

Pat Rich

From: Michael Blain <michaelblainsr@gmail.com>
Sent: Monday, January 30, 2023 3:27 PM
To: Pat Rich
Subject: Lot Consolidation

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

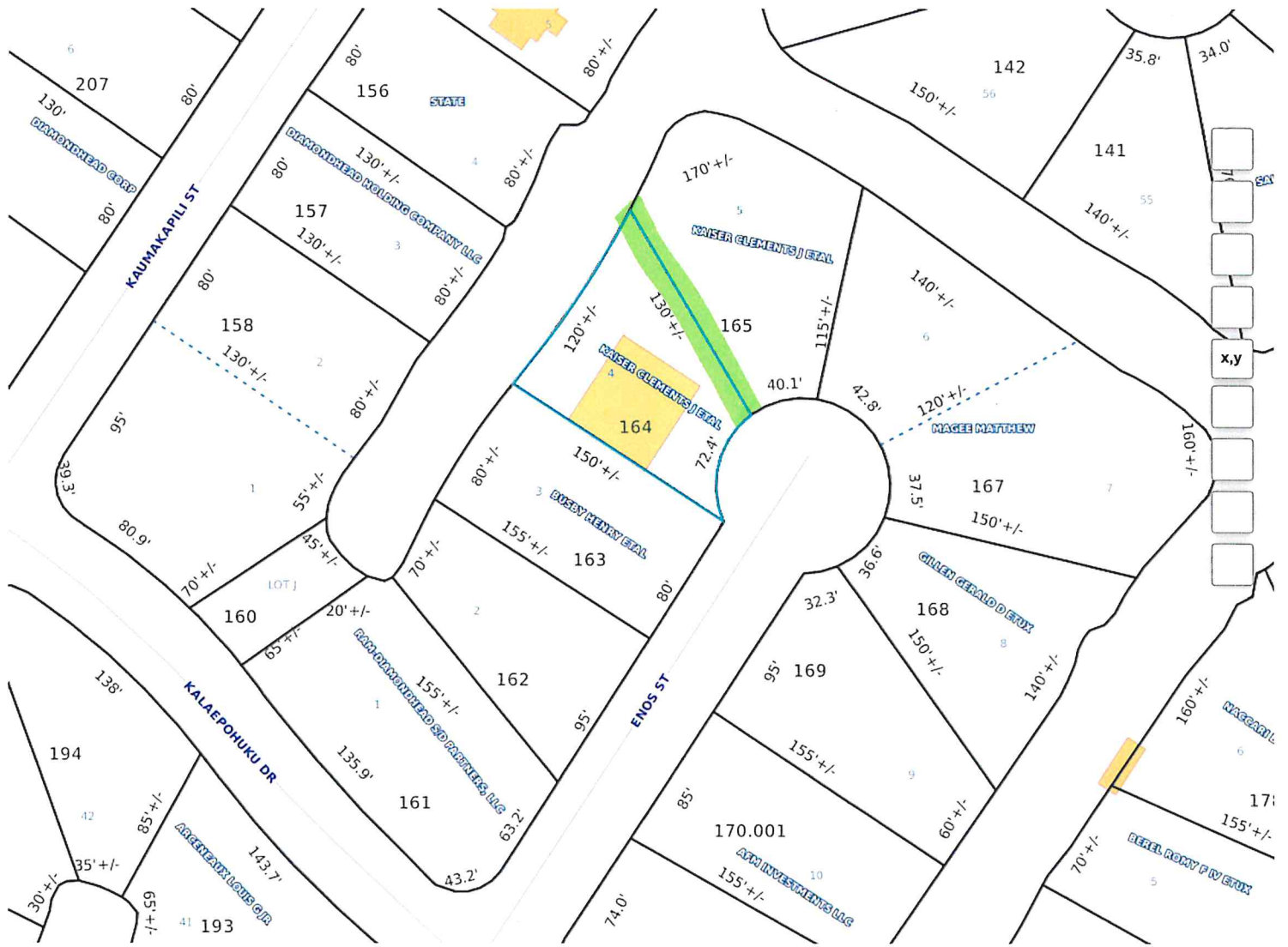
Pat,

I would like to ^{combine} consolidate the two lots Clements Kaiser and I jointly own on Enos Street. Lot 1334 Enos Street has the house situated on it and we would like to consolidate lot 1332 Enos Street with it. ^{for purpose of construction of}
I have attach a copy of the deed for lot 1332 Enos Street. If you need any additional information please let me know.

Thanks so much for your help on the phone this morning.

Thanks,
Michael Blain
601 660-7700

*for purpose of construction of
an accessory building on
1332 Enos St.*



132R-0-10-164.000

164.000

Parcel Number: 132R-0-10-164.000 *4165.000*

Owner Name: KAISER CLEMENTS J ETAL

Owner Address: 68 FAIRWAY DR
Owner City, State ZIP: NATCHEZ, MS 39121

Physical Address: 1334 ENOS STREET

Improvement Type: RES

Year Built: 2008

Base Area: 2301

Adjusted Area: 4077

Actual Total Value: 317146

Taxable Total Value: 0

Estimated Tax: 5945.86

Homestead Exemption: No

Deed Book: 2020

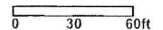
Deed Page: 7120

Legal Description 1: 4 BLK 10 UN 1 PH

Close Export Print Labels

Copyright © 2014 GCT LLC

*Phase 2
unit 1
Blk 10
Lots 4+5*



Pat Rich

From: Pat Rich
Sent: Monday, February 13, 2023 8:54 AM
To: Ty Wiltz; Ashley Hebert
Subject: 1332/1334 Enos St. AOE
Attachments: 1332-1334 Enos St.Blain.AOE.pdf

Good morning,

Michael Blain 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 1, Block 10 for the purpose of constructing an accessory structure with the street address of 1332 Enos St.

Does your company or office need this easement to provide current or future services? Please provide me your written comments by Thursday, February 16th.

Thanks in advance,

J. Pat Rich
Development Coordinator

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

Pat Rich

From: Ty Wiltz
Sent: Tuesday, February 14, 2023 8:30 AM
To: Pat Rich; Ashley Hebert
Subject: RE: 1332/1334 Enos St. AOE

Public Works has no objection to the abandonment of this easement.

Ty Wiltz
Director of Public Works
City of Diamondhead

From: Pat Rich <prich@diamondhead.ms.gov>
Sent: Monday, February 13, 2023 8:54 AM
To: Ty Wiltz <TWiltz@diamondhead.ms.gov>; Ashley Hebert <ashleyhebert@coastepa.com>
Subject: 1332/1334 Enos St. AOE

Good morning,

Michael Blain 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 1, Block 10 for the purpose of constructing an accessory structure with the street address of 1332 Enos St.

Does your company or office need this easement to provide current or future services? Please provide me your written comments by Thursday, February 16th.

Thanks in advance,

J. Pat Rich
Development Coordinator

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

Pat Rich

From: Ashley Hebert <ashleyhebert@coastepa.com>
Sent: Wednesday, February 15, 2023 8:23 AM
To: Pat Rich
Subject: FW: 1332/1334 Enos St. AOE

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

Pat,

It doesn't look like there is a house on the lot to the right of the green line. If they want service in the future, we will need an easement to serve the house if their entrance is on that side. Please let me know if you have any questions.

Ashley Hebert

Engineering and Operations
Coast Electric Power Association
228-363-7238

From: Pat Rich <prich@diamondhead.ms.gov>
Sent: Monday, February 13, 2023 8:54 AM
To: Ty Wiltz <TWiltz@diamondhead.ms.gov>; Ashley Hebert <ashleyhebert@coastepa.com>
Subject: [BULK] 1332/1334 Enos St. AOE

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,

Michael Blain 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 1, Block 10 for the purpose of constructing an accessory structure with the street address of 1332 Enos St.

Does your company or office need this easement to provide current or future services? Please provide me your written comments by Thursday, February 16th.

Thanks in advance,

J. Pat Rich
Development Coordinator

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

2020 7120
Recorded in the Above
Deed Book & Page
07-02-2020 01:46:04 PM
Timothy A Keller
Hancock County

Prepared By:
The Casano Law Firm, P.A.
4403 West Aloha Drive
Diamondhead, MS 39525
228-255-0035
File No: 20-0448

Return To:
The Casano Law Firm, P.A.
4403 West Aloha Drive
Diamondhead, MS 39525
228-255-0035

STATE OF MISSISSIPPI
COUNTY OF Hancock

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand, paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I

Mary Janet Henderson, Grantor
1334 Enos Street
Diamondhead, MS 39525
Phone: 662-418-2120

Does hereby sell, convey, bargain and warrant to

Clements J. Kaiser, an undivided ½ interest, Grantee
68 Fairway Drive
Natchez, MS 39121
Phone: 601-443-1095

And

Michael Blain and Karen Blain, as joint tenants with right of survivorship and not as tenants in common, an undivided ½ interest, Grantees
20 Bluff Hills Place
Natchez, MS 39120
Phone: 601-660-7700

The following described real property situated and located in Hancock County, Mississippi, more particularly and certainly described as follows:

Lot 4, Block 10, Unit 1, Diamondhead, Phase 2, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Hancock County, Mississippi.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

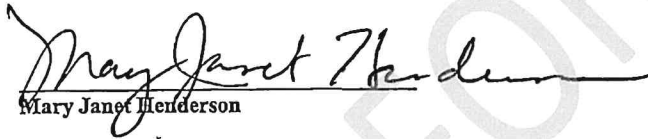
This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions of record.

If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

The Grantor herein certifies that the property herein above conveyed forms no part of the homestead of said Grantor.

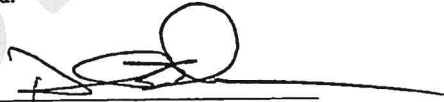
It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years taxes are specifically assumed by Grantees herein.

WITNESS MY SIGNATURE, this the ___ day of June, 2020.


Mary Janet Henderson

STATE OF Mississippi
COUNTY OF Madison

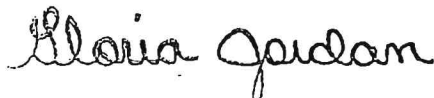
Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State on this the ___ day of June, 2020, Mary Janet Henderson, who acknowledged that she signed and delivered the foregoing instrument of writing on the day and year therein mentioned.



Notary Public
My Commission Expires:



Hancock County
I certify this instrument was filed on
07-02-2020 01:46:04 PM
and recorded in Deed Book
2020 at pages 7120 - 7121
Timothy A Kellar



2021 12368
Recorded in the Above
Deed Book & Page
08-02-2021 02:15:24 PM
Timothy A Kellar
Hancock County

Prepared By:
The Casano Law Firm, P.A.
4403 West Aloha Drive
Diamondhead, MS 39525
228-255-0035
File No: 21-0711

Return To:
The Casano Law Firm, P.A.
4403 West Aloha Drive
Diamondhead, MS 39525
228-255-0035

STATE OF MISSISSIPPI
COUNTY OF Hancock

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand, paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we

Charles D. Parker and Danna M. Parker , Grantors
6631 Golf Club Drive
Diamondhead, MS 39525
Phone: 228-363-1971

Do hereby sell, convey, bargain and warrant to

Clements J. Kaiser and Michael R. Blain , Grantees
68 Fairway Drive
Natchez, MS 39120
Phone: 601-443-1095

The following described real property situated and located in Hancock County, Mississippi, more particularly and certainly described as follows:

Lot Five (5), Block Ten (10), Unit One (1), DIAMONDHEAD, Phase Two (2), a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Hancock County, Mississippi.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions of record.

If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

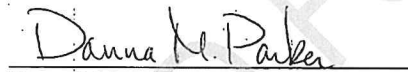
If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

The Grantors hereincertify that the property herein above conveyed forms no part of the homestead of said Grantors.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years taxes are specifically assumed by Grantees herein.

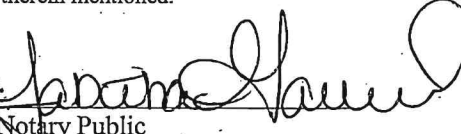

WITNESS OUR SIGNATURES, this the 29th day of July, 2021.


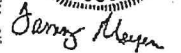

Charles D. Parker


Danna M. Parker

**STATE OF MISSISSIPPI
COUNTY OF HANCOCK**

Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State on this the 29th day of July, 2021, Charles D. Parker and Danna M. Parker , who acknowledged that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned.


Notary Public
My Commission Expires:



Chancery Clerk
Hancock County, MS


Hancock County
I certify this instrument was filed on
08-02-2021 02:15:24 PM
and recorded in Deed Book
2021 at pages 12368 - 12369
Timothy A Kellar