI, 39525

All power and authority granted in this Power of Attorney remains in effect until the completion of the sale closing as it relates to the land and improvements owned by CLIENTS and located at 8352 MOHONUA PLACE , DIAMONDHEAD, MISSISSIPPI, 39525 which is included in the following description of property in the records of the Chancery Clerk, Hancock County, Mississippi, as follows:


Lot 1, Block 5, First addition to Unit 6, Phase 1, Diamondhead, Hancock County, Mississippi, as per map or plat thereof on file and of record in the office of the Chancery Clerk, Hancock County, Mississippi;

Lot 2, Block 5, First addition to Unit 6, Diamondhead, Phase 1, according to the map or plat thereof recorded in Plat book 4, at page 17, in the office of the Chancery Clerk, Hancock County, Mississippi; and



Lot 3, Block 5, Phase 1, Diamondhead, Unit 6, addition 1, Hancock County, Mississippi, as per map or plat of said subdivision on file and of record in the office of the Chancery Clerk, Hancock County, Mississippi.

Together with all and singular the rights, privileges, improvements, and appurtenances to the same belonging or in anywise appertaining.



BONNECARRERE'S MAGNOLIA RIDGE, LLC, BY ITS
MANAGING MEMBER, MATTHEW JAMES EVANS



RICHARD KYLE EVANS



RYAN CASEY EVANS



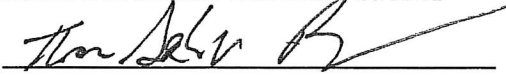
JOSEPH SAVERIO GIARDINA



ALEXANDRA GRACE GIARDINA



JULIENNE MARIE BONNECARRERE



Thomas Seth Bonnacarrere

SWORN TO AND SUBSCRIBED before me, NOTARY, this 21st day of FEBRUARY, 2021, in Baton Rouge, Louisiana.



NOTARY PUBLIC; BAR NO. 06065

Keith S. Giardina

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APR 23 2021
BY: _____

GENERAL POWER OF ATTORNEY

This General Power of Attorney (the "Agreement") is made and effective as of February 25, 2021,

BETWEEN: Matthew James Evans, Individually and as Managing Member of Bonnacarrere's Magnolia Ridge, LLC, (the "ATTORNEY"), brother of Richard Kyle Evans, Ryan Casey Evans, Joseph Saverio Giardina and Alexandra Grace Giardina and cousin of Thomas Seth Bonnacarrere and nephew of Julienne Marie Bonnacarrere, all of whom are the only shareholders of Bonnacarrere's Magnolia Ridge, LLC;

AND

Bonnacarrere's Magnolia Ridge, LLC, a duly licensed Limited Liability Company registered in the State of Louisiana, Richard Kyle Evans, Ryan Casey Evans, Joseph Saverio Giardina, Alexandra Grace Giardina, Julienne Marie Bonnacarrere, all persons of the full age of majority, and residents of the Parish of East Baton Rouge, State of Louisiana, and Thomas Seth Bonnacarrere, a person of the full age of majority and a resident of the State of Texas, all of whom are the only shareholders of Bonnacarrere's Magnolia Ridge, LLC; (the "CLIENTS"),

TERMS

KNOW ALL MEN BY THESE PRESENTS, that this Power of Attorney is given by CLIENTS to ATTORNEY and that the CLIENTS do hereby appoint ATTORNEY to be THEIR attorney and to do in their name and on their behalf anything that the CLIENTS can lawfully do by an attorney, including, but not limited to:

1. For CLIENTS and in their name, to make, seal, and deliver, to bargain, contract, agree for, purchase, receive, and take lands, and tenements, and accept the possession of all lands, and all deeds and other assurances, in the law therefore, and to lease, let, demise, bargain, sell, release, convey, mortgage, and hypothecate lands, and tenements on the terms and conditions and under the covenants as ATTORNEY thinks fit insofar as it relates to the land and improvements owned by CLIENTS and identified in the Hancock County, Mississippi Chancery Clerk of Court records as follows:

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Lot 3, Block 5, Phase 1, Diamondhead, Unit 6, addition 1, Hancock County,



Mississippi, as per map or plat of said subdivision on file and of record in the office of the Chancery Clerk, Hancock County, Mississippi.

Together with all and singular the rights, privileges, improvements, and appurtenances to the same belonging or in anywise appertaining.

A portion of which bears the municipal address of 8352 MOHONUA PLACE , DIAMONDHEAD, MISSISSIPPI, 39525

2. Also to bargain and agree for, buy, sell, mortgage, hypothecate, and in any and every way and manner deal in and with goods, wares, and merchandise, chose in action, and other property in possession or in action, and to make, do, and transact all and every kind of business of every nature and kind insofar as it relates to the land and improvements owned by CLIENTS and identified in the Hancock County, Mississippi Chancery Clerk of Court records as follows:

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A portion of which bears the municipal address of 8352 MOHONUA PLACE , DIAMONDHEAD, MISSISSIPPI, 39525

3. And also for CLIENTS and in their name, and as CLIENTS' acts and deeds, to sign, seal, execute, deliver, and acknowledge the deeds, leases, mortgages, hypothecations, contracts, charter, bills of lading, bills, bonds, notes, receipts, evidence or debt, releases and satisfaction of mortgage, judgments and other debts, and other instruments in writing of every kind and nature that may be necessary or proper in the premises insofar as it relates to the land and improvements owned by CLIENTS and identified in the Hancock County, Mississippi Chancery Clerk of Court records as follows:



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4. GIVING AND GRANTING to the ATTORNEY in fact full power and authority to do and in person every act necessary, requisite, or proper to be done as fully as CLIENTS might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that the Attorney in fact may lawfully do or cause to be done by virtue of this Power of Attorney insofar as it relates to the land and improvements owned by CLIENTS and identified in the Hancock County, Mississippi Chancery Clerk of Court records as follows:

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A portion of which bears the municipal address of 8352 MOHONUA PLACE , DIAMONDHEAD, MISSISSIPPI, 39525



All power and authority granted in this Power of Attorney remains in effect until the completion of the sale closing as it relates to the land and improvements owned by CLIENTS and located at 8352 MOHONUA PLACE , DIAMONDHEAD, MISSISSIPPI, 39525 which is included in the following description of property in the records of the Chancery Clerk, Hancock County, Mississippi, as follows:

Lot 1, Block 5, First addition to Unit 6, Phase 1, Diamondhead, Hancock County, Mississippi, as per map or plat thereof on file and of record in the office of the Chancery Clerk, Hancock County, Mississippi;

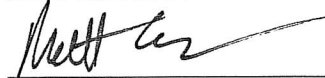
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Together with all and singular the rights, privileges, improvements, and appurtenances to the same belonging or in anywise appertaining.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT on the date first above written.

ATTORNEY:

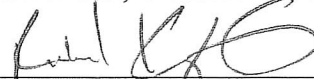


MATTHEW JAMES EVANS

CLIENTS:



BONNECARRERE'S MAGNOLIA RIDGE, LLC, BY ITS MANAGING MEMBER, MATTHEW JAMES EVANS



RICHARD KYLE EVANS



RYAN CASEY EVANS



JOSEPH SAVERIO GIARDINA



ALEXANDRA GRACE GIARDINA



Julienne Bonnacarrere

JULIENNE MARIE BONNECARRERE

Thomas S. B.

THOMAS SETH BONNECARRERE

WITNESSES:

John Wang
Bonnie Gio

SWORN TO AND SUBSCRIBED before me, NOTARY, this 25th day of FEBRUARY, 2021, in Baton Rouge, Louisiana.

Keith S. Giardina

NOTARY PUBLIC

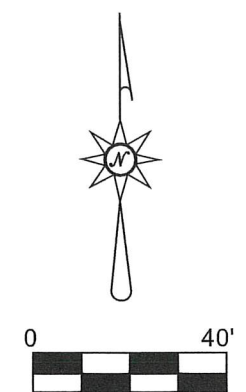
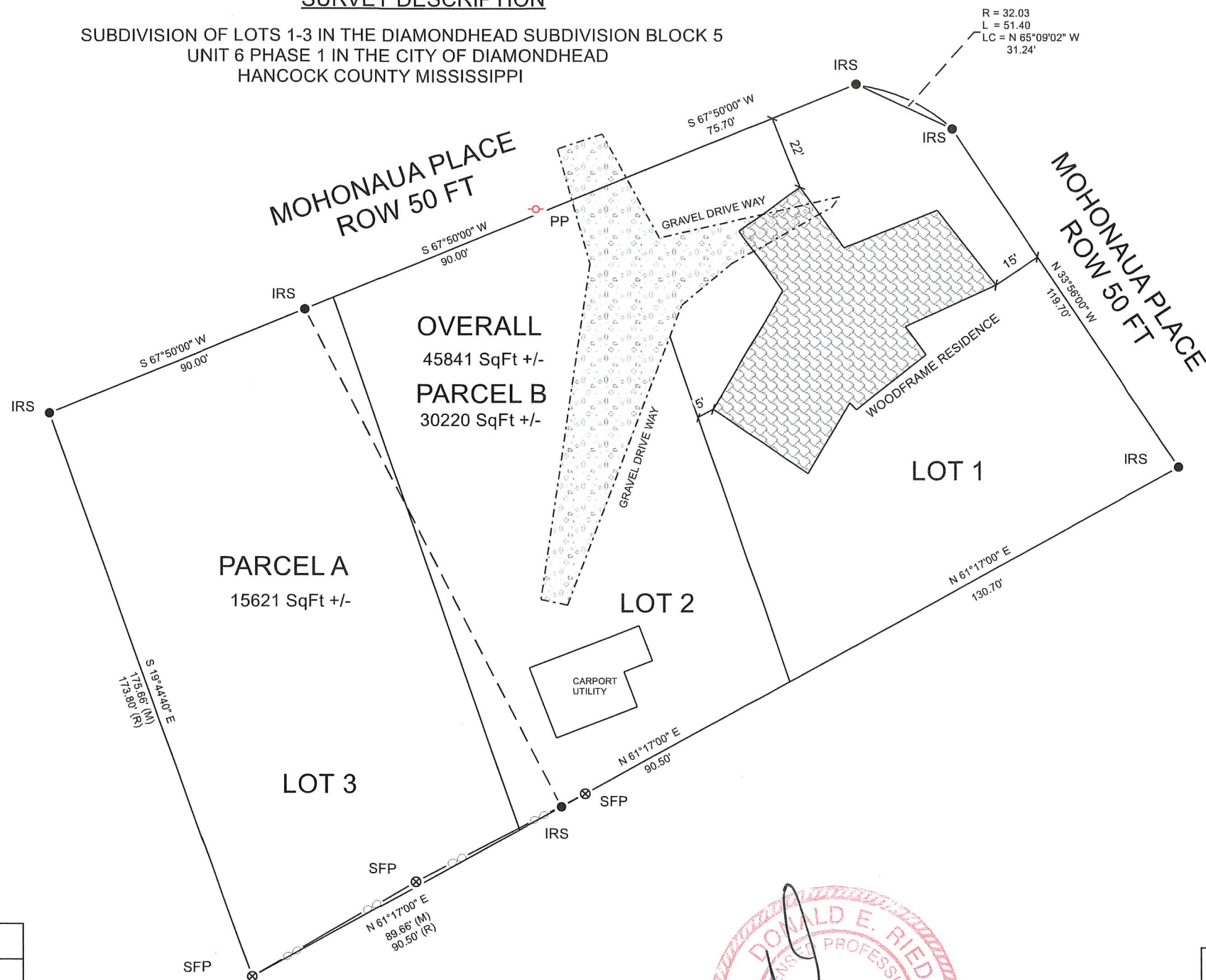
Keith S. Giardina

BAR NO. 06065

RECEIVED
APR 23 2021
BY: _____

SURVEY DESCRIPTION

SUBDIVISION OF LOTS 1-3 IN THE DIAMONDHEAD SUBDIVISION BLOCK 5
 UNIT 6 PHASE 1 IN THE CITY OF DIAMONDHEAD
 HANCOCK COUNTY MISSISSIPPI



ALL BEARINGS SHOWN ARE GRID
 GEOID 12BUS
 CONVERGENCE ANGLE -0°17'08"
 STATE PLANE ZONE MS EAST

LEGEND	
●	IRS = 1/2 INCH IRON ROD SET W/ORANGE CAP MARKED RIED ASSOC PLS 3037
○	POWER POLE
(M)	MEASURED RECORD
(R)	RECORD
—○—○—	CHAIN LINK FENCE
⊗	SFP 3 1/2 INCH STEEL FENCE POST FOUND
---	NEW SUBDIVSIION PROPERTY LINE

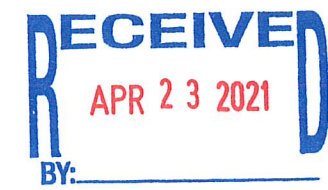
SURVEY IS VALID ONLY IF PLAT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR

NO ATTEMPT HAS BEEN MADE AS PART OF THIS BOUNDARY SURVEY TO OBTAIN SHOW DATA CONCERNING THE EXISTENCE SIZE, DEPTH, CONDITION OR LOCATION OF ANY UTILITY OF PUBLIC SERVICE UTILITY

IN CONSIDERATION OF A FEE PAID I DECLARE THAT THIS SURVEY WAS DONE BY ME OR UNDER MY IMMEDIATE SUPERVISION AND IS CORRECT TO MY PROFESSIONAL KNOWLEDGE AND BELIEF.

THIS IS BASED ON INFORMATION PROVIDED BY THE CLIENT. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH EASEMENTS OF RECORD, ENCUMBERENCES RESTRICTIVE COVENANTS, OWNERSHIP OF TITLE EVIDENCE, OR ANY OTHERS FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE

THIS SURVEY MEETS THE MISSISSIPPI MINIMUM STANDARDS FOR A CLASS B SURVEY



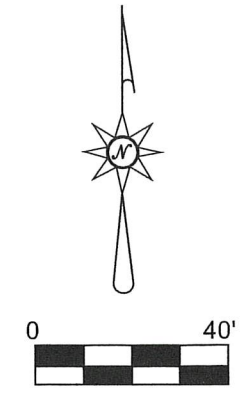
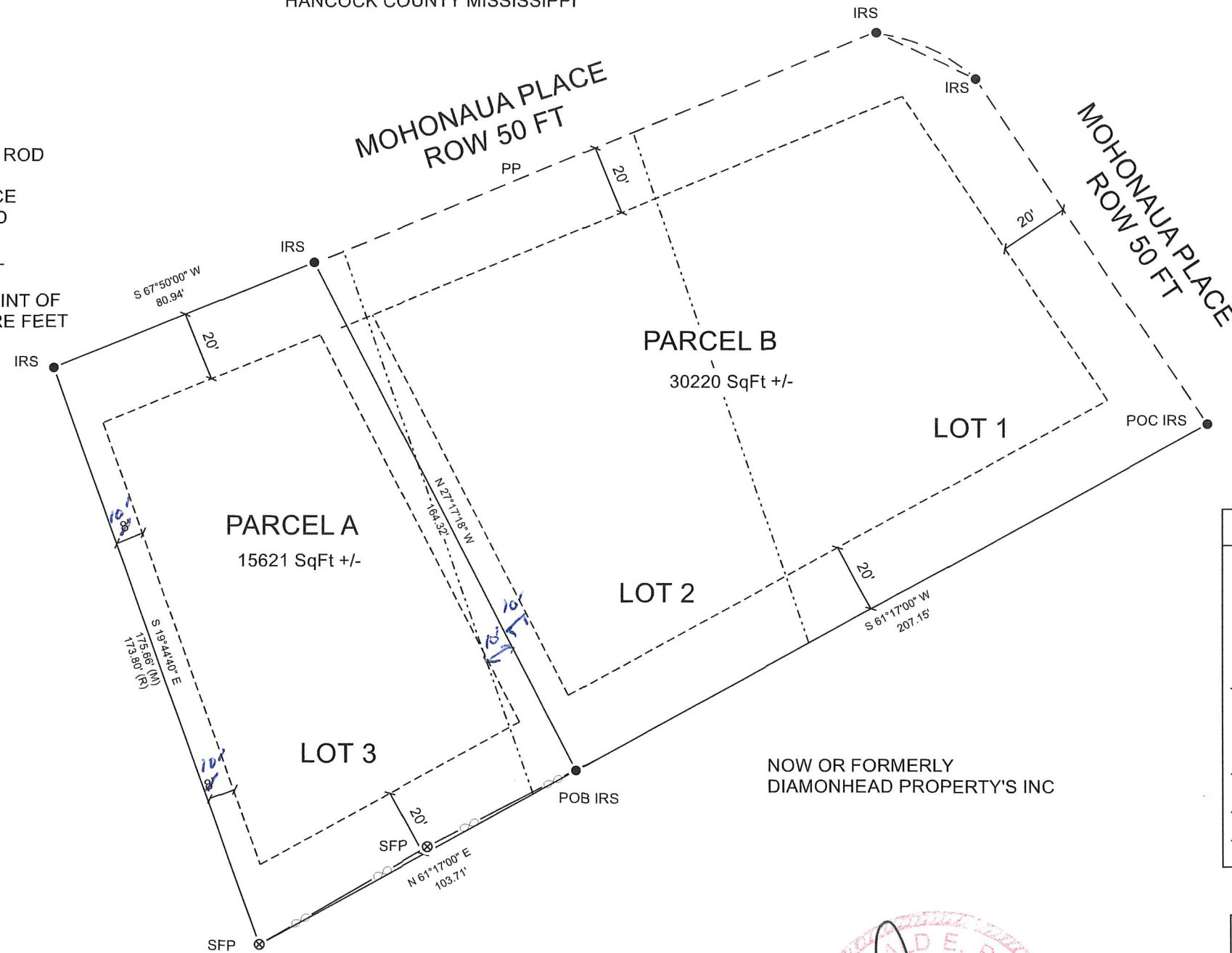
RIED & ASSOCIATES LLC 9526 BENESHEEWAH TRAIL PASSCHRISTIAN MS 39571 PHONE 228 205-4007		
SUBDIVISION OF LOTS 1-3 IN THE DIAMONDHEAD SUBDIVISION BLOCK 5 UNIT 6 PHASE 1 IN THE CITY OF DIAMONDHEAD HANCOCK COUNTY MISSISSIPPI		
SCALE 60 FT/IN	SURVEY DATE 04/09/21	DRAWN BY DER
JOB 21-043	DRAWING DATE 04/13/21	CHECKED BY MLSR

SURVEY DESCRIPTION

SUBDIVISION OF LOTS 1-3 IN THE DIAMONDHEAD SUBDIVISION BLOCK 5
 UNIT 6 PHASE 1 IN THE CITY OF DIAMONDHEAD TAX PARCEL ID 068J-2-41.030.000
 HANCOCK COUNTY MISSISSIPPI

PARCELA

COMMENCING AT A IRON ROD AT THE
 SOUTHEAST CORNER OF LOT 1 IN THE
 DIAMONDHEAD SUBDIVISION, BLOCK 5
 UNIT 6 PHASE 1 IN THE CITY OF DIAMONDHEAD
 HANCOCK COUNTY MISSISSIPPI
 THENCE: S61°17'00"W FOR 207.15 FEET TO A IRON ROD
 THENCE: N27°17'18"W FOR 164.32 TO A IRON ROD
 AT THE SOUTHERLY MARGIN OF MOHONAUJA PLACE
 THENCE: S67°50'00"W FOR 80.94 FEET ALONG SAID
 MARGIN TO A IRON ROD
 THENCE: S19°44'40"E FOR 175.66 FEET TO A STEEL
 FENCE POST
 THENCE: N61°17'00"E FOR 103.71 FEET TO THE POINT OF
 BEGINNING SAID PARCEL CONTAINS 15621 SQUARE FEET
 MORE OR LESS



ALL BEARINGS SHOWN ARE GRID
 GEOD 12BUS
 CONVERGENCE ANGLE -0°17'08"
 STATE PLANE ZONE MS EAST

PAGE 2 OF 3

LEGEND	
●	IRS = 1/2 INCH IRON ROD SET W/ORANGE CAP MARKED RIED ASSOC PLS 3037
(M) (R)	MEASURED RECORD
—○—○—	CHAIN LINK FENCE
⊗	SFP 3 1/2 INCH STEEL FENCE POST FOUND
---	NEW SUBDIVSIION PROPERTY LINE
---	OLD LOT LINES
---	SET BACK LINES

- REFERENCES**
1. DEED BOOK BB234 PAGE 366
 2. DEED BOOK B104 PAGE 643
 3. PLAT OF RECORD ON FILE AT HANCOCK COUNTY CHANCERY CLERKS OFFICE
 4. HANCOCK COUNTY TAX MAP 068J

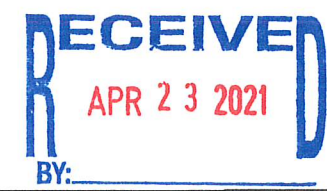
SURVEY IS VALID ONLY IF PLAT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR

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IN CONSIDERATION OF A FEE PAID I DECLARE THAT THIS SURVEY WAS DONE BY ME OR UNDER MY IMMEDIATE SUPERVISION AND IS CORRECT TO MY PROFESSIONAL KNOWLEDGE AND BELIEF.

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THIS SURVEY MEETS THE MISSISSIPPI MINIMUM STANDARDS FOR A CLASS B SURVEY



RIED & ASSOCIATES LLC
 9526 BENESHEEWAH TRAIL
 PASSCHRISTIAN MS 39571
 PHONE 228 205-4007

SURVEY OF PARCEL A PART OF LOT 2 AND ALL OF LOT 3
 IN THE DIAMONDHEAD SUBDIVISION BLOCK 5 UNIT 6
 PHASE 1 IN THE CITY OF DIAMONDHEAD HANCOCK COUNTY MISSISSIPPI

SCALE 40 FT/IN	SURVEY DATE 04/09/21	DRAWN BY DER
JOB 21-043	DRAWING DATE 04/13/21	CHECKED BY MLSR

A RESUBDIVISION PLAT OF LOTS 1, 2 & 3 BLOCK 5, UNIT 6 PHASE 1
DIAMONDHEAD SUBDIVISION IN THE CITY OF DIAMONDHEAD
HANCOCK COUNTY MISSISSIPPI
TAX PARCEL 068J-2-41-030.000

OWNERS CERTIFICATE AND DEDICATION

This is to certify that the undersigned is the owner of record of the land shown on this plat and declares this to be a correct plat of the resubdivision of Lots 1, 2 & 3 Block 5, Unit 6, Phase 1 of the Diamondhead Subdivision and that said owner hereby dedicates the easements unto the city of Diamondhead and the water and sewer district, as their interest may appear for public utility drainage and roadway purposes

Witness my signature on this _____ Day Of _____ 2021

By: Seth Bonnecarriere owner

ACKNOWLEDGEMENT

State of Mississippi, County of Hancock

Personally appeared before me, The undersigned authority in and for the said county and state on this the ___ day of ___ 2021 within my jurisdiction, the within named, Seth Bonnecarriere who acknowledged to me that he is the owner

Subscribed and sworn before me, in my presence the ___ day of ___ 2021 a Notary Public in and for the County of Harrison State of Mississippi

Given under my hand and seal of office this ___ day ___ 2021

Notary Public

My commission expires

CERTIFICATE OF APPROVAL AND ACCEPTANCE

This resubdivision plat has been submitted to and approved by the mayor and city council of the city of Diamondhead, by order duly adopted on _____ 2021, and entered in the official minutes of the city of Diamondhead in minute Book _____ on pages _____

City of Diamondhead

BY:

City Clerk _____

CERTIFICATE OF FINAL RESUBDIVISION PLAT APPROVAL

All requirements of the city of Dimaondhead subdivision rules and regulations relative to the preparation and submission of a resubdivision plat having been fulfilled approval is hereby granted subject to further provisions of said rules and regulations

CITY OF DIAMONDHEAD BUILDING OFFICIAL

BY: _____
Ronald R Jones

Date of execution

BY: _____
MAYOR

Date of execution

SURVEYORS CERTIFICATE

I Donald E Ried , a Professional Land Surveyor in and for the State of Mississippi, Do Hereby certify that the forgoing plat and description are true and correct to the best of my knowledge and belief

Witness my signature on this 26th day of April 2021

[Signature]

Donald E Ried RLS 3037

ACKNOWLEDGEMENT

State of Mississippi, County of Hancock

Personally appeared before me, The undersigned authority in and for the said county and state on this the 26th day of April 2021 within my jurisdiction, within named, Donald E Ried who acknowledged to me that he signed sealed and delivered the foregoing instrument on the day and year therein mentioned

Given under my hand and seal of office this 26th day of April 2021

[Signature]
Notary Public

Sept. 24, 2024
My Commission expires

CERTIFICATE OF COMPARISON

We the undersigned, do hereby certify that we have compared this duplicate plat of resubdivision plat of Lots 1, 2 & 3 , Block 5, Unit 6, Phase 1 in the Daimondhead Subdivision with the original plat hereof and find the same to an exact copy thereof

Witness our signatures on this ___ day of ___ 2021

City Clerk

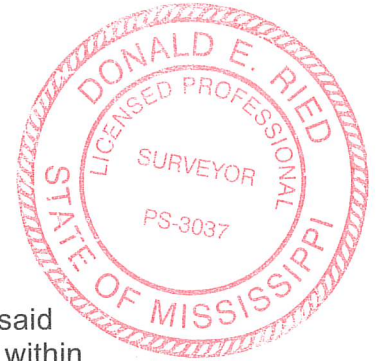
Donald E Ried
RLS 3037

RECORDING CERTIFICATE

Filed and recorded in duplicate on this ___ day of ___ 2021 in the record of Plats of Hancock County Mississippi, In Plat Book ___ on page ___

Tim Kellar , Chancery Clerk

BY: _____
Deputy Clerk



RIED & ASSOCIATES LLC
9526 BENESHEEWAH TRAIL
PASSCHRISTIAN MS 39571
PHONE 228 205-4007

A RESUBDIVISION PLAT OF LOTS 1, 2 & 3 BLOCK 5, UNIT 6 PHASE 1 DIAMONDHEAD SUBDIVISION IN THE CITY OF DIAMONDHEAD HANCOCK COUNTY MISSISSIPPI TAX PARCEL 068J-2-41-030.000		
SCALE N/A	SURVEY DATE 04/09/21	DRAWN BY DER
JOB 21-043	DRAWING DATE 04/19/21	CHECKED BY MLSR

