

Grantor:

GEM City Properties, LLC  
4405 Aloha Drive  
Diamondhead, MS 39525

( ) \_\_\_\_\_

Grantee:

City of Diamondhead  
5000 Diamondhead Circle  
Diamondhead, MS 39525  
(228) 222-4626

Prepared by and Return to:

Derek R. Cusick, Esq.  
Cusick & Williams, PLLC  
1325 25th Avenue  
Post Office Box 4008  
Gulfport, MS 39502  
(228) 324-2652

**STATE OF MISSISSIPPI  
COUNTY OF HANCOCK**

**INDEXING INSTRUCTIONS  
Part of the SW ¼, Section 13, T-8-S,  
R-14-W, City of Diamondhead,  
Hancock County, Mississippi**

**TITLE NOT EXAMINED**

**RIGHT OF ENTRY AND PERMANENT DRAINAGE,  
UTILITY AND RIGHT-OF-WAY EASEMENT**

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, I, the undersigned authority in and for the owner of the property listed above, hereby grant a Right of Entry and a Permanent Drainage, Utility and Right-of-Way Easement to CITY OF DIAMONDHEAD, MISSISSIPPI for the public right of

way and for drainage and utility purposes. The Permanent Drainage, Utility and Right-of-Way Easement shall be described as follows:

**See attached legal description and survey thereto incorporated herein by reference as Exhibit "A".**

I also hereby further grant a Right of Entry for the property to CITY OF DIAMONDHEAD, MISSISSIPPI, its agents or assigns, for the construction and maintenance of said easement.

I hereby further agree not to construct, plant or place anything within the Permanent Drainage and Utility Easement that will interfere with the CITY OF DIAMONDHEAD, MISSISSIPPI'S subservient rights. This Permanent Drainage, Utility and Right-of-Way Easement shall be limited to and for the exclusive use of CITY OF DIAMONDHEAD, MISSISSIPPI, its agents or assigns and residents, for its drainage, utility and right-of-way needs.

I hereby further agree to hold harmless CITY OF DIAMONDHEAD, MISSISSIPPI, along with its project engineers, project administrators and all other employees, agents, servants, successors and assigns of the CITY OF DIAMONDHEAD, MISSISSIPPI, for any and all claims, demands, suits and losses of any nature whatsoever which may result from or be claimed to have resulted from the construction and maintenance of the drainage, utility and right-of-way easement including, but not limited to, personal injury, death, damage to buildings, fixtures and appurtenances, as well as hidden damage to property including trees, shrubs, sod, bushes or any vegetation, lost wages, attorneys' fees and any other loss or damage whatsoever.

It is further acknowledged that the drafter of this instrument performed no title search prior to preparing this instrument.

WITNESS my signature on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

PROPERTY OWNER

By: \_\_\_\_\_

STATE OF MISSISSIPPI

COUNTY OF HANCOCK

Personally appeared before me, the undersigned Notary Public, the within named \_\_\_\_\_, who acknowledged that 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 official seal of the office this the \_\_\_\_ day of \_\_\_\_\_ 2022.

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

My Commission Expires:

\_\_\_\_\_

(SEAL)



GRID COORDINATES		
POINT	NORTHING	EASTING
'A'	318838.81	813994.99
'B'	318743.60	813937.22

**LEGEND:**

- IRF = 1/2" IRON ROD FOUND
- IPF = IRON PIPE FOUND
- CIRF = CAPPED 1/2" IRON ROD FOUND
- CIRS = CAPPED 1/2" IRON ROD SET
- IFP = IRON FENCE POST
- TPF = "T" POST FOUND
- IBF = IRON BAR FOUND
- AIF = ANGLE IRON FOUND
- WFP = WOOD FENCE POST
- MNF = MAGNETIC NAIL FOUND
- MNS = MAGNETIC NAIL SET
- REF = REFERENCE
- O/S = OFFSET
- R/W = RIGHT-OF-WAY
- O/H/U = OVERHEAD UTILITIES
- PP = POWER POLE
- LP = LIGHT POLE
- TP = TELEPHONE PEDESTAL
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- TBM = TEMPORARY BENCH MARK
- FFE = FINISH FLOOR ELEVATION
- TOB = TOP OF BANK
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- HDPE = HIGH DENSITY POLYETHYLENE PIPE
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- C/L = CENTERLINE
- EOA = EDGE OF ASPHALT
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- (P) = PLAT OF RECORD
- (D) = DEED OF RECORD
- (R) = RECORD

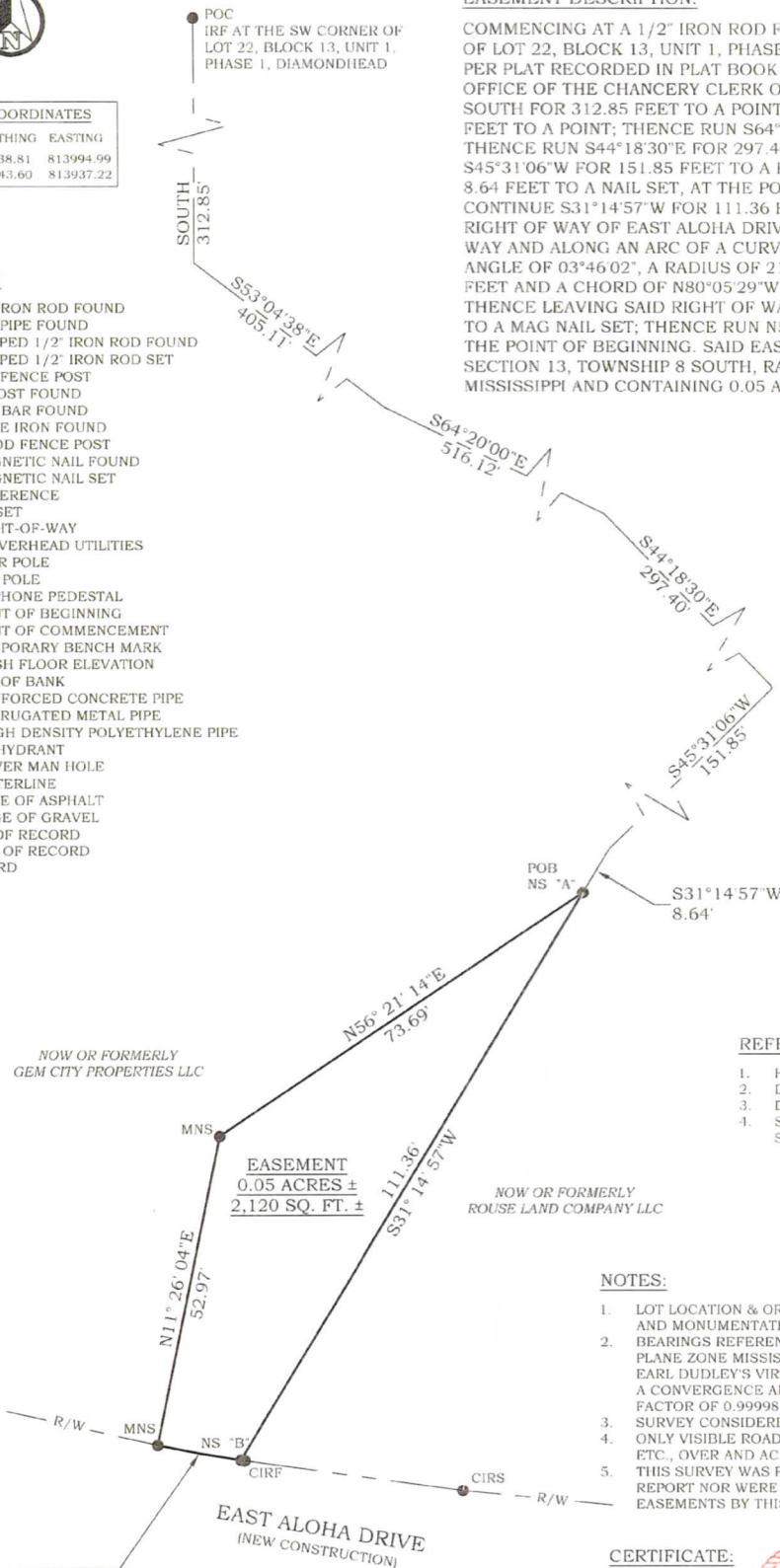
**EASEMENT DESCRIPTION:**

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 22, BLOCK 13, UNIT 1, PHASE 1, DIAMONDHEAD SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGES 1-4, INCLUSIVE, IN THE OFFICE OF THE CHANCERY CLERK OF SAID HANCOCK COUNTY AND RUN SOUTH FOR 312.85 FEET TO A POINT; THENCE RUN S53°04'38"E FOR 405.11 FEET TO A POINT; THENCE RUN S64°20'00"E FOR 516.12 FEET TO A POINT; THENCE RUN S44°18'30"E FOR 297.40 FEET TO A POINT; THENCE RUN S45°31'06"W FOR 151.85 FEET TO A POINT; THENCE RUN S31°14'57"W FOR 8.64 FEET TO A NAIL SET, AT THE POINT OF BEGINNING. THENCE CONTINUE S31°14'57"W FOR 111.36 FEET TO A NAIL SET ON THE NORTH RIGHT OF WAY OF EAST ALOHA DRIVE, THENCE ALONG SAID RIGHT OF WAY AND ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 03°46'02", A RADIUS OF 217.34 FEET, AN ARC LENGTH OF 14.29 FEET AND A CHORD OF N80°05'29"W FOR 14.29 FEET TO A MAG NAIL SET; THENCE LEAVING SAID RIGHT OF WAY RUN N11°26'04"E FOR 52.97 FEET TO A MAG NAIL SET; THENCE RUN N56°21'14"E FOR 73.69 FEET BACK TO THE POINT OF BEGINNING. SAID EASEMENT IS PART OF THE SW 1/4, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 14 WEST, HANCOCK COUNTY MISSISSIPPI AND CONTAINING 0.05 ACRES, MORE OR LESS.

**EXHIBIT**  
**"A"**

NOW OR FORMERLY  
GEM CITY PROPERTIES LLC

NOW OR FORMERLY  
ROUSE LAND COMPANY LLC



**REFERENCES:**

1. HANCOCK COUNTY TAX MAP #131E
2. DEED BOOK 2021' PAGE 11308
3. DEED BOOK 2020, PAGE 4735
4. SURVEY BY CHINICHE ENGINEERING & SURVEYING, DATED: 06/18/2021

**NOTES:**

1. LOT LOCATION & ORIENTATION ARE BASED ON RECORDED DATA AND MONUMENTATION FOUND AVAILABLE.
2. BEARINGS REFERENCE: GRID, GEOID G2018U7 NAD '83 STATE PLANE ZONE MISSISSIPPI EAST BY GPS OBSERVATION, UTILIZING EARL DUDLEY'S VIRTUAL REFERENCE NETWORK, INET HAVING A CONVERGENCE ANGLE OF -0°16'23" AND A COMBINATION FACTOR OF 0.999985473.
3. SURVEY CONSIDERED A CLASS 'B' SURVEY.
4. ONLY VISIBLE ROADS, LANES, DRIVEWAYS, DRAINS, UTILITIES, ETC., OVER AND ACROSS SAID PREMISES ARE SHOWN HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT A CURRENT TITLE REPORT NOR WERE COUNTY RECORDS RESEARCHED FOR EASEMENTS BY THIS SURVEYOR.

**CERTIFICATE:**

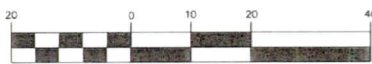
THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE ON THE PROPERTY LINES SHOWN ON THIS PLAT, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Michael Raymond McGinnis* 4/11/2022  
MICHAEL RAYMOND MCGINNIS  
PROFESSIONAL SURVEYOR  
P.L.S. - #02827  
STATE OF MISSISSIPPI

**CURVE DATA**

Δ = 03°46'02" RT  
R = 217.34'  
L = 14.29'  
CB = N80°05'29"W  
CD = 14.29'

**GRAPHIC SCALE**



( IN FEET )  
1 INCH = 20 FEET

REV. #1 DATE:
DATE: 04/11/2022
DWG#: 17-057_GCP-Easement
SCALE: 1" = 20'
DRAWN BY: MRM



OFFICE - (228) 467-6755  
EMAIL - jason@jic-eng.com  
WEBSITE - www.jic-eng.com  
407 HWY 90,  
BAY ST. LOUIS, MS, 39520

EASEMENT SURVEY OF  
PART OF THE SW 1/4, SECTION 13,  
T-8-S, R-14-W,  
HANCOCK COUNTY, MS.

JOB #: 17-057 SHT 1 OF 1 FOR: GCP

Grantor:

Rouse Land Company, LLC  
1301 St. Mary Street  
Thibodaux, LA 70301  
( ) \_\_\_\_\_

Grantee:

City of Diamondhead  
5000 Diamondhead Circle  
Diamondhead, MS 39525  
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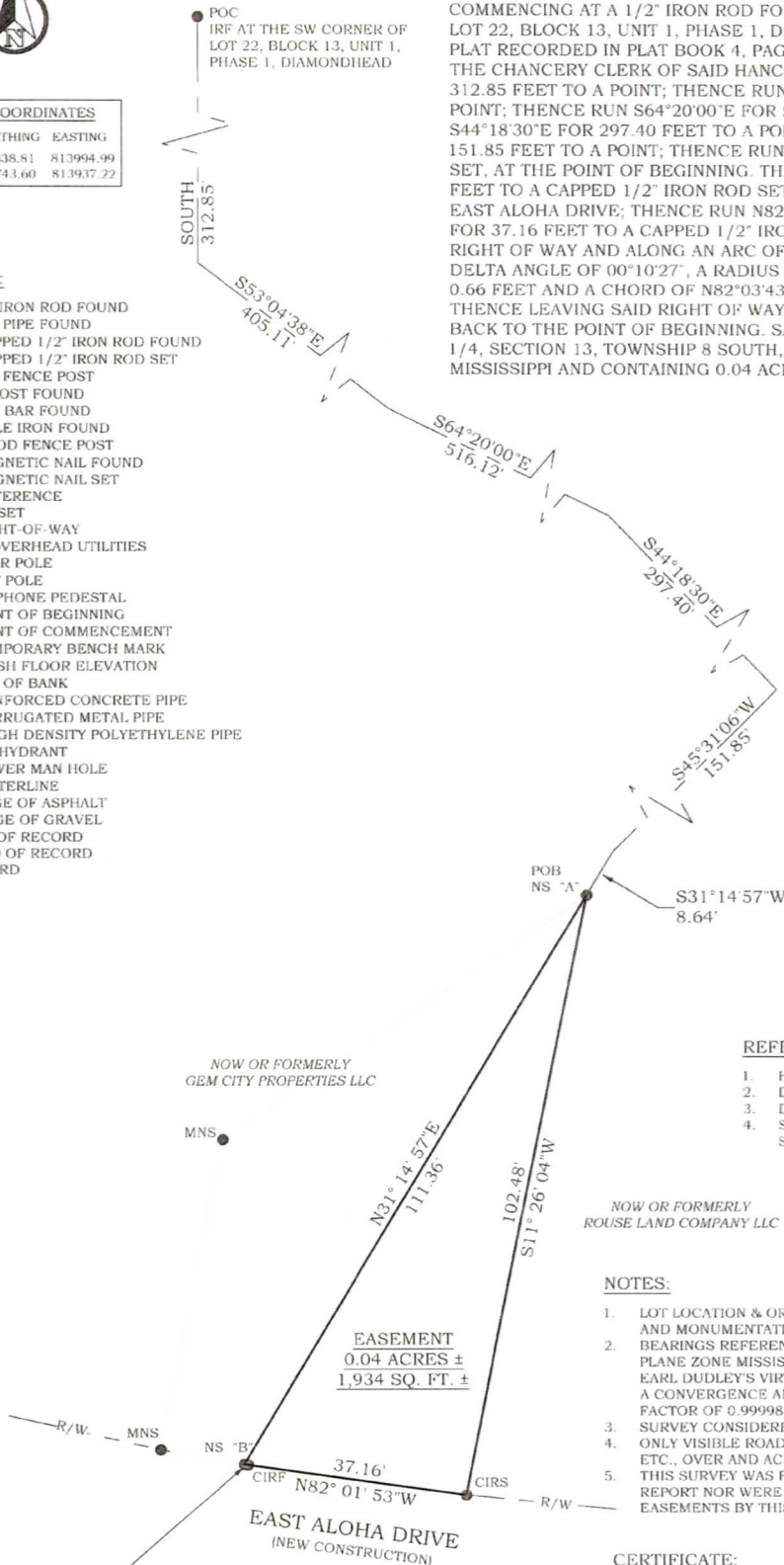
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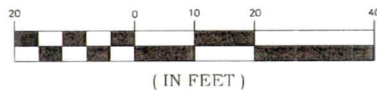
*Michael R. McGinnis*  
MICHAEL RAYMOND MCGINNIS  
PROFESSIONAL SURVEYOR  
P.L.S. - #02827  
STATE OF MISSISSIPPI

DATE: 04/11/2022

**CURVE DATA**

Δ = 00°10'27" RT  
R = 217.34'  
L = 0.66'  
CB = N82°03'43"W  
CD = 0.66'

**GRAPHIC SCALE**



REV. #1 DATE:	
DATE:	04/11/2022
DWG#: 7-057_ROUSES-Easement	
SCALE:	1" = 20'
DRAWN BY:	MRM



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EMAIL - jason@jic-eng.com  
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EASEMENT SURVEY OF  
PART OF THE SW 1/4, SECTION 13,  
T-8-S, R-14-W,  
HANCOCK COUNTY, MS.

JOB #: 17-057 SHT 1 OF 1 FOR: ROUSES