



5000 Diamondhead Circle · Diamondhead, MS 39525-3260
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TO: Mayor, City Council and City Manager

FROM: Ronald R. Jones, Building Official *R. Jones*

DATE: March 31, 2021

SUBJECT: Resubdivision of DH PH 2, Unit 1, Block 6, Lots 39 & 40 by Jason Alberado

Jason Alberado is requesting to resubdivide 2 lots.

The property address of the original lots is 1314 & 1316 Hanakealoha Place. The tax parcel numbers are 132R-0-10-125.000 and 132R-0-10-126.000. The legal description is Diamondhead Phase 2, Unit 1, Block 6, Lots 39 & 40. The property is in a R-2 zoning district.

In accordance with the Subdivision Regulations, the 2 newly created parcels meet or exceed the minimum requirements in the Zoning Ordinance and Subdivision Regulations. Drainage and utility easements are also dedicated to the City. Therefore, I recommend acceptance of the resubdivision final plat of lots 39 & 40.

Minimum Requirements-R-2	Parcel 1	Parcel 2
Min lot area 6000 sf	13,923 sf	11,840 sf
Lot width 60'	76.7'	65.88'
Lot frontage 35'	76.7'	65.88'
FYSB 20'	20'	20'
SYSB 8'	8'	8'
RYSB 20'	20'	20'

T 8 S - R 14 W
SECTION 15

CURVE TABLE		
CURVE	DELTA	RADIUS
C1	41°00'00"	50.00'
C2	38°00'00"	50.00'
C3	37°30'00"	50.00'
C4	75°30'00"	50.00'

LINE TABLE	
LINE	BEARING
L1	N 5°51'08" E
L2	S 5°51'08" W

CHORD BEARING & DISTANCE		
CURVE	LENGTH	CHORD BEARING & DISTANCE
C1	35.78'	N 75°52'29" E - 25.02'
C2	33.16'	N 36°22'29" E - 32.58'
C3	32.72'	N 1°22'51" W - 32.14'
C4	65.89'	N 17°37'29" E - 61.22'

SURVEY LEGAL DESCRIPTIONS:
PARCEL ONE:

A parcel of land situated and being located in part of Lots 39 & 40, Block 6, DIAMONDHEAD SUBDIVISION, Unit 1, Phase 2, City of Diamondhead, Hancock County, Mississippi, and being more particularly described as follows to-wit:

PARCEL TWO:

A parcel of land situated and being located in part of Lots 39 & 40, Block 6, DIAMONDHEAD SUBDIVISION, Unit 1, Phase 2, City of Diamondhead, Hancock County, Mississippi, and being more particularly described as follows to-wit:

PARCEL ONE:

BEGINNING at a 3/4-inch iron rod set at the southeast corner of Lot 39, Block 6, DIAMONDHEAD SUBDIVISION, Unit 1, Phase 2, City of Diamondhead, Hancock County, Mississippi; thence run South 50 degrees 07 minutes 31 seconds East along the east line of said Lot 39 a distance of 90.40 feet, more or less to a point on the existing wooden bulkhead; thence run North 44 degrees 44 minutes 53 seconds East along the bulkhead a distance of 28.53 feet to a 3/4-inch iron rod set on the southerly margin of Hanakaloa Place; thence run North 39 degrees 52 minutes 29 seconds East along said southerly margin of Hanakaloa Place a distance of 76.70 feet to the POINT OF BEGINNING.

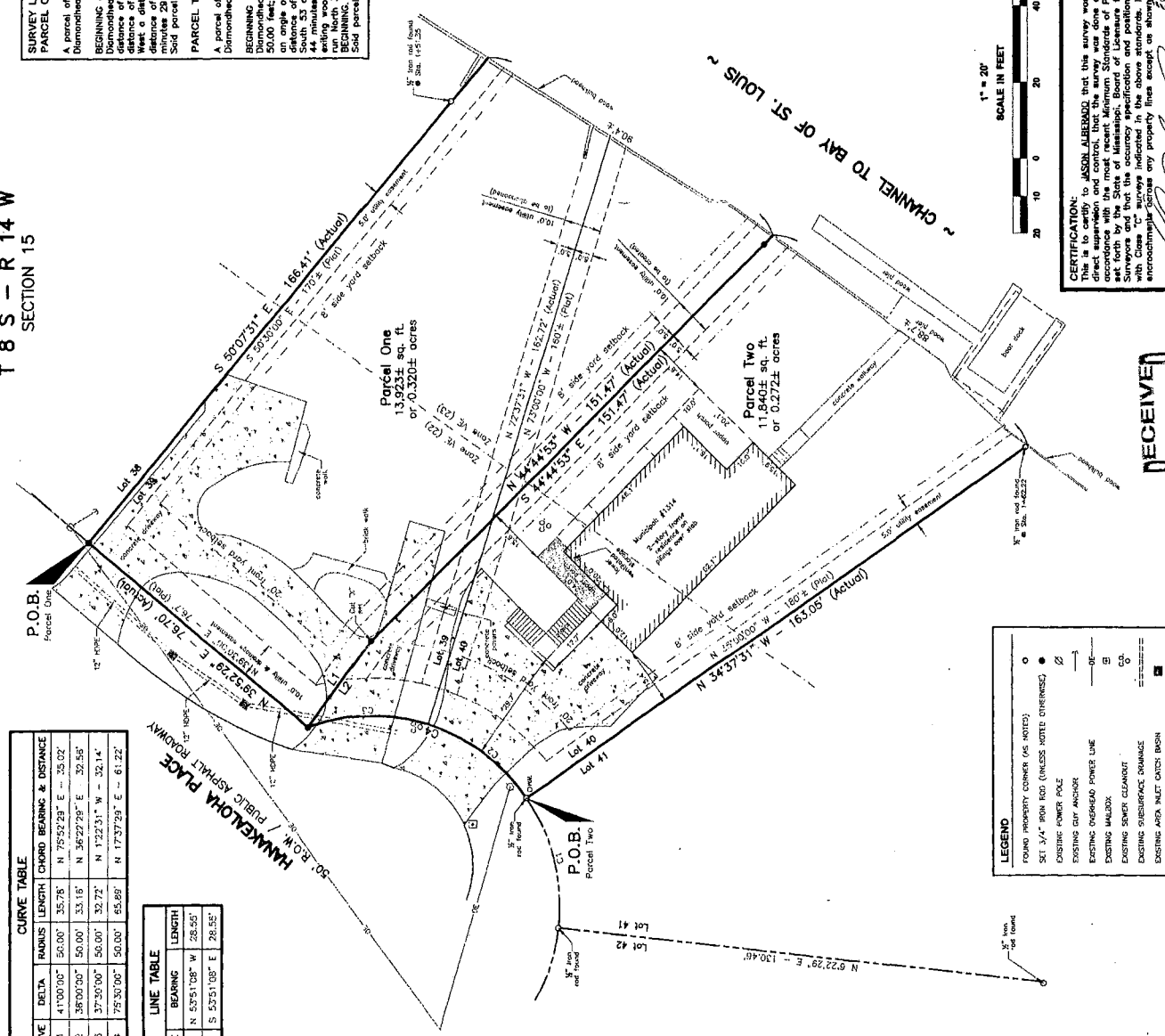
Said parcel contains 0.320 acres, more or less.

PARCEL TWO:

BEGINNING at a 1/2-inch iron rod found at the northeast corner of Lot 40, Block 6, DIAMONDHEAD SUBDIVISION, Unit 1, Phase 2, City of Diamondhead, Hancock County, Mississippi; said point also being a point on a curve concave to the Northwest and having a radius of 50.00 feet, the center of said curve being a point on the east line of said Lot 39, Block 6, DIAMONDHEAD SUBDIVISION, Unit 1, Phase 2, City of Diamondhead, Hancock County, Mississippi; thence run North 17 degrees 37 minutes 29 seconds East along the east line of said Lot 40 a distance of 61.22 feet, from the aforementioned POINT OF BEGINNING; thence departing said southerly margin of Hanakaloa Place run South 53 degrees 51 minutes 06 seconds East a distance of 28.53 to a 3/4-inch iron rod set in an existing driveway; thence run South 44 degrees 44 minutes 53 seconds East along the bulkhead a distance of 90.40 feet to a 3/4-inch iron rod set on the southerly margin of Hanakaloa Place; thence run North 39 degrees 52 minutes 29 seconds East along said southerly margin of Hanakaloa Place a distance of 76.70 feet to the POINT OF BEGINNING.

Said parcel contains 0.272 acres, more or less.

PLAT SHOWING RESUBDIVISION SURVEY
OF
#1314 & #1316 HANAKEALOHA PLACE
LOTS 39 & 40, BLOCK 6,
DIAMONDHEAD, UNIT 1, PHASE 2,
CITY OF DIAMONDHEAD,
HANCOCK COUNTY, MISSISSIPPI
FOR
JASON ALBERADO



REFERENCE MAPS:

A) Official subdivision plat of DIAMONDHEAD, UNIT 1, PHASE 2 in Hancock County, Mississippi.

B) Survey of Lot 39, Block 6, DIAMONDHEAD, Unit 1, Phase 2, prepared by Sidney E. Fournet, Jr. on October 12, 1996.

C) Survey of Lot 40, Block 6, DIAMONDHEAD, Unit 1, Phase 2, prepared by Sidney E. Fournet, Jr. on May 31, 2012.

REFERENCE BEARINGS:

This plat is located in Flood Zone "X" (22) as shown on the FEMA Flood Zone "X" (22) map for Hancock County, Mississippi, dated October 16, 2009. Base Flood Elevation is subject to change and is subject to the authority of the Federal Flood Administrator before any design or construction.

NOTES:

1) No attempt has been made by Cassidy-Acadia Land Surveying, LLC to verify title, actual legal ownership, deed restrictions, easements, encumbrances, or other matters that may affect the property, other than that furnished by the client or his representative. There is no representation that all applicable easements and restrictions are shown on this survey. A search of public records search or public record search in compiling the data for this survey.

2) The words "Certify," "Certifier" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as to the accuracy of the survey and the guarantee hereof, warranty, expressed or implied.

CASSIDY-ACADIA
LAND SURVEYING, LLC Since 1947

Louisiana • Mississippi • Texas • Alabama
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Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassidy-Acadia.com

APPROVED BY: MRS. [Signature]
CHECKED BY: JET
FIELD WORK COMPLETED ON: March 17, 2021
CAL# FILE: 21-00-170-004

CERTIFICATION: JASON ALBERADO, that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors, and that I am duly licensed as a Professional Land Surveyor with CassidY-Acadia, LLC. I certify that there are no visible encumbrances shown on this survey except as shown.

Michael P. Blanchard, P.S.
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

RECEIVED
MAR 15 2021