

I Ray N Lemmler and Rose L Lemmler agree with the easement abandonment between lots 33 and 34 on Kalipekona Court.

Ray N Lemmler

Ray N Lemmler 10-20-2020

Rose L Lemmler

R L Lemmler 10-20-2020





Headquarters
18020 Highway 603
Kiln, MS 39556
PO Box 2430
Bay St. Louis, MS 39521
228-363-7000
1-877-769-2372

www.coastepa.com

Abandonment of Easement Request

Ronald,

I have reviewed the request to abandon the easement off of Kalipekona Ct (between lots 33 & 34). Coast Electric agrees to abandon the easement between lots 33 & 34.

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

Thanks,

Kendall Ladner

Director of System Engineering

(228) 216-8889

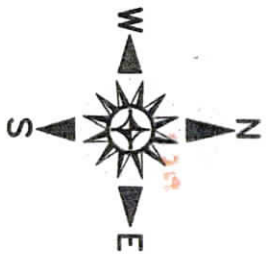
Harrison County District Office
14082 Highway 49
Post Office Box 3302
Gulfport, MS 39505-3302

Biloxi Branch Office
920 Cedar Lake Rd., Suite S
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
Post Office Box 551
Poplarville, MS 39470



PLOT PLAN

LEGAL DESCRIPTION:

A survey of Lots 33 and 34, Block 1, Diamondhead Subdivision, Unit 10, Phase 2, City of Diamondhead, Hancock County, Mississippi.



- LEGEND:**
- CENTERLINE
 - IRON ROD FOUND
 - IRON ROD SET
 - ⊗ IRON PIPE FOUND
 - ⊠ FENCE CORNER POST
 - ✕ POWER POLE
 - △ AS PER SURVEY
 - APR AS PER RECORD

REFERENCES:

- 1) DEED BOOK 2019 PAGE 7979
- 2) PLAT OF DIAMONDHEAD, UNIT 10, PHASE 2

NOTES:

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that on 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

CURVE 1		
A=10.28' APS	A=11.07' APS	A=69.35' APS
R=22.97' APS	R=22.97' APS	R=50.00' APS
B=N 33°32'19" E	B=N 60°09'28" E	BN 32°00'23" E
C=10.20' APS	C=10.96' APS	C=63.92' APS



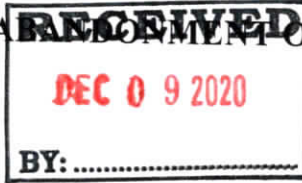
In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

Duke Levy, RLS #17722

DUKE LEVY & ASSOCIATES, P.A.	
4412 LEISURE TIME DRIVE	
DIAMONDHEAD, MS 39525	
(228) 343-9691 PHONE	
SCALE: 1" = 30'	DATE: 11-03-2020
DRAWING: WO# 2020-323	CLIENT: ISHMAEL

DIAMONDHEAD WATER & SEWER DISTRICT

REQUEST FOR AN ABANDONMENT OF EASEMENT



☒ DATE: 10-12-20

PROPERTY OWNER OR OWNERS: Rose M. Leaby
Ray Lemmier

☒ PHONE NUMBER: 985-285-6617 284-644-1419 ^{ashmuel}

☒ EMAIL ADDRESS: RAYLEMMIER@aol.com

DESIRE TO HAVE UTILITY EASEMENT ABANDONED BETWEEN:

PROPERTY DESCRIPTION: PHASE 2 UNIT 10 BLOCK 1 LOT 33
PHASE 2 UNIT 10 BLOCK 1 LOT 34
PHASE _____ UNIT _____ BLOCK _____ LOT _____

PROPERTY ADDRESS: Kalipekona Ct

☒ CUSTOMER SIGNATURE: Ray L. Lemmier

OFFICE USE ONLY:

DATE APPROVED: 10/12/2020

APPROVED BY: [Signature]

ABANDONMENT FEE (\$50.00) PR 10/12/20

APPROVED BY BOARD: Motion 9.3. @ 10/15/2020 AD

EMAILED COPY: (SIGN/DATE) PR 10/16/20

Jimmie Ladner, Jr.
Hancock County
Tax Assessor / Collector



DWAYNE RAPHAEL
GIS Coordinator
Field Appraiser
Post Office Box 2428
Bay Saint Louis, MS 39521-2428

Office 228.467.0130
Fax 228.466.6239
draphael@co.hancock.ms.us

Jimmie Ladner, Jr.
Hancock County
Assessor / Collector

Phone Number
COLLECTOR - 228.467.4425
ASSESSOR - 228.467.5727
APPRAISAL - 228.467.0130

PROPERTY OWNER
PARCEL INFORMATION CHANGE REQUEST FORM



PARCEL NUMBER _____ CURRENT TAXES PAID YES _____ NO _____

Denied _____ Reason For Denial _____
Approved _____

THIS IS NOT FOR PLANNING & ZONING PURPOSES
CHECK WITH YOUR PROPER ZONING AUTHORITY

Reason For Change: _____

☒ Parcel Combination

Combine With Parcel Number 068R-2-41-179.000 *

Parcels To Be Deleted

068R-2-41-180.000

____ Parcel Split

Parent Parcel Number _____

Split Into _____ Parcels

____ Billing Address Change

New Address _____

I RAY N LEMMER request the above changes be made to the above
Parcel Number (s).

Signature: Ray N Lemmer

Date: 9-8-20

Phone: 985-285-6617





PLOT PLAN

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 - ⊘ POWER POLE
 - ⊙ APS AS PER SURVEY
 - ⊙ APS AS PER RECORD

REFERENCES:

- DEED BOOK 2019 PAGE 7979
- PLAT OF DIAMONDHEAD, UNIT 10, PHASE 2

NOTES:

Surveyor has made no investigation or independent search for assessments of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that on 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.

CURVE 1
A=10.28' APS
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B=N 33°32'19" E
C=10.20' APS

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R=22.97' APS
B=N 60°09'28" E
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CURVE 3
A=69.35' APS
R=50.00' APS
BN 32°00'23" E
C=63.92' APS

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

DUKE LEVY & ASSOCIATES, P.A.	
4412 LEISURE TIME DRIVE	
DIAMONDHEAD, MS 39525	
(228) 343-9691 PHONE	
SCALE: 1" = 30'	DATE: 11-03-2020
DRAWING: WGH 2020-323	CLIENT: ISHMAEL

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



2020 11908
Recorded in the Above
Deed Book & Page
10-08-2020 12:42:15 PM
Timothy A Kellar
Hancock County



Prepared by:
Melissa Nunley Reso
Attorney at Law, MS Bar No. 101506
2436 Pass Road, STE B
Biloxi, Mississippi 39531
228-207-0484

Return to:
Team Title, LLC
2436 Pass Road, Suite B
Biloxi, Mississippi 39531
228-207-0484

FILE NUMBER- 19-659-MS

Indexing Instructions: EXEMPT

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

QUITCLAIM 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 and sufficiency of which are hereby acknowledged, I,

Ray Lemmler, a married man (GRANTOR)
c/o 8942 Anahola Place
Diamondhead, MS 39525
(228) 332-0073

do hereby convey, release and quitclaim to:

Ray Lemmler and wife, Rose M. Leahy (GRANTEES)
8942 Anahola Place
Diamondhead, MS 39525
(228) 332-0073

As joint tenants with full rights of survivorship and not as tenants in common, all right, title and interest in the following described real property situated and located in Hancock County, State of Mississippi, more particularly and certainly described as:

Lots 22 and 33, Block 1, Unit 10, DIAMONDHEAD, Phase 2, according to the map or plat thereof 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.

The conveyance herein is subject to all easements, roadways, servitudes, restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances and leases of record or obvious on reasonable

inspection of the subject property.

If bounded by water, the conveyance granted herein shall not extend to any part of the above described property which is tideland or coastal wetland as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to erosion due to the action of the elements.

The property is no part of the homestead of the Grantor herein.

The Ad Valorem taxes for 2020 tax year and all subsequent years are the responsibility of the Grantees herein.

WITNESS my signature, this the 6th day of October, 2020.

GRANTOR:

Ray Lemmler
Ray Lemmler

STATE OF Mississippi
COUNTY OF Hancock

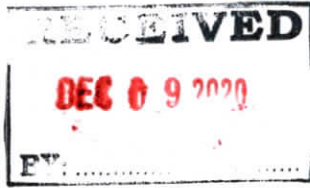
Personally appeared before me, the undersigned authority in and for the said County and State, on this 6th day of October, 2020, within my jurisdiction, the within named **Ray Lemmler** acknowledged that she executed the above foregoing instrument on the day and year herein indicated.

Melissa Nunley Reso
Notary Public

My Commission expires: 10/23/2020



TAX NOTICES: Grantees are responsible for the property taxes. Tax Notices should be sent to Rose Leahy and Ray Lemmler, 8942 Anahola Place, Diamondhead, MS 39525.



Prepared by:
Melissa Nunley Reso
Attorney at Law, MS Bar No. 101506
2436 Pass Road, STE B
Biloxi, Mississippi 39531
228-207-0484

Return to:
Team Title, LLC
2436 Pass Road, Suite B
Biloxi, Mississippi 39531
228-207-0484

FILE NUMBER- 19-631-MS

Indexing Instructions: EXEMPT

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

QUITCLAIM 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 and sufficiency of which are hereby acknowledged, I,

Rose M. Leahy, a married woman (GRANTOR)
8942 Anahola Place
Diamondhead, MS 39525
(228) 332-0073

do hereby convey, release and quitclaim to:

Rose M. Leahy and husband, Ray Lemmler (GRANTEES)
8942 Anahola Place
Diamondhead, MS 39525
(228) 332-0073

As joint tenants with full rights of survivorship and not as tenants in common, all right, title and interest in the following described real property situated and located in Hancock County, State of Mississippi, more particularly and certainly described as:

Lots 23 & 34, Block 1, Unit 10, Diamondhead, Phase 2 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.

This being the same property as conveyed to Grantor by Warranty Deed dated November June 19, 2019, and recorded on July 2, 2019, in Book 2019 at Page 7979, in the Land Deed Records of Hancock County, Mississippi.

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

The conveyance herein is subject to all easements, roadways, servitudes, restrictive covenants and oil,

gas and other mineral reservations, exceptions, conveyances and leases of record or obvious on reasonable inspection of the subject property.

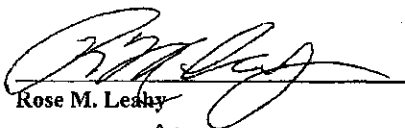
If bounded by water, the conveyance granted herein shall not extend to any part of the above described property which is tideland or coastal wetland as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to erosion due to the action of the elements.

The property is no part of the homestead of the Grantor herein.

The Ad Valorem taxes for 2020 tax year and all subsequent years are the responsibility of the Grantees herein.

WITNESS my signature, this the 22nd day of September, 2020.

GRANTOR:


Rose M. Leahy

STATE OF Mississippi
COUNTY OF Hancock

Personally appeared before me, the undersigned authority in and for the said County and State, on this 22nd day of September, 2020, within my jurisdiction, the within named **Rose M. Leahy** acknowledged that she executed the above foregoing instrument on the day and year herein indicated.


Notary Public

My Commission expires: 10/23/2020



TAX NOTICES: Grantees are responsible for the property taxes. Tax notices should be sent to Rose Leahy and Ray Lemmler, 8942 Anahola Place, Diamondhead, MS 39525.

*** 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 - 2020, AT PAGE - 11910 in said court.

Witness my hand and seal this 8 Day of October, 2020.

Timothy A Kellar
Chancery Clerk
Hancock County, MS
DC: *W. J. J. J. J.*

