



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

TO: City Council and City Manager

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

DATE: November 15, 2023

SUBJECT: Re-subdivision of Diamondhead Phase 1 Amended, Unit 1, Block 7, Lots 18 and 19

Michael Reso is requesting to re-subdivide 2 lots.

The property addresses are 56118 and 56120 Diamondhead Drive East. The tax parcel numbers are 131C-1-13-052.000 and 131C-1-13-053.000. The legal descriptions are Diamondhead Phase 1 Amended, Unit 1, Block 7, Lots 18 and 19. The properties are in a R-1 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 re-subdivision final plat.

Minimum Requirements-R-1	Parcel 1	Parcel 2
Min lot area 10,000 sf	26,252 sf	17,579 sf
Lot width 80'	113.79'	102.31'
Lot frontage 35'	110.6'	101.57'
FYSB 20'	20'	20'
SYSB 10'	10'	10'
RYSB 20'	20'	20'

GRID COORDINATES
 POINT NORTHING EASTING
 "N" 319885.54 817577.14
 "E" 319729.80 817669.31

LEGEND:
 IRP = 1/2" IRON ROD FOUND
 CRP = CORRUGATED METAL PIPE FOUND
 CIBS = CAPPED 1/2" IRON ROD SET
 IFP = IRON FENCE POST
 TFP = "T" POST FOUND
 WFP = WOOD FENCE POST
 MRF = MAGNETIC NAIL FOUND
 MMS = MAGNETIC NAIL SET
 O/S = OFFSET
 R/W = RIGHT-OF-WAY
 O/H/U = OVERHEAD UTILITIES
 L/P = POWER POLE
 T/P = TELEPHONE PEDestal
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 TBM = TIE BENCH MARK
 TCB = TOP OF BANK
 TCB = TOP OF BANK
 RCP = REINFORCED CONCRETE PIPE
 CIP = CORRUGATED METAL PIPE
 PHT = POLYETHYLENE PIPE
 F/H = FIRE HYDRANT
 S/H = SEWER MAN HOLE
 C/L = CENTERLINE
 EOA = EDGE OF ASPHALT
 EOL = EDGE OF LOT
 (P) = PLAT OF RECORD
 (D) = DEED OF RECORD
 (R) = RECORD
 X 0.00 = GROUND ELEVATION

PARCEL 1 DESCRIPTION:
 BEING ALL OF LOT 19, BLOCK 7, AMENDED PLAT OF UNIT 1, DIAMONDHEAD, PHASE 1, IN ACCORDANCE TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, AT PAGES 33-34, IN THE OFFICE OF THE CHANCERY CLERK OF HANCOCK COUNTY, MISSISSIPPI.

AND ALSO:
 BEGINNING AT A CAPPED 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 18, BLOCK 7, AMENDED PLAT OF UNIT 1, DIAMONDHEAD, PHASE 1, HANCOCK COUNTY, MISSISSIPPI, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF DIAMONDHEAD DRIVE EAST AND LEAVING THE SOUTHERLY RIGHT OF WAY OF DIAMONDHEAD DRIVE EAST AND LEAVING A 34' X 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 18, BLOCK 7, AMENDED PLAT OF UNIT 1, DIAMONDHEAD, PHASE 1, HANCOCK COUNTY, MISSISSIPPI, BEING THE POINT OF BEGINNING, THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 10, THENCE RUN S70°07'14"W ALONG THE SOUTH LINE OF LOT 18 AND ALONG SAID RIGHT OF WAY FOR 21.70 FEET TO A CAPPED 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 7, AMENDED PLAT OF UNIT 1, DIAMONDHEAD, PHASE 1, HANCOCK COUNTY, MISSISSIPPI, BEING THE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT OF WAY RUN N58°08'00"W FOR 185.03 FEET TO A CAPPED 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 7, AMENDED PLAT OF UNIT 1, DIAMONDHEAD, PHASE 1, HANCOCK COUNTY, MISSISSIPPI, BEING THE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT OF WAY FOR 18.40 FEET BACK TO THE POINT OF BEGINNING, SAID PARCEL OF LAND IS A PART OF LOT 18, BLOCK 7, AMENDED PLAT OF UNIT 1, DIAMONDHEAD, PHASE 1, HANCOCK COUNTY, MISSISSIPPI, AND CONTAINING 0.09 ACRES, MORE OR LESS.

PARCEL 2 DESCRIPTION:
 BEGINNING AT 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 18, BLOCK 7, AMENDED PLAT OF UNIT 1, DIAMONDHEAD, PHASE 1, HANCOCK COUNTY, MISSISSIPPI, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF DIAMONDHEAD DRIVE EAST AND LEAVING THE SOUTHERLY RIGHT OF WAY OF DIAMONDHEAD DRIVE EAST AND LEAVING A 34' X 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 18, BLOCK 7, AMENDED PLAT OF UNIT 1, DIAMONDHEAD, PHASE 1, HANCOCK COUNTY, MISSISSIPPI, BEING THE POINT OF BEGINNING, THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 10, THENCE RUN S70°07'14"W ALONG THE SOUTH LINE OF LOT 18 AND ALONG SAID RIGHT OF WAY FOR 21.70 FEET TO A CAPPED 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 7, AMENDED PLAT OF UNIT 1, DIAMONDHEAD, PHASE 1, HANCOCK COUNTY, MISSISSIPPI, BEING THE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT OF WAY RUN N58°08'00"W FOR 185.03 FEET TO A CAPPED 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 7, AMENDED PLAT OF UNIT 1, DIAMONDHEAD, PHASE 1, HANCOCK COUNTY, MISSISSIPPI, BEING THE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT OF WAY FOR 18.40 FEET BACK TO THE POINT OF BEGINNING, SAID PARCEL OF LAND IS A PART OF LOT 18, BLOCK 7, AMENDED PLAT OF UNIT 1, DIAMONDHEAD, PHASE 1, HANCOCK COUNTY, MISSISSIPPI, AND CONTAINING 0.40 ACRES, MORE OR LESS.

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 RE-SUBDIVISION OF LOTS 18 AND 19, BLOCK 7, DIAMONDHEAD SUBDIVISION, UNIT 1, PHASE 1, AND THAT SAID OWNER HAS BEEN ADVISED OF THE RIGHTS AND OBLIGATIONS OF THE PUBLIC UTILITIES, 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 _____, 2023.
 BY: _____ OWNER

ACKNOWLEDGMENT
 STATE OF MISSISSIPPI, COUNTY OF HANCOCK
 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2023, WITHIN MY JURISDICTION, THE WITHIN NAMED _____, WHO ACKNOWLEDGED TO ME THAT HE IS THE OWNER.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL AND ACCEPTANCE
 THIS RE-SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DIAMONDHEAD, BY ORDER ONLY ADORTED ON _____, 2023, AND ENTERED IN THE OFFICIAL MINUTES OF THE CITY OF DIAMONDHEAD IN MINUTE _____ BOOK _____ ON PAGE(S) _____

CITY OF DIAMONDHEAD
 CITY CLERK _____

CERTIFICATE OF FINAL RE-SUBDIVISION PLAT APPROVAL
 ALL REQUIREMENTS OF THE CITY OF DIAMONDHEAD SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A RE-SUBDIVISION 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 _____ DATE OF EXECUTION _____
 MAYOR _____ DATE OF EXECUTION _____

SURVEYOR'S CERTIFICATE
 I, Michael R. McGinnis, a Professional Land Surveyor in and for the State of Mississippi, do hereby certify that I have caused a survey to be made on the above described land and that the same is true and correct to the best of my knowledge and belief.

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____, 2023.
 Michael R. McGinnis
 MICHAEL R. MCGINNIS, P.S. #02827
 STATE OF MISSISSIPPI

ACKNOWLEDGMENT
 STATE OF MISSISSIPPI, COUNTY OF HANCOCK
 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2023, WITHIN MY JURISDICTION, THE WITHIN NAMED MICHAEL R. MCGINNIS, WHO ACKNOWLEDGED TO ME THAT HE IS THE OWNER, SEAL AND DELIVERED THE FOREGOING INSTRUMENT ON THE DAY AND YEAR THEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

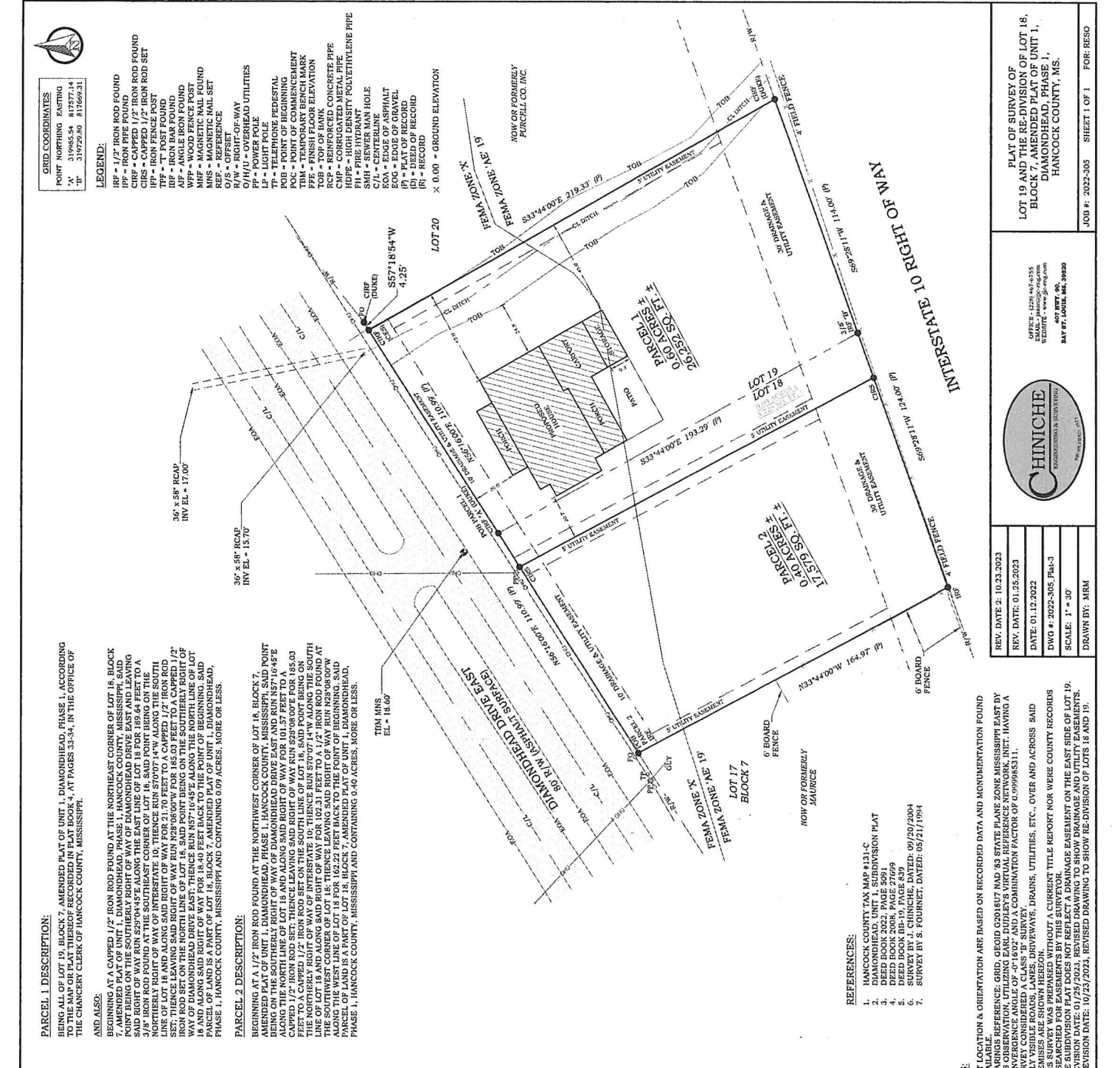
NOTES:
 1. LOT LOCATION & ORIENTATION ARE BASED ON RECORDED DATA AND MONUMENTATION FOUND AVAILABLE.
 2. REFERENCES: GRID, GRID 6201817 AND 185 FEET PLANE ZONE MISSISSIPPI EAST BY GPS OBSERVATION, UTILIZING EARL DUDLEY'S VIRTUAL REFERENCE NETWORK, INC. HAVING A CONVERGENCE ANGLE OF -0'16"02" AND A COMBINATION FACTOR OF 0.999965311.
 3. SURVEY CONSIDERED A CLASS "B" SURVEY.
 4. DEED BOOK 184-14, PAGE 439
 5. DEED BOOK 184-14, PAGE 439
 6. SURVEY BY J. CHINCHE, DATED: 09/20/2004
 7. SURVEY BY S. FOURNET, DATED: 05/21/1994

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PLAT OF SURVEY OF
 LOT 19 AND THE RE-DIVISION OF LOT 18,
 BLOCK 7, AMENDED PLAT OF UNIT 1,
 DIAMONDHEAD, PHASE 1,
 HANCOCK COUNTY, MS.

JOB #: 2022-303 SHEET 1 OF 1 FOR: RESO

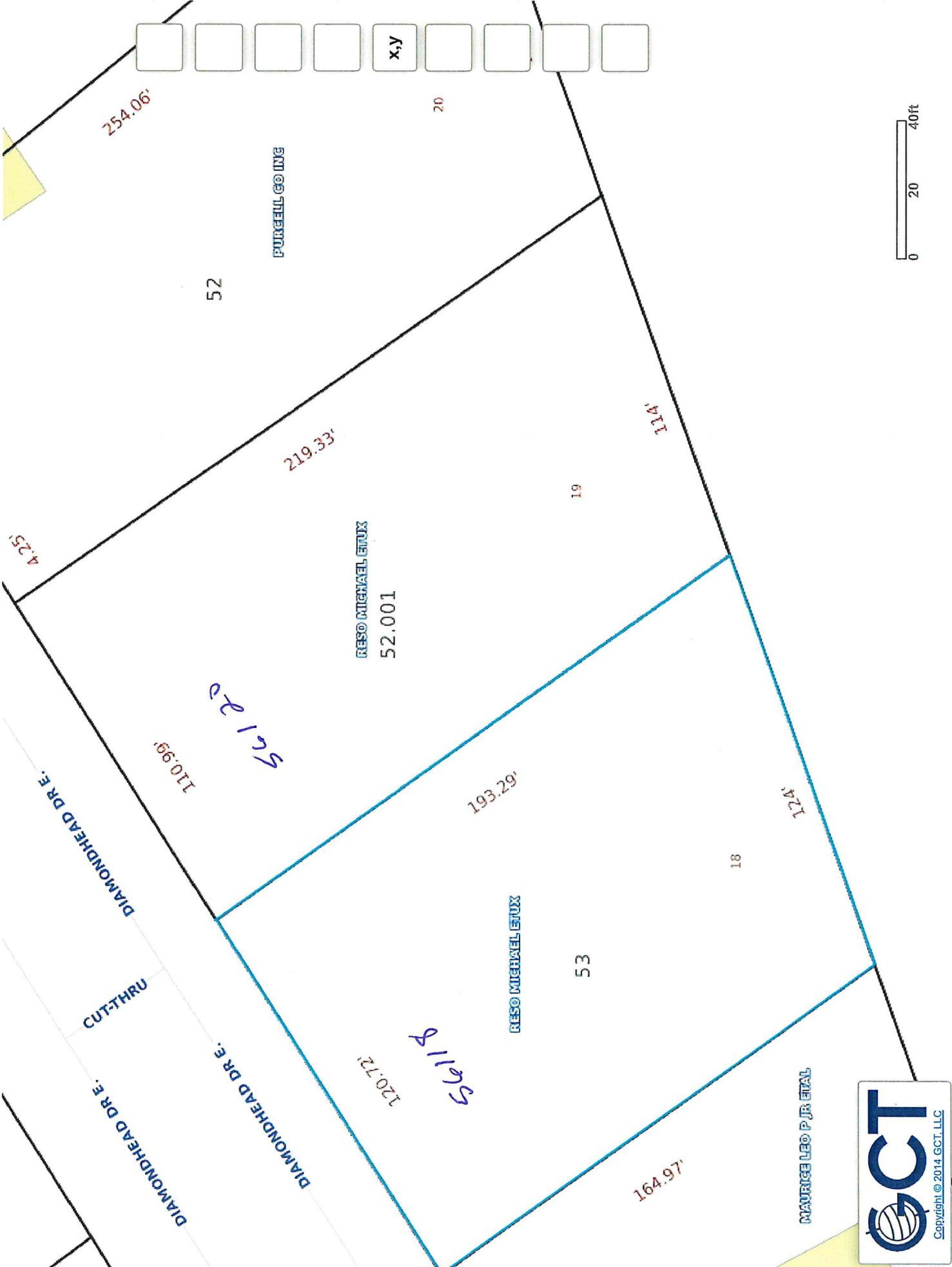
OFFICE: (228) 447-4335
 EMAIL: mh@chinciche.com
 WEBSITE: www.jmcginnis.com
 845 FT. LAUDER, MS. 39320

CHINCICHE
 PROFESSIONAL SURVEYING

REV. DATE: 10.23.2023
 REV. DATE: 01.25.2023
 DATE: 01.12.2022
 DWG #: 2022-303_Plat-3
 SCALE: 1" = 30'
 DRAWN BY: MRM

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GRAPHIC SCALE
 0 10 20 30 40
 (IN FEET)
 1 INCH = 30 FEET



254.06'

52

FOURELL GO ING

x,y

20



4.25'

219.33'

19

114'

RESO MICHAEL ETUX
52.001

56120

110.99'

DIAMONDHEAD DR. E.

CUT-THRU

193.29'

18

124'

RESO MICHAEL ETUX

53

DIAMONDHEAD DR. E.

DIAMONDHEAD DR. E.

120.72'

56118

164.97'

MAURICE LEO P JR ETAL



131C-1-13-053.000

Parcel Number: 131C-1-13-053.000
Owner Name: RESO MICHAEL ETUX
Owner Address: 9810 KAIMUKI CRT
Owner City, State ZIP: DIAMONDHEAD, MS 39525
Physical Address: 0
Improvement Type: 56 118 DHDE
Year Built: 0
Base Area: 0
Adjusted Area: 0
Actual Total Value: 12000
Taxable Total Value: 0
Estimated Tax: 224.44
Homestead Exemption: No
Deed Book: 2022
Deed Page: 5091
Legal Description 1: 18 BLK 7 DIAMONDHEAD AMENDED
Legal Description 2: PLAT OF LOT A
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: 0
Latitude: 0
Square Footage: 20970.23

Sketches

Sketch Sketch Name

Condos

131C-1-13-052.001

Parcel Number: 131C-1-13-052.001
Owner Name: RESO MICHAEL ETUX
Owner Address: 9810 KAIMUKI CRT
Owner City, State ZIP: DIAMONDHEAD, MS 39525
Physical Address: 0
Improvement Type:
Year Built: 0
Base Area: 0
Adjusted Area: 0 *56120 D HDE*
Actual Total Value: 12000
Taxable Total Value: 0
Estimated Tax: 224.44
Homestead Exemption: No
Deed Book: 2022
Deed Page: 5091
Legal Description 1: 19 BLK 7 UN 1 PH 1 AMENDED
Legal Description 2: PLAT DIAMONDHEAD
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: 0
Latitude: 0
Square Footage: 21478.61

Sketches

Sketch Sketch Name

Condos