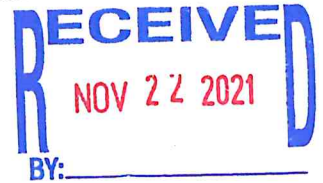


City of Diamondhead
~~DIAMONDHEAD WATER & SEWER DISTRICT~~

REQUEST FOR AN ABANDONMENT OF EASEMENT



DATE: 11/19/2021

PROPERTY OWNER OR OWNERS: JUDY JANE KUMBE

PHONE NUMBER: 728-363-3045

MAIL ADDRESS: 3135 CALIFORNIA AVE. MARINA CA. 93933

lot 32 0676-1-25-036.000
- 035.00

DESIRE TO HAVE UTILITY EASEMENT ABANDONED BETWEEN: 31

PROPERTY DESCRIPTION: PHASE 1 UNIT 8 BLOCK 4 LOT 31

PHASE 1 UNIT 8 BLOCK 4 LOT 32

PHASE _____ UNIT _____ BLOCK _____ LOT _____

PROPERTY ADDRESS: 1084 KOLDA COURT DIAMONDHEAD MS. 39528

CUSTOMER SIGNATURE: Judy Jane Kumbe

OFFICE USE ONLY:

DATE APPROVED: _____

APPROVED BY: _____

ABANDONMENT FEE: \$50.00 _____

APPROVED BY BOARD: _____

EMAILED COPY: (SIGN/DATE) _____



Headquarters
18020 Highway 603
Kiln, MS 39556
PO Box 2430
Bay St. Louis, MS 39521
1-877-769-2372

www.coastepa.com

Abandonment of Easement Request

Pat,

I have reviewed the request to abandon the easement off of Koloa Ct (between lots 31 & 32) at the address 1084 Koloa Ct. Coast Electric agrees to abandon the easement between lots 31 & 32.

If you have any questions, please give me a call.

Thanks,

A handwritten signature in black ink that reads "Kendall Ladner".

Kendall Ladner

Director of System Engineering

(228) 216-8889

Harrison County District Office
14082 Highway 49
Post Office Box 3302
Gulfport, MS 39505-3302

Biloxi Branch Office
(Temporary Location)
1721 Medical Park Drive, Suite 103
Biloxi, MS 39532

Bay St. Louis Branch Office
1005 Highway 90
Bay St. Louis, MS 39520

Pearl River County District Office
6375 Highway 11 North
Picayune, MS 39466

Poplarville Branch Office
4679 Highway 53 South
Poplarville, MS 39470

Stanley Bychurch

From: Pat Rich
Sent: Tuesday, November 23, 2021 10:28 AM
To: Kendall Ladner; Stanley Bychurch
Subject: RE: 1084 Koloa Court AOE
Attachments: 1084 Koloa Ct.Kumre.AOE.Survey.pdf

As usual, I forgot the survey.

From: Pat Rich
Sent: Tuesday, November 23, 2021 10:21 AM
To: Kendall Ladner <kendallladner@coastepa.com>; Stanley Bychurch <sbychurch@diamondhead.ms.gov>
Subject: 1084 Koloa Court AOE

Good morning,

Judy Jane Kumre is requesting the abandonment of the 5' easement along either side of the common property line between lots 31 & 32, Diamondhead Subdivision, Phase 1, Unit 8A, Block 4 for the purpose of constructing a new residence with the street address of 1084 Koloa Court.

Does your company or office need this easement to provide current or future services? Please provide me your written comments by Wednesday, December 1st.

Thanks in advance,

J. Pat Rich
Development Coordinator

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

*Abandonment of 5' Easement
is OK.
Watch Ditch in back.*

DIAMONDHEAD WATER & SEWER DISTRICT

12-7-21

REQUEST FOR AN ABANDONMENT OF EASEMENT

DATE: 11/19/2021

PROPERTY OWNER OR OWNERS: JUDY JANE KUMBE

PHONE NUMBER: 228-363-3045

MAIL ADDRESS: 3135 CALIFORNIA AVE. MARINA CA. 93933

DESIRE TO HAVE UTILITY EASEMENT ABANDONED BETWEEN:

PROPERTY DESCRIPTION: PHASE 1 UNIT 8 BLOCK 4 LOT 31

PHASE 1 UNIT 8 BLOCK 4 LOT 32

PHASE _____ UNIT _____ BLOCK _____ LOT _____

PROPERTY ADDRESS: KOLOA COURT DIAMONDHEAD MS. 39525

CUSTOMER SIGNATURE: Judy Jane Kumble

OFFICE USE ONLY:

DATE APPROVED: 11/24/2021

APPROVED BY: [Signature]

ABANDONMENT FEE: \$50.00 pd 11/22/21 cash

APPROVED BY BOARD: verbal 12/1/21 Ratification @ 12/16/21 [Signature]

EMAILED COPY: (SIGN/DATE) [Signature] 12/2/21

LEGAL DESCRIPTION:

A survey of Lots 31 and 32, Block 4, Diamondhead Subdivision, Phase 1, Addition to Unit 8, City of Diamondhead, Hancock County, Mississippi.

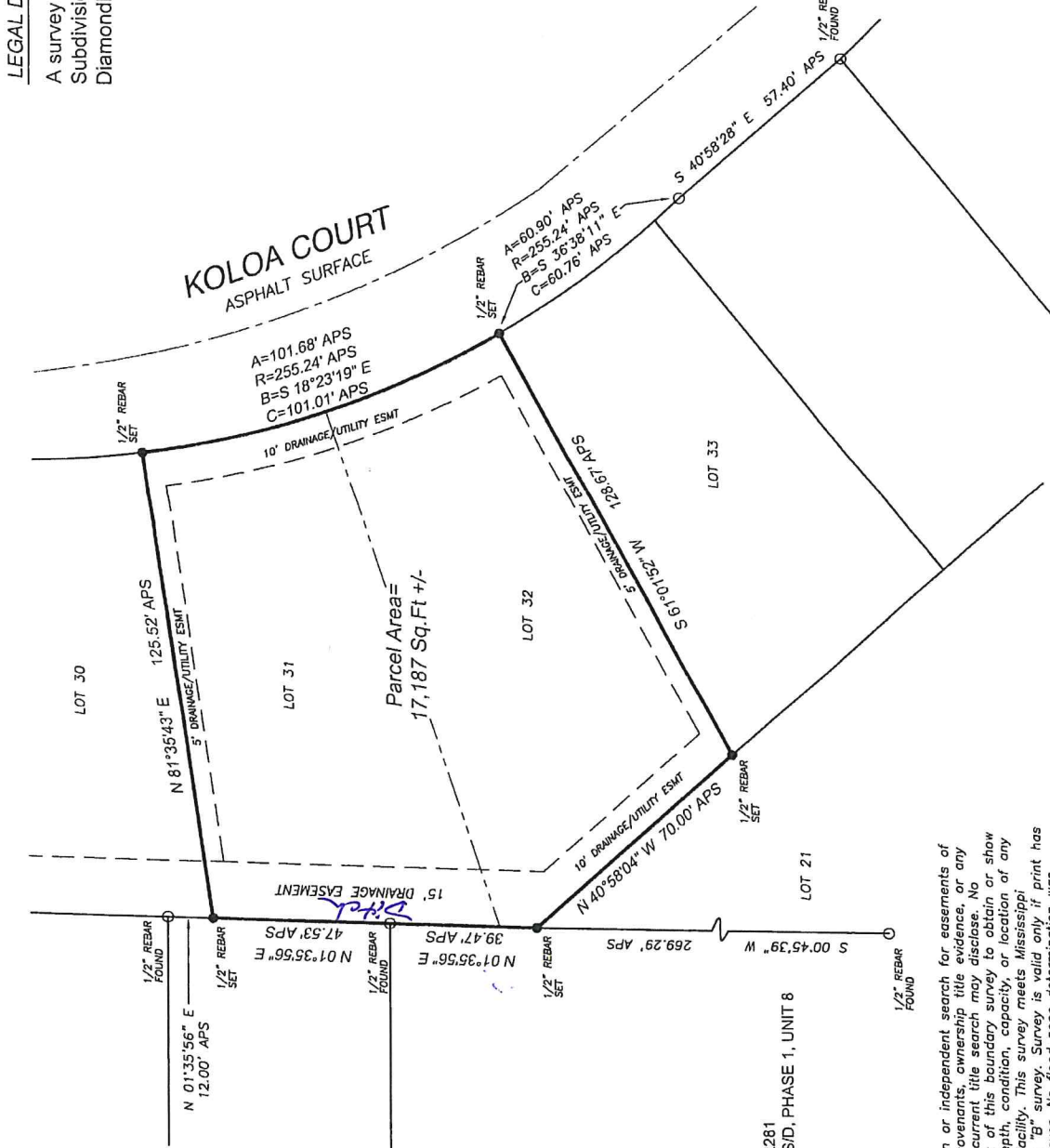


In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

Duke Levy, RLS #1722

DUKE LEVY & ASSOCIATES, P.A.
 4412 LEISURE TIME DRIVE
 DIAMONDHEAD, MS 39525
 (228) 343-9691 PHONE

SCALE: 1" = 30'
 DATE: 09-14-2021
 DRAWING: WO# 2021-285
 CLIENT: David Solomon



LEGEND:

- ☒ CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊞ FENCE CORNER POST
- ∅ POWER POLE
- APS AS PER SURVEY
- APR AS PER RECORD

REFERENCES:

- 1) DEED BOOK 2015 PAGE 2281
- 2) PLAT OF DIAMONDHEAD SID, PHASE 1, UNIT 8

NOTES:

Surveyor has made no investigation or independent search for encumbrances 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

2021 18177
Recorded in the Above
Deed Book & Page
11-16-2021 10:20:55 AM
Timothy A Kellar
Hancock County

INDEX: Lot 31 and Lot 32, Block 4, Unit 8, Diamondhead Subdivision, Phase 1, Hancock County, Mississippi.

Grantor: The Peoples Bank, Biloxi, Mississippi, P. O. Box 529, Biloxi, MS 39533, 228-435-5511

Grantee: Judy Jane Kumre, 3135 California Avenue, Marina, CA 93933, 831-998-3247

Prepared by and return to: Williams, Smith and Stockstill, PLLC, P. O. Drawer 1076, 105 North Main Street, Picayune, MS 39466, 601-798-2382, Byron J. Stockstill Bar #7930, Joseph C. Stewart Bar #99242

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged and confessed, **THE PEOPLES BANK, BILOXI, MISSISSIPPI**, does hereby grant, bargain, sell, convey and specially warrant unto **JUDY JANE KUMRE**, the following described property lying and being situate in Hancock County, Mississippi, to-wit:

Lot 31 and Lot 32, Block 4, First Addition to Unit 8, Diamondhead, Phase 1, according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Hancock County, Mississippi.

This conveyance is made subject to any and all mineral reservations or conveyances appearing of

record.

This conveyance is made subject to any and all rights-of-way and/or easements for public roads and/or public utilities located on, over and across the above described land as shown by the Land Deed Records on file in the office of the Chancery Clerk of Hancock County, Mississippi.

This conveyance is further made and accepted subject to 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.

This conveyance is further made and accepted subject to any utility, drainage and road easements of record including 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.

Taxes for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

SELLER MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW WITH RESPECT TO ANY MATTER CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE FOLLOWING: (1) TITLE (OTHER THAN THE SPECIAL WARRANTY OF TITLE TO THE REAL PROPOERTY), (ii) HABITABILITY, MERCHANTABILITY OR SUITABILITY OR FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE OR USE, (iii) THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, WATER, DRAINAGE AND GRADING, SOIL AND GEOLOGY, ZONING, LOCATION OF CEMETERIES, UTILITY AVAILABILITY OR HOOK-UP, EASEMENT RIGHTS, FLOOD PLAINS (OR PORTIONS OF THE PROPERTY IN A FLOOD PLAIN) AND THE COSTS AND REQUIREMENTS OF SAME, ACCESS TO STREETS, COSTS OF UTILITIES, LOCATION OR CURB CUTS AND MEDIAN BREAKS IN STREETS, SEWAGE FACILITIES (INCLUDING, WITHOUT LIMITATION, AVAILABILITY OR

NONAVAILABILITY OF APPROPRIATE WATER AND SEWER CAPACITY) OR OTHER GOVERNMENTAL RIGHTS OR OBLIGATIONS, (iv) COMPLETENESS, ACCURACY OR APPROVAL OF PERMITS, SURVEYS, PLATS, PRELIMINARY PLATS, POLLUTION ABATEMENT PLANS, SUBDIVISION PLANS OR REPORTS CONCERNING THE PROPERTY, (v) TAX CONSEQUENCES, (vi) COMPLIANCE OF ALL OR ANY PART OF THE PROPERTY WITH APPLICABLE ENVIRONMENTAL LAWS, RULES OR REGULATIONS WITH RESPECT TO HEALTH, THE ENVIRONMENT, ENDANGERED SPECIES AND WETLANDS (COLLECTIVELY, "ENVIRONMENTAL LAWS") INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, THE RESOURCE CONSERVATION AND RECOVERY ACT OF 1976, AS AMENDED, THE ENDANGERED SPECIES ACT (16 U.S.C. §1531, ET SEQ.), AS AMENDED, ANY STATE WATER, NATURAL RESOURCE OR SOLID WASTE DISPOSAL CODE OR ACT, AS AMENDED, (vii) THE EXISTENCE OF ASBESTOS, OIL, ARSENIC, PETROLEUM OR CHEMICAL LIQUIDS OR SOLIDS, LIQUID OR GASEOUS PRODUCTS OR HAZAROUS SUBSTANCES AS THOSE TERMS AND SIMILAR TERMS ARE DEFINED OR USED IN APPLICABLE ENVIRONMENTAL LAWS, (viii) NATURE AND EXTENT OF ACCESS TO RIGHTS-OF-WAY OR UTILITIES, AVAILABILITY OF PERMITS TO ACCESS RIGHTS-OF-WAY OR UTILITIES ON THE PROPERTY, OR LAND OWNED BY THIRD PARTIES; RIGHTS-OF-WAY, LEASES, ENCUMBRANCES, LICENSES, RESERVATIONS, CONDITIONS OR OTHER SIMILAR MATTERS, (ix) COMPLIANCE WITH ANY LAW, ORDINANCE OR REGULATION OF ANY GOVERNMENTAL ENTITY OR BODY, OR (x) PROPERTY OWNER CLAIMS OR CLAIMS, DEMANDS, OR OTHER MATTERS BY, AGAINST OR WITH RESPECT TO ANY PROPERTY OWNERS ASSOCIATION OR RELATING TO ANY RESTRICTIVE COVENANTS ENCUMBERING THE PROPERTY. SALE OF THE PROPERTY IS MADE ON AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" BASIS, AND ANY AND ALL WARRANTIES

AND COVENANTS ARISING UNDER STATE LAW DO NOT APPLY TO THIS CONVEYANCE. PURCHASER ACKNOWLEDGES THAT PURCHASER HAS HAD THE FULL, COMPLETE AND UNFETTERED RIGHT TO INSPECT THE PROPERTY TO PURCHASER'S SATISFACTION AND THAT THE PURCHASE PRICE PAID FOR THE PROPERTY WAS IN PART BASED UPON THE FACT THAT THIS CONVEYANCE WAS MADE BY SELLER WITHOUT WARRANTY OR REPRESENTATION (EXCEPT THE LIMITED WARRANTY OF TITLE TO REAL PROPERTY). PURCHASER ACKNOWLEDGES THAT PURCHASER HAS RELIED ONLY UPON PURCHASER'S OWN INSPECTIONS AS TO THE CONDITION OF THE PROPERTY, OR ITS OWN DECISION NOT TO INSPECT ANY MATTER.

WITNESS the signatures of the Grantor and Grantee, on this, the 20th day of October, 2021.

THE PEOPLES BANK, BILOXI,
MISSISSIPPI

BY: *A. Wes Fulmer*
A. WES FULMER, EXECUTIVE
VICE-PRESIDENT

STATE OF MISSISSIPPI
COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named, A. WES FULMER, who acknowledged that he is Executive Vice-President of The Peoples Bank, Biloxi, Mississippi, a Mississippi Banking Corporation, and that for and on behalf of the said corporation, and as its act and deed he signed, delivered and executed the above and foregoing instrument of writing on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and seal of office on this, the 20th day of October, 2021.

Kelly M. Poulos
NOTARY PUBLIC
My Commission Expires:



AGREED AND ACCEPTED:

Judy Jane Kumre
JUDY JANE KUMRE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF MONTEREY

On NOVEMBER 2, 2021 before me, JENNIE RYCE,
Notary Public, personally appeared JUDY JANE KUMRE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY SEAL



Jennie Ryce
Signature
JENNIE RYCE

Print Name
NOTARY PUBLIC

My Commission Expires:
1/21/25

RESOLUTION TO AUTHORIZE EXECUTIVE OFFICERS
OF THE PEOPLES BANK, BILOXI, MISSISSIPPI
TO EXECUTE DOCUMENTS

WHEREAS, the Board of Directors of The Peoples Bank, Biloxi, Mississippi, (Bank) met on the 25th day of March, 2015;

AND WHEREAS, the Board of Directors acknowledge that Chevis C. Swetman is the President and Chief Executive Officer of Bank and the next highest officer of Bank at this time is A. Wes Fulmer, who is the Executive Vice-President and Chief Lending Officer of Bank;

AND WHEREAS, the Board of Directors wish to dispose of certain Bank-owned property held in Other Real Estate by way of a sale of said property;


THEREFORE, and according to Section VIII of the By-Laws of Bank, the President is authorized to act on behalf of the Bank in executing such documents, as needed, to dispose of and sale Other Real Estate owned by Bank;

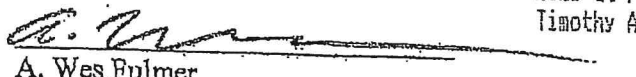
AND THEREFORE, in the event that the President is unavailable to act on behalf of Bank, for whatever reason, the next highest officer of the Bank may act on his behalf in the execution of the documents needed for sale of Bank property;

BE IT RESOLVED, that Chevis C. Swetman or A. Wes Fulmer are hereby authorized and are given the authority to execute documents for the sale, assign or transfer of property for and on behalf of Bank when acting in their Executive capacity to which the Bank's name should be signed for the purposes named herein.

This resolution being adopted this 25th day of March, 2015.

I certify that the following is a copy of the facsimile signature of said officer whose name appears beside the signature.


Chevis C. Swetman
President and Chief Executive Officer


A. Wes Fulmer
Executive Vice-President and Chief Lending Officer

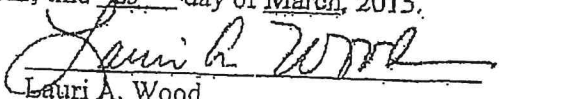
Hancock County
I certify this instrument was filed on --
11-16-2021 10:20:55 AM
and recorded in Deed Book
2021 at pages 18177 - 18182
Timothy A Kellar



I further certify that no limitation or restriction has been placed upon the authority of the above named officers by the Board of Directors with respect to the execution of documents related to the Bank.

WITNESS MY SIGNATURE, this 25th day of March, 2015.




Lauri A. Wood
Senior Vice-President and Cashier (Secretary)
The Peoples Bank, Biloxi, Mississippi

*** Certified Copy Page ***

I, Timothy A Kellar, Chancery Clerk, do hereby certify that the foregoing is a FULL, TRUE and CORRECT copy of the Instruments(s) herewith set out as same appears of record in: Deed BOOK - 2021, AT PAGE - 18177 in said court.

Witness my hand and seal this 17 Day of November, 2021.

Timothy A Kellar
Chancery Clerk
Hancock County, MS
DC:

