

**Pat Rich**

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**From:** Jeff Dixon <jeffdixon@dixoncontractinggroupllc.com>  
**Sent:** Thursday, May 25, 2023 5:16 AM  
**To:** Pat Rich  
**Cc:** Jenna Dixon  
**Subject:** Abandonment of Easement - Ala Moana Street 10879

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

Good morning Mr. Rich,

*Building Residence*

We have abandoned the easement for this property with the Diamondhead Water and Sewer district and would also now like to do so with the city.

Please let me know if there is anything else that I need to do on my end to get this accomplished.

Thank you,

Jeff Dixon  
President  
Dixon Contracting Group, LLC  
P.O. Box 383  
Pass Christian, MS 39571  
(601) 590-2068  
(601) 879-6333 fax



## Pat Rich

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**From:** Ashley Hebert <ashleyhebert@coastelectric.coop>  
**Sent:** Thursday, May 25, 2023 10:55 AM  
**To:** Pat Rich  
**Subject:** RE: AOE 10879 Ala Moana St.

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

Coast Electric is good with the abandonment of easement at 10879 Ala Moana St.

*Ashley Hebert*

Engineering and Operations  
Coast Electric Power Association  
Office: 228-363-7238  
Cell: 228-493-4300

**From:** Pat Rich <prich@diamondhead.ms.gov>  
**Sent:** Thursday, May 25, 2023 9:19 AM  
**To:** Ashley Hebert <ashleyhebert@coastelectric.coop>; Ty Wiltz <TWiltz@diamondhead.ms.gov>  
**Subject:** [BULK] AOE 10879 Ala Moana St.

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Jeffrey Dixon is requesting the abandonment of the 5' drainage/utility easements on either side of the common property lines between Lots 4 and 5, Diamondhead Phase 2, Unit 7, Block 7 for the purpose of constructing a residence with the street address of 10879 Ala Moana St.

Does your company or office need this easement to provide current or future services? Please provide me your written comments by Wednesday, May 31st.

Thanks in advance,

J. Pat Rich  
Development Coordinator

City of Diamondhead  
5000 Diamondhead Circle  
Diamondhead, MS 39525  
228-242-1613

## Pat Rich

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**From:** Ty Wiltz  
**Sent:** Wednesday, May 31, 2023 10:26 AM  
**To:** Pat Rich; Ashley Hebert  
**Subject:** RE: AOE 10879 Ala Moana St.

Public Works has no issues with this AOE.

Ty Wiltz  
Public Works Director  
City of Diamondhead

**From:** Pat Rich <prich@diamondhead.ms.gov>  
**Sent:** Thursday, May 25, 2023 9:19 AM  
**To:** Ashley Hebert <ashleyhebert@coastepa.com>; Ty Wiltz <TWiltz@diamondhead.ms.gov>  
**Subject:** AOE 10879 Ala Moana St.

Good morning,

Jeffrey Dixon is requesting the abandonment of the 5' drainage/utility easements on either side of the common property lines between Lots 4 and 5, Diamondhead Phase 2, Unit 7, Block 7 for the purpose of constructing a residence with the street address of 10879 Ala Moana St.

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Thanks in advance,

J. Pat Rich  
Development Coordinator

City of Diamondhead  
5000 Diamondhead Circle  
Diamondhead, MS 39525  
228-242-1613

**DIAMONDHEAD WATER & SEWER DISTRICT**

**REQUEST FOR AN ABANDONMENT OF EASEMENT**

DATE: 5-3-23

PROPERTY OWNER OR OWNERS: Jeffrey Dixon  
Amy Dixon

PHONE NUMBER: 601-590-2068, 601-590-2067  
EMAIL ADDRESS: jeffdixon@dixoncontractingsgroupllc.com

DESIRE TO HAVE UTILITY EASEMENT ABANDONED BETWEEN:

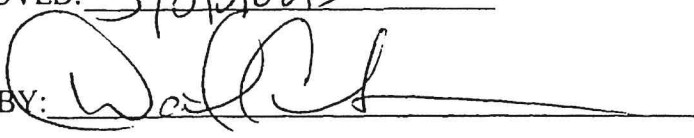
PROPERTY DESCRIPTION: PHASE 2 UNIT 7 BLOCK 7 LOT 5  
PHASE 2 UNIT 7 BLOCK 7 LOT 4  
PHASE \_\_\_\_\_ UNIT \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

PROPERTY ADDRESS: 10879 Hammona St


CUSTOMER SIGNATURE: 

**OFFICE USE ONLY:**

DATE APPROVED: 5/8/2023

APPROVED BY: 

ABANDONMENT FEE: \$50.00 PA 5-2-23 CK# 1619

APPROVED BY BOARD: Motion 9.1. 5/11/23 

EMAILED COPY: (SIGN/DATE) \_\_\_\_\_

*Jimmie Ladner, Jr.*

**Hancock County  
Tax Assessor/Collector**

Post Office Box 2428  
Bay Saint Louis, MS 39521-2428  
Toll Free - 1.888.409.6651  
FAX - 228.466.6279

PHONE NUMBERS:  
COLLECTOR - 228.467.4425  
ASSESSOR - 228.467.5727  
APPRAISAL - 228.467.0130

**PROPERTY OWNER**

**PARCEL INFORMATION CHANGE REQUEST FORM**

PARCEL NUMBER 067H-2-25-082.000 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 \_\_\_\_\_

2023-3785  
2023-3782

Parcels To Be Deleted 067H-2-25-083.000  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_ Parcel Split  
Parent Parcel Number \_\_\_\_\_  
Split Into \_\_\_ Parcels

**JIMMIE LADNER JR.  
ASSESSOR - TAX COLLECTOR**

\_\_\_ Billing Address Change  
New Address \_\_\_\_\_

I Jeffrey Dixon request the above changes be made to the above  
Parcel Number (s) \_\_\_\_\_

Signature: [Signature] Date: 4/13/2023  
Phone: 601.590-2068

2023 3782  
Recorded in the Above  
Deed Book & Page  
03-08-2023 03:44:07 PM  
Timothy A Keller  
Hancock County

PREPARED BY:  
Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
1914 24<sup>th</sup> Avenue  
Gulfport, MS 39501  
(228) 594-8860  
MS Bar # 100866

RETURN TO:  
Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
1914 24<sup>th</sup> Avenue  
Gulfport, MS 39507  
(228) 594-8860

STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged, we

CHARLES J. HEIM A/K/A CHARLES J. HEIM, SR., AND LOUANN L. HEIM  
108236 KAPALAMA DRIVE  
DIAMONDHEAD, MS 39525  
334.202.2884

do hereby sell, convey, and warrant unto

JEFFERY B. DIXON, SR. AND AMY M. DIXON  
P.O. BOX 383  
PASS CHRISTIAN, MS 39571  
601.590.2067

as joint tenants with full rights of survivorship, and not as tenants in common, the following described land and property, lying and being situated in Hancock County, Mississippi, and more particularly and certainly described as follows:

(See Exhibit A attached)(Page 3)

Indexing instructions: LOT 5, BLOCK 7, UNIT 7, DIAMONDHEAD, PHASE 2, HANCOCK COUNTY, MISSISSIPPI

This conveyance is subject to all covenants, restrictions, easements, rights of way and other matters of record. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Grantors agree to pay said Grantees or their assigns any deficit on the actual proration.

WITNESS the signatures of the Grantors on this the 2<sup>nd</sup> day of March, 2023.

  
\_\_\_\_\_  
CHARLES J. HEIM A/K/A CHARLES J. HEIM, SR. - GRANTOR

  
\_\_\_\_\_  
LOUANN L. HEIM - GRANTOR

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 2<sup>nd</sup> day of March, 2023, within my jurisdiction, the within CHARLES J. HEIM A/K/A CHARLES J. HEIM, SR., who acknowledged that he signed, executed, and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My Commission Expires: June 9, 2026

  
NOTARY PUBLIC



STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 2<sup>nd</sup> day of March, 2023, within my jurisdiction, the within LOUANN L. HEIM, who acknowledged that she signed, executed, and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My Commission Expires: June 9, 2026

  
NOTARY PUBLIC





2023 3784  
Deed Book & Page

EXHIBIT "A"

Legal Description: LOT 5, BLOCK 7, UNIT 7, DIAMONDHEAD, PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 48, IN THE OFFICE OF THE CHANCERY CLERK OF HANCOCK COUNTY, MISSISSIPPI, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION, TOGETHER WITH ALL THE RIGHTS, PRIVILEGES, IMPROVEMENTS AND APPURTENANCES TO THE SAME BELONGING OR IN ANY WISE APPERTAINING. (TAX PARCEL # 067H-2-25-082.000).



*Handwritten signature: Heidi M. Jeter*

Hancock County  
I certify this instrument was filed on  
03-08-2023 03:44:07 PM  
and recorded in Deed Book  
2023 at pages 3782 - 3784  
Timothy A Keller

2023 3785  
Recorded in the Above  
Deed Book & Page  
03-08-2023 03:45:07 PM  
Timothy A Keller  
Hancock County

PREPARED BY:  
Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
1914 24<sup>th</sup> Avenue  
Gulfport, MS 39501  
(228) 594-8860  
MS Bar # 100866

RETURN TO:  
Michael J. Yentzen  
Esplanade Land & Title Co., LLC  
1914 24<sup>th</sup> Avenue  
Gulfport, MS 39507  
(228) 594-8860

STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged, we

CHARLES J. HEIM A/K/A CHARLES J. HEIM, SR., AND LOUANN L. HEIM  
108236 KAPALAMA DRIVE  
DIAMONDHEAD, MS 39525  
334.202.2884

do hereby sell, convey, and warrant unto

JEFFERY B. DIXON, SR. AND AMY M. DIXON  
P.O. BOX 383  
PASS CHRISTIAN, MS 39571  
601.590.2067

as joint tenants with full rights of survivorship, and not as tenants in common, the following described land and property, lying and being situated in Hancock County, Mississippi, and more particularly and certainly described as follows:

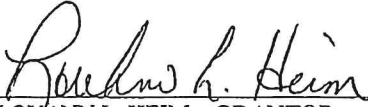
(See Exhibit A attached)(Page 3)

Indexing instructions: LOT 4, BLOCK 7, UNIT 7, DIAMONDHEAD, PHASE 2, HANCOCK COUNTY, MISSISSIPPI

This conveyance is subject to all covenants, restrictions, easements, rights of way and other matters of record. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Grantors agree to pay said Grantees or their assigns any deficit on the actual proration.

WITNESS the signatures of the Grantors on this the 2<sup>nd</sup> day of March, 2023.

  
\_\_\_\_\_  
CHARLES J. HEIM A/K/A CHARLES J. HEIM, SR. – GRANTOR

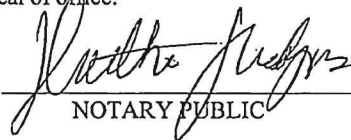
  
\_\_\_\_\_  
LOUANN L. HEIM – GRANTOR

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 2<sup>nd</sup> day of March, 2023, within my jurisdiction, the within CHARLES J. HEIM A/K/A CHARLES J. HEIM, SR., who acknowledged that he signed, executed, and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My Commission Expires: June 9, 2026

  
NOTARY PUBLIC



STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 2<sup>nd</sup> day of March, 2023, within my jurisdiction, the within LOUANN L. HEIM, who acknowledged that she signed, executed, and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My Commission Expires: June 9, 2026

  
NOTARY PUBLIC



2023 3787  
Deed Book & Page

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*Timothy A. Keller*

Hancock County  
I certify this instrument was filed on  
03-08-2023 03:45:07 PM  
and recorded in Deed Book  
2023 at pages 3785 - 3787  
Timothy A Keller