



GENERAL NOTES

- The basis of bearings for this survey is the Mississippi State Plane Coordinate System, East Zone (2301), NAD 83 (2011 Epoch 2010.00), Geoid 13, grid values, using a scale factor of 0.999982771 and a convergence angle of (Neg.) 00 degrees 16 minutes 16.34 seconds determined specifically for this project using G.P.S. methods from a base station located at N300,836,3650, EB28,874,6120 obtained by the USM Network.
- This survey was prepared without the benefit of a Title Search.
- Date of this Mississippi Standard Class B Survey is August 2, 2024.
- Reference Material: DE 2020 PG 8778, Deed Records, Hancock County, Mississippi and PB 1 PG 30 Plat Records, Hancock County, Mississippi. Previous survey by Compton Engineering.
- The 50 feet wide Road Right of Way Dedication parcel will be dedicated as a public right of way by a separate deed of dedication contemporaneously with this subdivision.



NO.	DATE	REVISION / ISSUE
0	08/02/2024	ISSUED AS FINAL SURVEY

HANCOCK COUNTY BOARD OF SUPERVISORS		
LIBRARY-HOSPITAL ADDITION SUBDIVISION PLAT		

SURVEYOR'S CERTIFICATE
 I, Paul D. Pitts, Jr., a professional land surveyor in and for the State of Mississippi, do hereby certify that the foregoing plat and description are true and correct to the best of my knowledge and belief.
 WITNESS my signature on this 2nd day of August, 2024.
Paul D. Pitts, Jr.
 Paul D. Pitts, Jr., PS - Reg. No. 3069



CERTIFICATE OF COMPARISON
 We, the undersigned, do hereby certify that we have compared this duplicate to plat of subdivision of LIBRARY-HOSPITAL ADDITION with the original plat hereof and find the same to be an exact copy thereof.
 Witness our signatures on this _____ day of _____, 2024.

 City Clerk
 Paul D. Pitts Jr. PLS No. 3069

ACKNOWLEDGEMENT
 State of Mississippi, County of Hancock
 Personally appeared before me, the undersigned authority in and for said county and state, on this 2nd day of August, 2024, within my jurisdiction, the within named, Paul D. Pitts, Jr., 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 2nd day of August, 2024.

 Notary Public
 My commission expires: 12/31/2024



RECORDING CERTIFICATE
 Filed and recorded in duplicate on this _____ day of _____, 2024, in the record of plats of Hancock County, Mississippi in Plat Book _____, on page _____.

 Tiffany Lee Cowman, Chancery Clerk
 By: _____
 Deputy Clerk

AS NOTED	SCALE	AS NOTED
DATE BY:	DATE BY:	DATE BY:
POP	POP	POP
CHANCEY BY:	PROJECT NO:	PROJECT NO:
POP	16556.13	16556.13
V1		

**PROPERTY DESCRIPTION
LIBRARY TRACT**

Being a 2.5586 acre tract of land situated in the John D. Ladner Claim and within Section 13, Township 8 South, Range 14 West, Hancock County, Mississippi, and being a portion of that tract of land conveyed to Hancock County by and through its Board of Supervisors, as recorded in Deed Book 2017, Page 11419, Deed Records, Hancock County, Mississippi, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found at the southwest corner of Lot 2, Block 12, Diamondhead Subdivision, Phase 1, Unit 1 having Mississippi State Plane Coordinates of N319,498.4788, E815,307.6952;

Thence, South 68 degrees 34 minutes 28 seconds West a distance of 36.28 feet, to a 1/2 inch iron rod found for the point of curvature of a curve to the left, having a central angle of 35 degrees 58 minutes 44 seconds, a radius of 75.00 feet, and a chord of 46.33 feet which bears South 50 degrees 25 minutes 06 seconds West;

Thence, along said curve to the left for an arc length of 47.10 feet, to a 1/2 inch iron rod found for corner;

Thence, South 32 degrees 35 minutes 44 seconds West a distance of 328.76 feet, to a 1/2 inch iron rod found for the point of curvature of a curve to the left, having a central angle of 36 degrees 01 minutes 02 seconds, a radius of 125.90 feet, and a chord of 77.29 feet which bears South 14 degrees 35 minutes 13 seconds West;

Thence, along said curve to the left for an arc length of 165.00 feet, to a 1/2 inch iron rod found for corner;

Thence, South 21 degrees 25 minutes 32 seconds East a distance of 23.24 feet, to a 1/2 inch iron rod found for corner;

Thence, South 29 degrees 21 minutes 47 seconds West a distance of 18.42 feet, to a 1/2 inch iron rod found for corner;

Thence, South 68 degrees 34 minutes 28 seconds West a distance of 17.10 feet, to a 1/2 inch iron rod found for corner on the west line of the aforementioned Hancock County Medical Center tract;

Thence, along the west line of said Medical Center tract, North 21 degrees 25 minutes 32 seconds West a distance of 503.62 feet, to a 1/2 inch iron rod found on the south line of Diamondhead Subdivision, Block 13, Phase 1, Unit 1, having Mississippi State Plane Coordinates of N319,445.5237, E814,945.1306, and being the point of curvature of a non-tangent curve to the left, having a central angle of 04 degrees 20 minutes 54 seconds, a radius of 1,720.10 feet, and a chord of 130.51 feet which bears North 70 degrees 47 minutes 31 seconds East;

Thence, along said curve to the left for an arc length of 130.54 feet, to a 1/2 inch iron rod found for corner;

Thence, North 68 degrees 37 minutes 04 seconds East a distance of 319.45 feet, to a 1/2 inch iron rod found for corner on the west line of Diamondhead Subdivision, Block 12, Phase 1, Unit 1,

Thence, along said west line, South 21 degrees 27 minutes 58 seconds East a distance of 114.38 feet, to the Point of Beginning and containing 2.5586 acres of land.

OWNER'S 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 subdivision of LIBRARY-HOSPITAL ADDITION and that said owner hereby dedicates the easements unto the City of Diamondhead and the Diamondhead Water and Sewer District, as their interest may appear for public utility, drainage, and roadway purposes.

Witness my signature on this _____ day of _____, 2024.

By: Hancock County, Mississippi,
acting by and through its Board of Supervisors

By: _____ Name: Scotty Adam Title: Board President
By: _____ Name: Tiffany Lee Cowman Title: Chancery Clerk

State of Mississippi,
County of Hancock

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 2024, within my jurisdiction, the within named, Scotty Adam and Tiffany Lee Cowman, who acknowledged to me that they are the President and Chancery Clerk, respectively, of the Hancock County Board of Supervisors, and that in said representative capacities, they executed the above and foregoing instrument for and on behalf of said entity after first having been duly authorized to do so.

NOTARY PUBLIC
Printed Name _____
My Commission Expires _____

**PROPERTY DESCRIPTION
50' ROAD RIGHT OF WAY**

Being a 33,316 square feet tract of land situated in the John D. Ladner Claim and within Section 13, Township 8 South, Range 14 West, Hancock County, Mississippi, and being a portion of that tract of land conveyed to Hancock County by and through its Board of Supervisors, as recorded in Deed Book 2017, Page 11419, Deed Records, Hancock County, Mississippi, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found at the northwest corner of Lot 1, Block 7, Diamondhead Subdivision, Phase 1, Unit 1 having Mississippi State Plane Coordinates of N319,451.9471, E815,325.9927;

Thence, South 68 degrees 34 minutes 28 seconds West a distance of 36.32 feet, to a 1/2 inch iron rod found for the point of curvature of a curve to the left, having a central angle of 35 degrees 58 minutes 44 seconds, a radius of 75.00 feet, and a chord of 15.44 feet which bears South 50 degrees 25 minutes 06 seconds West;

Thence, along said curve to the left for an arc length of 15.70 feet, to a 1/2 inch iron rod found for corner;

Thence, South 32 degrees 35 minutes 44 seconds West a distance of 328.76 feet, to a 1/2 inch iron rod found for the point of curvature of a curve to the left, having a central angle of 36 degrees 01 minutes 02 seconds, a radius of 125.90 feet, and a chord of 77.29 feet which bears South 14 degrees 35 minutes 13 seconds West;

Thence, along said curve to the left for an arc length of 78.58 feet, to a 1/2 inch iron rod found for the point of compound curve of a curve to the left, having a central angle of 50 degrees 30 minutes 14 seconds, a radius of 70.00 feet, and a chord of 17.06 feet which bears South 28 degrees 40 minutes 25 seconds East;

Thence, along said curve to the left for an arc length of 17.63 feet, to a 1/2 inch iron rod found for corner;

Thence, South 53 degrees 55 minutes 32 seconds East a distance of 48.31 feet, to a 1/2 inch iron rod found for corner;

Thence, South 29 degrees 21 minutes 47 seconds West a distance of 106.08 feet, to a 1/2 inch iron rod found for corner;

Thence, South 68 degrees 34 minutes 28 seconds West a distance of 33.41 feet, to a 1/2 inch iron rod found on the west line of the aforementioned Hancock County Medical Center tract;

Thence, along said west line, North 21 degrees 25 minutes 32 seconds West a distance of 51.22 feet, to a 1/2 inch iron rod found for corner;

Thence, North 68 degrees 34 minutes 28 seconds East a distance of 17.10 feet, to a 1/2 inch iron rod found for corner;

Thence, North 29 degrees 21 minutes 47 seconds East a distance of 18.42 feet, to a 1/2 inch iron rod found for corner;

Thence, North 21 degrees 25 minutes 32 seconds West a distance of 23.24 feet, to a 1/2 inch iron rod found for the point of curvature of a curve to the right, having a central angle of 34 degrees 01 minutes 16 seconds, a radius of 175.00 feet, and a chord of 158.95 feet which bears North 05 degrees 35 minutes 07 seconds East;

Thence, along said curve to the right for an arc length of 165.00 feet, to a 1/2 inch iron rod found for corner;

Thence, North 32 degrees 35 minutes 44 seconds East a distance of 328.76 feet, to a 1/2 inch iron rod found for the point of curvature of a curve to the right, having a central angle of 35 degrees 58 minutes 44 seconds, a radius of 75.00 feet, and a chord of 46.33 feet which bears North 50 degrees 25 minutes 06 seconds East;

Thence, along said curve to the right for an arc length of 47.10 feet, to a 1/2 inch iron rod found for corner;

Thence, North 68 degrees 34 minutes 28 seconds East a distance of 36.28 feet, to a 1/2 inch iron rod found for the southwest corner of Lot 2, Block 12, Diamondhead Subdivision, Phase 1, Unit 1 having State Plane Coordinates of N319,498.4788, E815,307.6952;

Thence, along the west line of said subdivision, South 21 degrees 27 minutes 58 seconds East a distance of 50.00 feet, to the Point of Beginning and containing 33,316 square feet of land.

CERTIFICATE OF APPROVAL AND ACCEPTANCE

This subdivision plat has been submitted to and approved by the Mayor and City Council of the City of Diamondhead, by order duly adopted on _____, 2024, and entered in the official minutes of the City of Diamondhead in Minute Book _____, Page(s) _____.

City of Diamondhead

By: _____
City Clerk

**PROPERTY DESCRIPTION
HOSPITAL TRACT**

Being a 4.3477 acre tract of land situated in the John D. Ladner Claim and within Section 13, Township 8 South, Range 14 West, Hancock County, Mississippi, and being a portion of that tract of land conveyed to Hancock County by and through its Board of Supervisors, as recorded in Deed Book 2017, Page 11419, Deed Records, Hancock County, Mississippi, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found at the northwest corner of Lot 1, Block 7, Diamondhead Subdivision, Phase 1, Unit 1 having Mississippi State Plane Coordinates of N319,451.9471, E815,325.9927;

Thence, along the west line of said subdivision, South 21 degrees 27 minutes 58 seconds East a distance of 572.93 feet, to a 1/2 inch iron rod found on the north right of way line of Interstate Highway 10 having Mississippi State Plane Coordinates of N318,918.7619, E815,535.6558;

Thence, along the north right of way line of said I-10, South 73 degrees 06 minutes 10 seconds West a distance of 57.19 feet, to a 1/2 inch iron rod found for corner;

Thence, continuing along the north right of way line of said I-10, South 65 degrees 41 minutes 47 seconds West a distance of 393.02 feet, to a 1/2 inch iron rod found for the southwest corner of the aforementioned Hancock County Medical Center tract;

Thence, along the west line of said Medical Center tract, North 21 degrees 25 minutes 32 seconds East a distance of 203.02 feet, to a 1/2 inch iron rod found for corner;

Thence, North 68 degrees 34 minutes 28 seconds East a distance of 33.41 feet, to a 1/2 inch iron rod found for corner;

Thence, North 29 degrees 21 minutes 47 seconds East a distance of 106.08 feet, to a 1/2 inch iron rod found for corner;

Thence, North 53 degrees 55 minutes 32 seconds West a distance of 48.31 feet, to a 1/2 inch iron rod found for the point of curvature of a curve to the right, having a central angle of 50 degrees 30 minutes 14 seconds, a radius of 70.00 feet, and a chord of 17.06 feet which bears North 28 degrees 40 minutes 25 seconds West;

Thence, along said curve to the right for an arc length of 17.63 feet, to a 1/2 inch iron rod found for the point of compound curve of a curve to the right, having a central angle of 36 degrees 01 minutes 02 seconds, a radius of 125.00 feet, and a chord of 77.29 feet which bears North 14 degrees 35 minutes 13 seconds East;

Thence, along said curve to the right for an arc length of 78.58 feet, to a 1/2 inch iron rod found for corner;

Thence, North 32 degrees 35 minutes 44 seconds East a distance of 328.76 feet, to a 1/2 inch iron rod found for the point of curvature of a curve to the right, having a central angle of 35 degrees 58 minutes 44 seconds, a radius of 75.00 feet, and a chord of 15.44 feet which bears North 50 degrees 25 minutes 06 seconds East;

Thence, along said curve to the right for an arc length of 15.70 feet, to a 1/2 inch iron rod found for corner;

Thence, North 68 degrees 34 minutes 28 seconds East a distance of 36.32 feet, to the Point of Beginning and containing 4.3477 acres of land.

CERTIFICATE OF FINAL SUBDIVISION PLAT APPROVAL

All requirements of the City of Diamondhead Subdivision rules and regulations relative to the preparation and submission of a subdivision plat having been fulfilled, approval of the plat is hereby granted, subject to further provisions of the said rules and regulations.

City of Diamondhead Building Official

By: _____
Beau Ping Date of execution

City of Diamondhead Mayor

By: _____
Nancy Dupree Date of execution



NO.	DATE	REVISION / ISSUE
A	07/17/2024	ISSUED FOR REVIEW
B	07/29/2024	ISSUED FOR REVIEW

**HANCOCK COUNTY
BOARD OF SUPERVISORS
LIBRARY-HOSPITAL ADDITION
SUBDIVISION PLAT**

FILED	AS NOTED	FILED	AS NOTED
PREP BY	PDP	REVISION	PDP
CHECKED BY	PDP	PROJECT NO.	16556.13
DRAWN BY			

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