



5000 Diamondhead Circle · Diamondhead, MS 39525-326
Phone: 228.222.4626 Fax: 228-222-4390
www.diamondhead.ms.gov

TO: Mayor, City Council and City Manager

FROM: J. Pat Rich, Development Coordinator *J. Pat Rich*

DATE: October 12, 2022

SUBJECT: Resubdivision of Diamondhead Phase 2, Unit 5, Block 6, Lots 16, 17, 20, and 21 by William Ginn

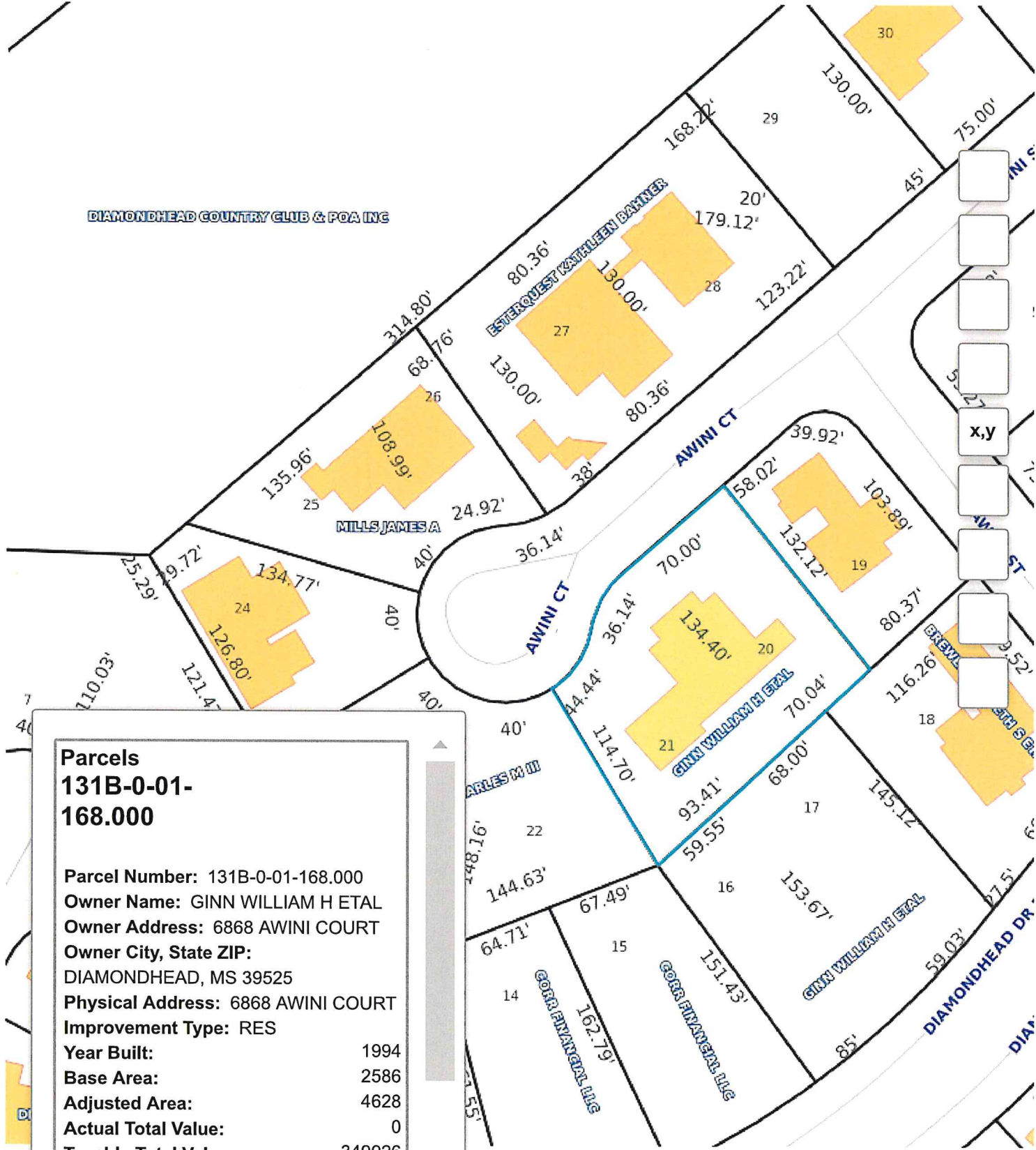
William Ginn is requesting to resubdivide 2 lots.

The property addresses are 6868 Awini Court and 68195 Diamondhead Drive East. The tax parcel numbers are 131B-0-01-168.000 and 131B-0-01-164.000. The legal descriptions are Diamondhead Phase 2, Unit 5, Block 6, Lots 16, 17, 20 and 21. The properties are 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.

Minimum Requirements-R-2	Parcel 1	Parcel 2
Min lot area 6000 sf	19,487 sf	17,262 sf
Lot width 60'	150.0'	142.0'
Lot frontage 35'	148.0'	140.0'
FYSB 20'	20'	20'
SYSB 8'	8'	8'
RYSB 20'	20'	20'

DIAMONDHEAD COUNTRY CLUB & POA INC

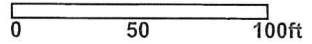


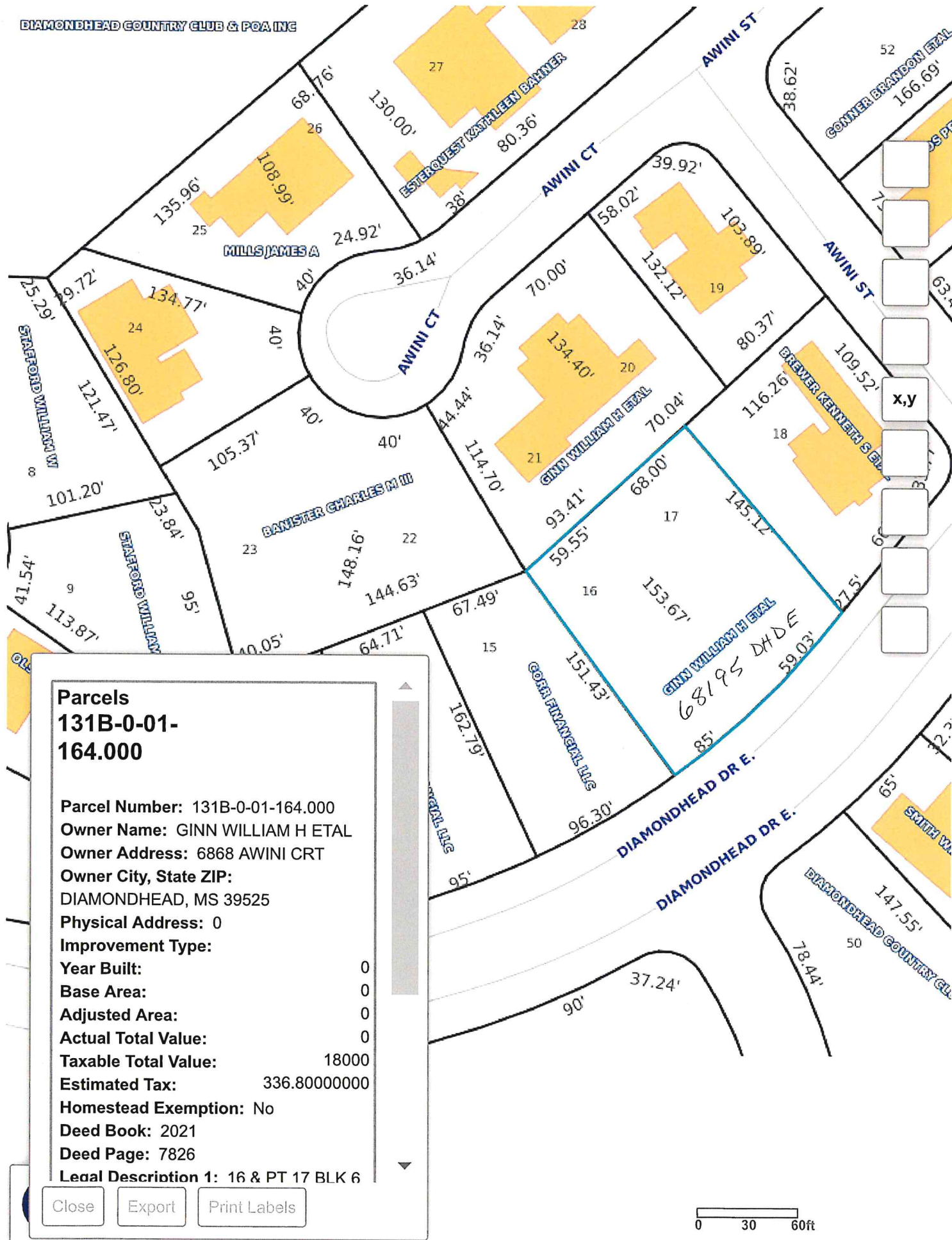
x,y

Parcels
131B-0-01-168.000

Parcel Number: 131B-0-01-168.000
 Owner Name: GINN WILLIAM H ETAL
 Owner Address: 6868 AWINI COURT
 Owner City, State ZIP: DIAMONDHEAD, MS 39525
 Physical Address: 6868 AWINI COURT
 Improvement Type: RES
 Year Built: 1994
 Base Area: 2586
 Adjusted Area: 4628
 Actual Total Value: 0
 Taxable Total Value: 349926
 Estimated Tax: 4065.03000000
 Homestead Exemption: Yes
 Deed Book: 2021
 Deed Page: 5875 *PA2*
 Legal Description 1: 20-21 BLK 6 UN 5

Close Export Print Labels





Parcels

131B-0-01-164.000

Parcel Number: 131B-0-01-164.000

Owner Name: GINN WILLIAM H ETAL

Owner Address: 6868 AWINI CRT

Owner City, State ZIP:

DIAMONDHEAD, MS 39525

Physical Address: 0

Improvement Type:

Year Built: 0

Base Area: 0

Adjusted Area: 0

Actual Total Value: 0

Taxable Total Value: 18000

Estimated Tax: 336.80000000

Homestead Exemption: No

Deed Book: 2021

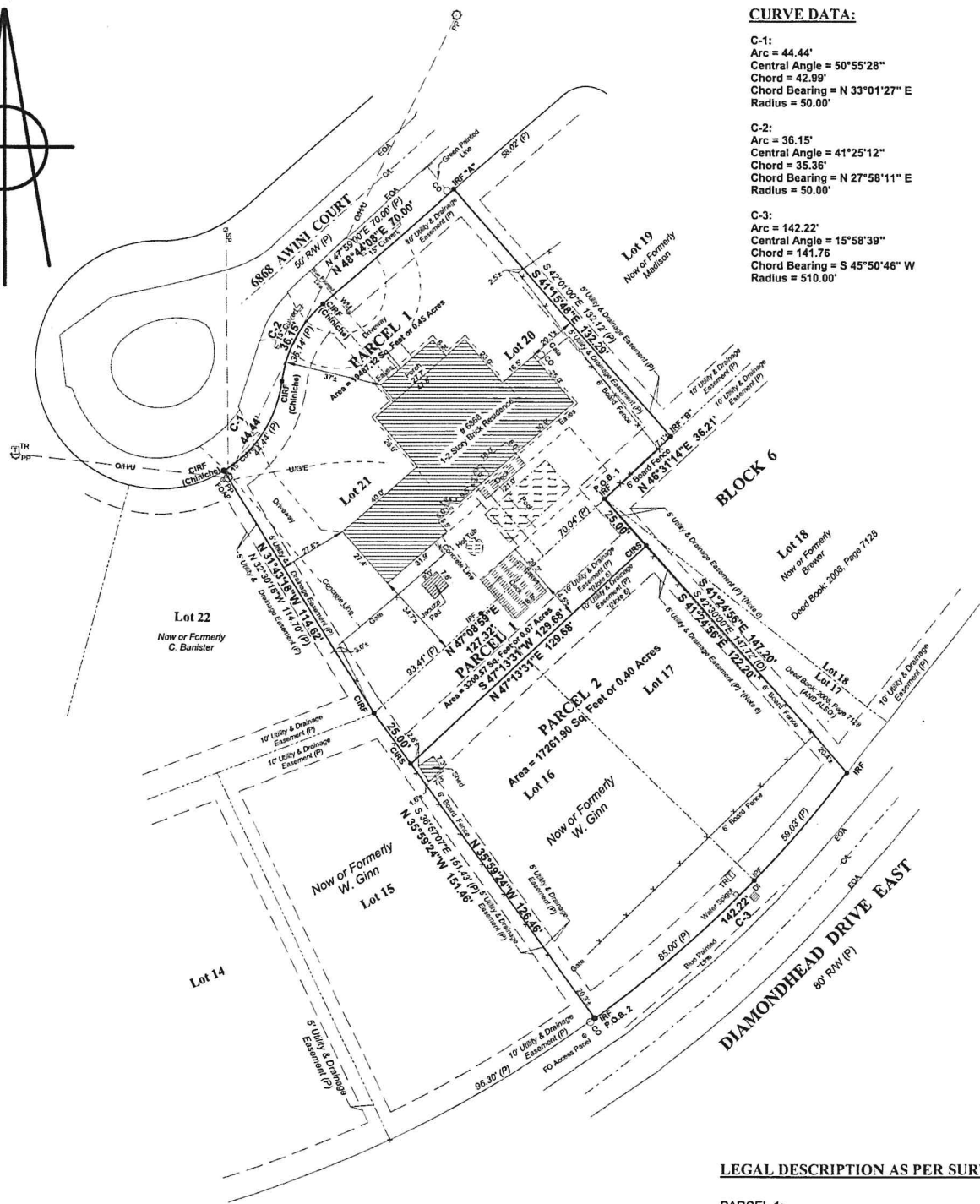
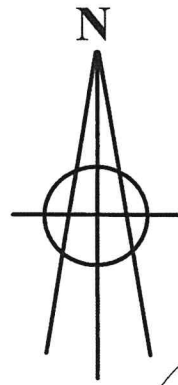
Deed Page: 7826

Legal Description 1: 16 & PT 17 BLK 6

Close

Export

Print Labels



CURVE DATA:

C-1:
Arc = 44.44'
Central Angle = 50°55'28"
Chord = 42.99'
Chord Bearing = N 33°01'27" E
Radius = 50.00'

C-2:
Arc = 36.15'
Central Angle = 41°25'12"
Chord = 35.38'
Chord Bearing = N 27°58'11" E
Radius = 50.00'

C-3:
Arc = 142.22'
Central Angle = 15°58'39"
Chord = 141.76'
Chord Bearing = S 45°50'46" W
Radius = 510.00'

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 RESUBDIVISION OF LOTS AND BLOCK _____ DIAMONDHEAD SUBDIVISION, UNIT _____ PHASE _____ AND THAT SAID OWNER HEREBY DEDICATES THE EASEMENTS UNTO THE CITY OF DIAMONDHEAD FOR PUBLIC UTILITY, DRAINAGE AND ROADWAY PURPOSES AND HEREBY DEDICATES EASEMENTS TO THE DIAMONDHEAD WATER AND SEWER DISTRICT FOR PUBLIC UTILITY PURPOSES.

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____, 2022.

_____ BY: _____, OWNER

ACKNOWLEDGEMENT
STATE OF MISSISSIPPI, COUNTY OF HANCOCK

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 2022, WITHIN MY JURISDICTION, THE WITHIN NAMED, _____, WHO ACKNOWLEDGED OT ME THAT HE IS THE OWNER.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

Grid Coordinates		
Point	Northing	Easting
"A"	321648.91	820736.21
"B"	321549.47	820823.46

LEGEND:

- IRF = 1/2" Iron Rod Found
- IPF = Iron Pipe Found
- IRS = 1/2" Iron Rod Set
- IFP = Iron Fence Post
- TPF = "T" Post Found
- IBF = Iron Bar Found
- AIF = Angle Iron Found
- C = Capped
- WFP = Wood Fence Post
- MNF = Magnetic Nail Found
- MNS = Magnetic Nail Set
- Ref. = Reference
- R/W = Right-Of-Way
- O/H/U = Overhead Utilities
- PP = Power Pole
- LP = Light Pole
- SP = Service Pole
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- TBM = Temporary Bench Mark
- T.O.B. = Top of Bank
- TR = Telephone Riser
- U/G/E = Underground Electric
- FOAP = Fiber Optics Access Panel
- DI = Drop Inlet
- FH = Fire Hydrant
- WV = Water Valve
- SMH = Sewer Man Hole
- CO = Cleanout
- C/L = Centerline
- EOA = Edge of Asphalt
- (P) = Plat of Record
- (D) = Deed of Record
- (R) = Record

REFERENCES:

- 1) Subdivision Plat of Record
- 2) Survey by James J. Chiniche, P.A., Inc. dated, 08/23/2018 #2018-348
- 2) Survey by James J. Chiniche, P.A., Inc. dated, 01/31/2022 #2022-008

NOTES:

1. Lot location & orientation are based on recorded data and monumentation found available.
2. Bearings reference: Grid, Geoid G-2018 U7 NAD '83 State Plane Zone Mississippi East by GPS Observation. Utilizing Earl Dudley's Virtual Reference Network, INET. Convergence Angle = -0° 15' 44" & Combination Factor = 0.999979590
3. Survey considered a Class "B" survey.
4. Only visible roads, lanes, driveways, drains, utilities, etc., over and across said premises are shown hereon.
5. This survey was prepared without a current title report nor were County records researched for easements by this surveyor.
6. *Easements shown hereon have been adjusted to the new property lines.
7. ** 10/10/2022 Plat revised for removal of utility and drainage easement between Lots 16 and 17 only.

LEGAL DESCRIPTION AS PER SURVEY:

PARCEL 1:
Lots 20 and 21, Block 6, Unit 5, Phase 2, Diamondhead, Hancock County, Mississippi, as recorded in the office of the Chancery Clerk of Hancock County, Mississippi.

AND ALSO:

BEGINNING at a found 1/2" iron rod for the northeast corner of Lot 17, Block 6, Unit 5, Phase 2, Diamondhead, Hancock County, Mississippi; thence S 41°24'56"E 25.00 ft. to a set capped 1/2" iron rod; thence S 47°13'31"W 129.68 ft. to a set capped 1/2" iron rod; thence N 35°59'24"W 25.00 ft. to a found capped 1/2" iron rod; thence N 47°08'59"E 127.32 ft. to the POINT OF BEGINNING; Containing 3200.57 square feet or 0.07 acres, more or less, and being part of Lots 16 and 17, Block 6, Unit 5, Phase 2, Diamondhead, Hancock County, Mississippi.

PARCEL 2:

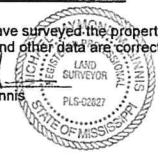
BEGINNING at a found 1/2" iron rod for the southwest corner of Lot 16, Block 6, Unit 5, Phase 2, Diamondhead, Hancock County, Mississippi; thence N 35°59'24"W 126.46 ft. to a set capped 1/2" iron rod; thence N 47°13'31"E 129.68 ft. to a set capped 1/2" iron rod; thence S 41°24'56"E 122.20 ft. to a found iron pipe on the northwesterly margin of Diamondhead Drive East; thence 142.22 ft. southwesterly along said margin and curve to the right with a radius of 510.00 ft. and having a chord bearing and distance of: S 45°50'46" W 141.76 ft. to the POINT OF BEGINNING; Containing 17261.90 square feet or 0.40 acres, more or less, and being part of Lots 16 and 17, Block 6, Unit 5, Phase 2, Diamondhead, Hancock County, Mississippi.

SURVEYOR'S CERTIFICATION:

This is to certify that I have surveyed the property herein described and delineated, and that all measurements and other data are correct to the best of my knowledge and belief.

Michael R. McGinnis
 Michael Raymond McGinnis
 Professional Surveyor
 P.L.S. - #02827
 State of Mississippi

Date: 10/10/2022



CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS RESUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DIAMONDHEAD, BY ORDER DULY ADOPTED ON _____, 2022, AND ENTERED IN THE OFFICIAL MINUTES OF THE CITY OF DIAMONDHEAD IN MINUTE

BOOK _____ ON PAGE(S) _____

CITY OF DIAMONDHEAD

BY: _____

CITY CLERK

CERTIFICATE OF FINAL RESUBDIVISION PLAT APPROVAL

ALL REQUIREMENTS OF THE CITY OF DIAMONDHEAD SUBDIVISIONS RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A RESUBDIVISION 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: _____
RONALD R. JONES DATE OF EXECUTION _____

CITY OF DIAMONDHEAD

BY: _____
MAYOR DATE OF EXECUTION _____

SURVEYOR'S CERTIFICATE

I, _____, 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 _____ DAY OF _____, 2022.

MICHAEL R. MCGINNIS, PS - REG. NO. 2827

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI, COUNTY OF HANCOCK

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 2022, WITHIN MY JURISDICTION, THE WITHIN NAMED MICHAEL R. MCGINNIS, 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 _____ DAY OF _____, 2022.

SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THIS DUPLICATE PLAT OF RESUBDIVISION PLAT OF LOTS AND BLOCK _____, DIAMONDHEAD SUBDIVISION, UNIT _____ PHASE _____ WITH THE ORIGINAL PLAT HEREOF AND FIND THE SAME TO AN EXACT COPY THEREOF.

WITNESS OUR SIGNATURES ON THIS _____ DAY OF _____, 2022.

CITY CLERK

MICHAEL R. MCGINNIS, PS - REG. NO. 2827

RECORDING CERTIFICATE

FILED AND RECORDED IN DUPLICATE ON THIS _____ DAY OF _____, 2022, IN THE RECORD OF PLATS OF HANCOCK COUNTY, MISSISSIPPI IN PLAT BOOK _____, ON PAGE _____.

TIMOTHY A. KELLAR, CHANCERY CLERK

BY: _____
DEPUTY CLERK

Rev. # 3 Date:	_____
Rev. # 2 Date:	_____
Rev. # 1 Date:	**10/10/2022
Date:	08/17/2022
Scale:	1" = 30'
Drawn by:	dfr
Dwg. #:	8-18-22198-18P3



OFFICE: 2201 402 AVENUE
TUNICA, MISSISSIPPI 39156
WEBSITE: WWW.CHINICHE.COM
402 TRIN. BL. #100
BAY ST. LAKEN, MS 39300

PLAT OF SURVEY OF
Part of Lots 16 and 17, and
all of Lots 20, and 21, Block 6,
Unit 5, Phase 2,
Diamondhead,
Hancock County, Mississippi