

202400496

**Pat Rich**

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**From:** mcasano1 <mcasano1@aol.com>  
**Sent:** Friday, September 13, 2024 9:32 AM  
**To:** Pat Rich  
**Cc:** carl.joffe2@gmail.com; Jeff Crawford  
**Subject:** Subdivision of Purcell Property for Sale  
**Attachments:** 24MS037\_NOMA DRIVE\_TELLUS 5X-BS Signed.pdf; DEED EXHIBIT FOR CASANO 9-10-24.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Pat,

Thank you for meeting with me this week to work toward the subdivision of 2 parcels of land being sold by Purcell and purchased by Tellus. One parcel, 132F-0-04-014.000, is a bit of a mystery as to why the land north of Noma is included in the same parcel, but Tellus only desires to purchase the portion south of Noma. The other, 132-0-09-001.001, is approximately 6 acres, of which Tellus desires to purchase a portion. The portions being purchased by Tellus are adjacent to each other.

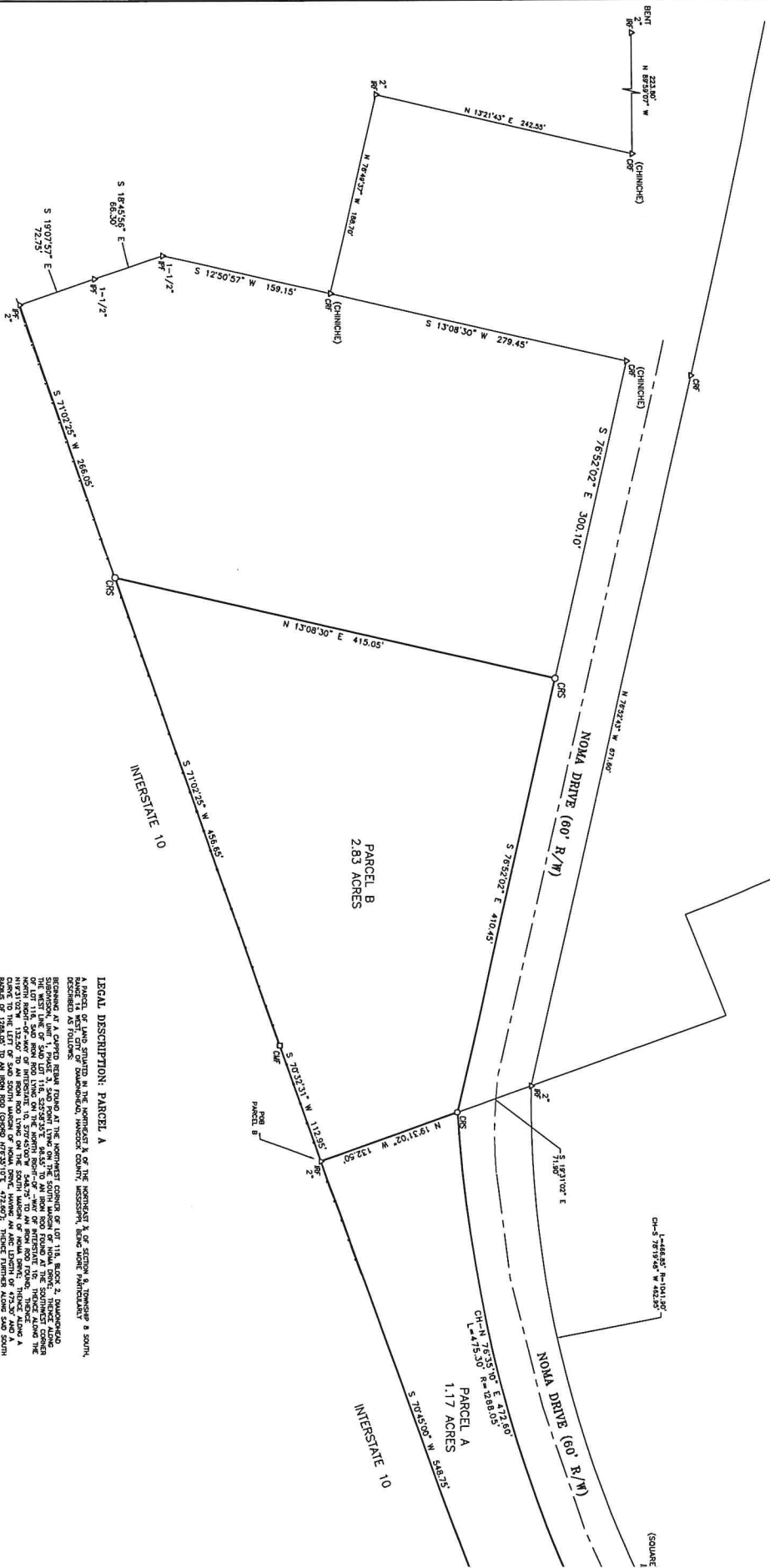
To that end, I have attached a survey of the land to be purchased by Tellus. This survey will be used on the deed conveying the property, and the tax office will be provided with this legal description.

I have also attached a rendering showing the land from which the parcels are being subdivided and the portions being purchased.

I was traveling to Boston yesterday, so I was unable to print and label the surveys. Having said that, Jeff Crawford performed the survey and is copied with this email. If you need additional renderings or additions/modifications, please let us know.

Thanks, Michael

Michael J. Casano, Esq.  
The Casano Law Firm, PA  
4403 West Aloha Drive  
Diamondhead, Mississippi 39525  
Tel - (228) 255-0035  
Fax- (228) 255-0078



STATE OF MISSISSIPPI  
 COUNTY OF HANCOCK

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND BEING THE BEST COPY I AM AWARE OF WITH THE CORRECT EQUIVALENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Matthew C. Roberts  
 2024.08.20  
 08-10-53-45-500

NUMBER RECORDS, MISSISSIPPI LAND RECORD NO. 3178

**LEGAL DESCRIPTION: PARCEL A**

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 10 WEST, COUNTY OF HANCOCK, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER BEING FOUND AT THE NORTHEAST CORNER OF LOT 116, BLOCK 2, DUNDONWOOD SUBDIVISION, UNIT 1, PARCEL 1, AND POINT TURNS ON THE SOUTH LINES OF NOMA DRIVE, INTERSECTION OF LOT 116, SAID ROAD AND TURNS ON THE NORTH LINE OF SAID INTERSECTION TO THE POINT OF BEGINNING; THENCE NORTH 132.50° W. 132.50' TO AN IRON ROD TYPING ON THE SOUTH LINES OF NOMA DRIVE, THENCE ALONG A CURVE TO THE LEFT OF SAID SOUTH LINES OF NOMA DRIVE, HAVING AN ARC LENGTH OF 40.00' AND SOUTH LINES OF NOMA DRIVE, INTERSECTION TO 68.87' TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 1.17 ACRES OF LAND, MORE OR LESS.

**LEGAL DESCRIPTION: PARCEL B**

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 10 WEST, COUNTY OF HANCOCK, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER BEING FOUND AT THE NORTHWEST CORNER OF LOT 116, BLOCK 2, DUNDONWOOD SUBDIVISION, UNIT 1, PARCEL 1, AND POINT TURNS ON THE SOUTH LINES OF NOMA DRIVE, INTERSECTION OF LOT 116, SAID ROAD AND TURNS ON THE NORTH LINE OF SAID INTERSECTION TO THE POINT OF BEGINNING; THENCE NORTH 132.50° W. 132.50' TO AN IRON ROD TYPING ON THE SOUTH LINES OF NOMA DRIVE, THENCE ALONG A CURVE TO THE LEFT OF SAID SOUTH LINES OF NOMA DRIVE, HAVING AN ARC LENGTH OF 40.00' AND SOUTH LINES OF NOMA DRIVE, INTERSECTION TO 68.87' TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 2.83 ACRES OF LAND, MORE OR LESS.

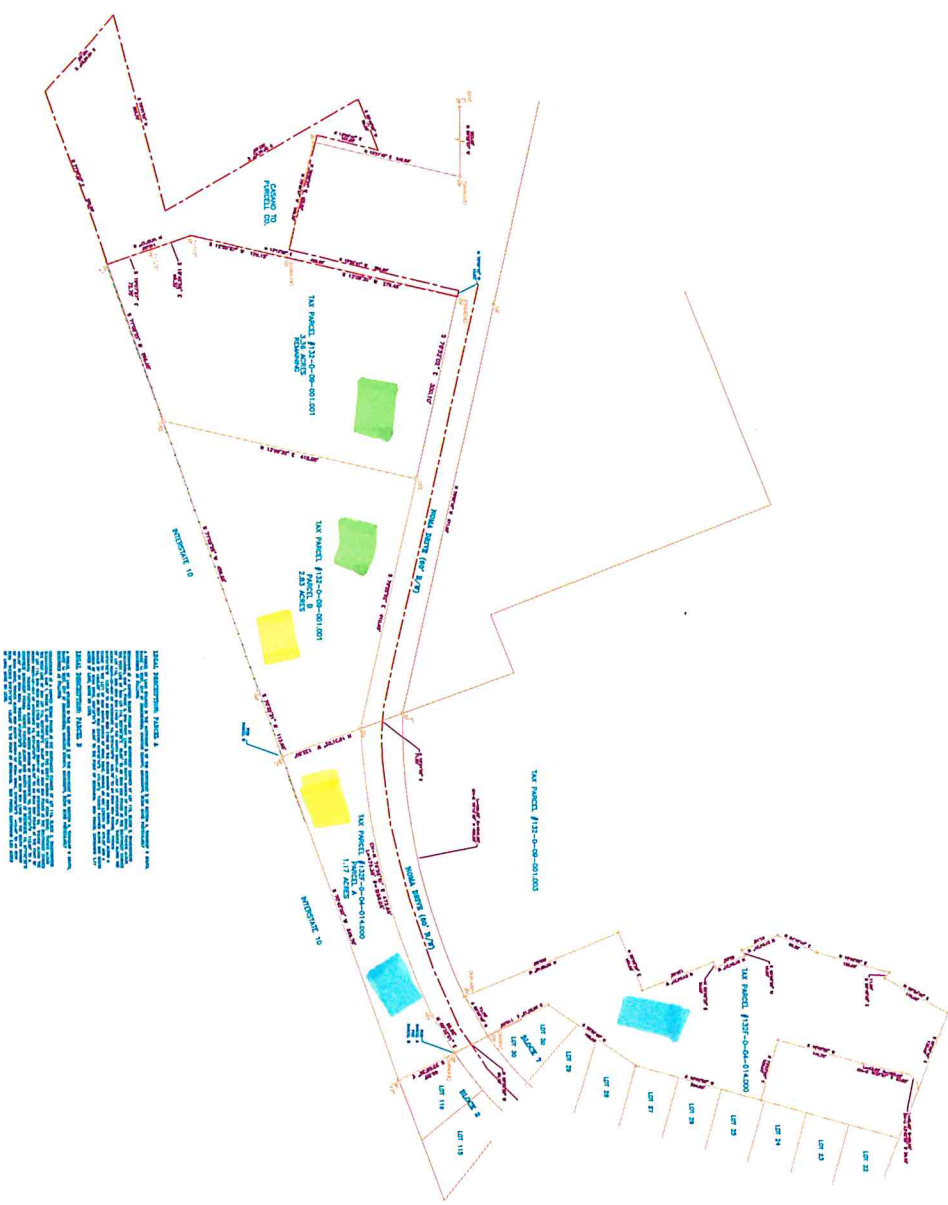
DATE	BY	REASON	FILE
8/19/24	MR	1-507	
24MS037	N/A		

TELLUS DEVELOPMENT  
 BOUNDARY SURV  
 NOMA DRIVE, DAMON  
 HANCOCK COUNTY,

STATE OF MISSISSIPPI  
 COUNTY OF HANCOCK

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE ENGINEERS OF PROTECT FOR AND SURVEY THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

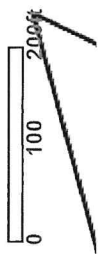
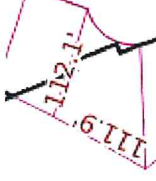
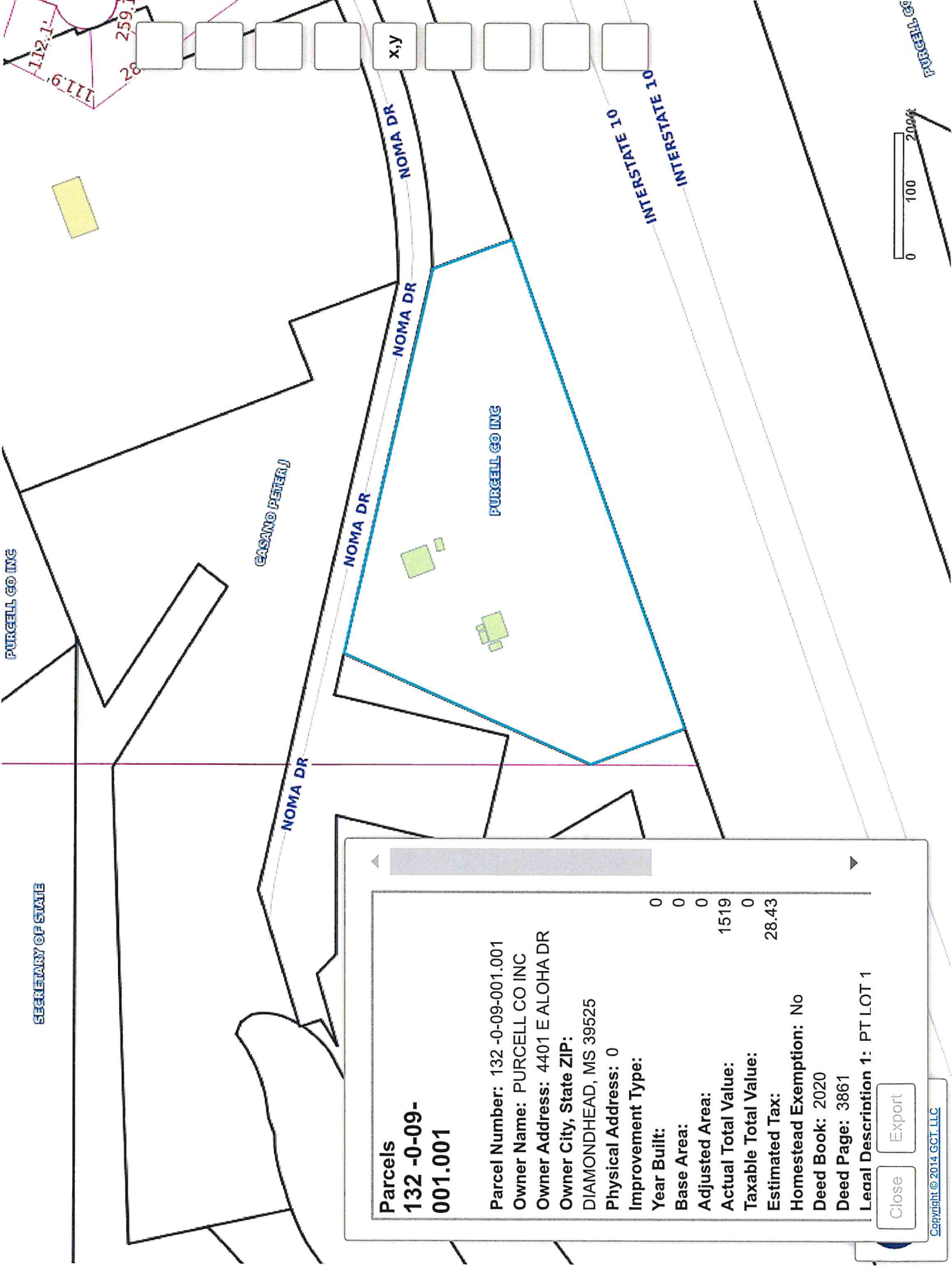
PLATTEE REGENTS, MISSISSIPPI LICENSE NO. 3178



**TABLE 1**  
 TABLE 2  
 TABLE 3

TABLE 1  
 TABLE 2  
 TABLE 3

DATE	BY	FOR	SCALE	PROJECT
8/19/24	JC	WCR	1"=50'	TELLUS DEVELOPMENT, LT
24AUG23	N/A			BOUNDARY SURVEY NOVA DRIVE, DIAMONDHE HANCOCK COUNTY, MS



© FREDERICK

SECRETARY OF STATE

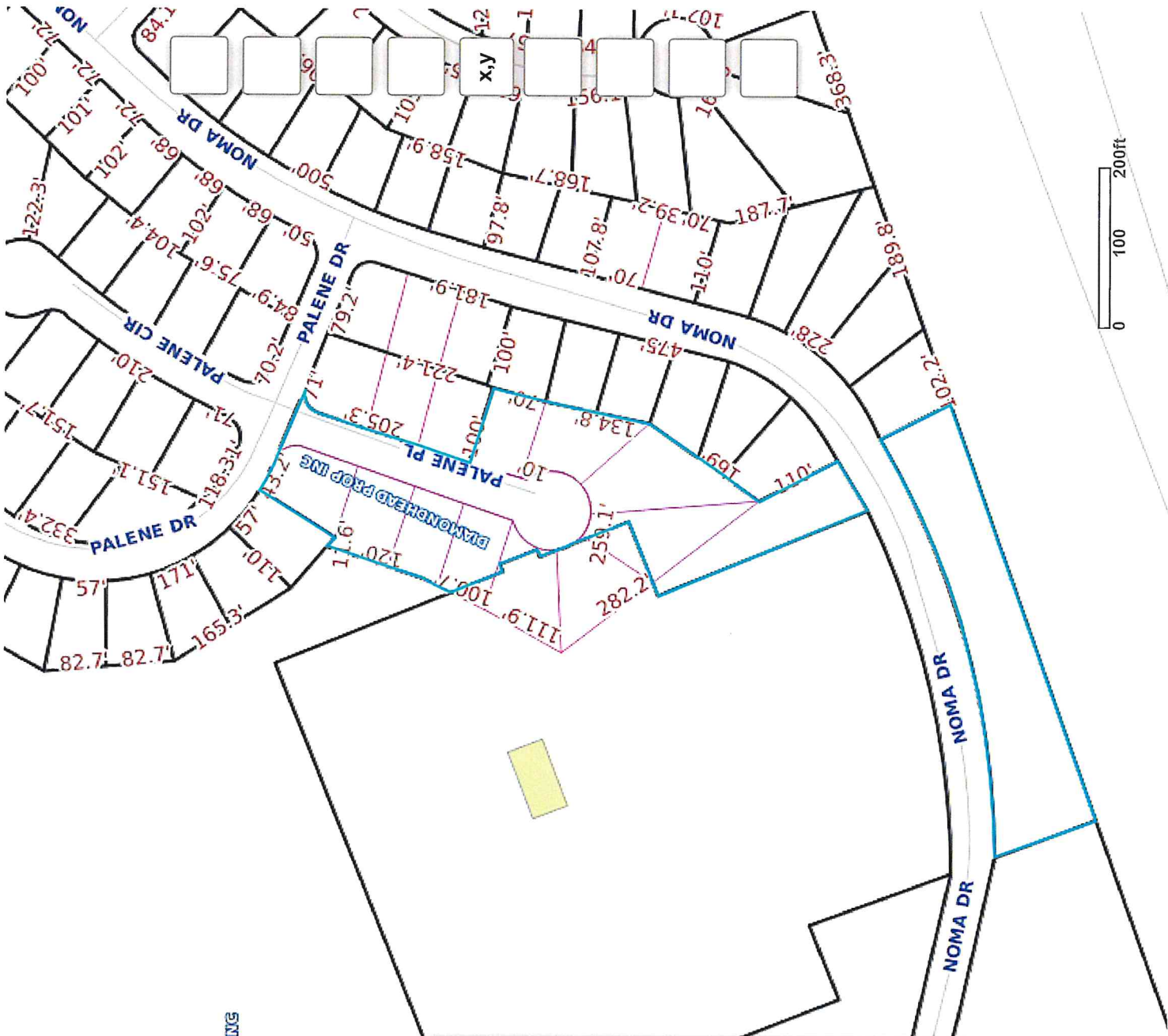
**Parcels**  
**132 -0-09-001.001**

Parcel Number: 132 -0-09-001.001  
 Owner Name: PURCELL CO INC  
 Owner Address: 4401 E ALOHA DR  
 Owner City, State ZIP: DIAMONDHEAD, MS 39525  
 Physical Address: 0  
 Improvement Type:  
 Year Built: 0  
 Base Area: 0  
 Adjusted Area: 0  
 Actual Total Value: 1519  
 Taxable Total Value: 0  
 Estimated Tax: 28.43  
 Homestead Exemption: No  
 Deed Book: 2020  
 Deed Page: 3861  
 Legal Description 1: PT LOT 1

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SECRETARY OF STATE

PURCELL CO INC

**Parcels**  
**132F-0-04-**  
**014.000**

Parcel Number: 132F-0-04-014.000  
 Owner Name: DIAMONDHEAD PROP  
 INC

Owner Address:  
 Owner City, State ZIP: ,  
 Physical Address: 0  
 Improvement Type:  
 Year Built: 0

Base Area: 0  
 Adjusted Area: 18000  
 Actual Total Value:  
 Taxable Total Value: 336.66  
 Estimated Tax:

Homestead Exemption: No

Deed Book:

Deed Page:

Legal Description 1: LOTS 9-18 BLK 7

Close Export