



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 2, Unit 1, Block 6, Lots 27 and 28

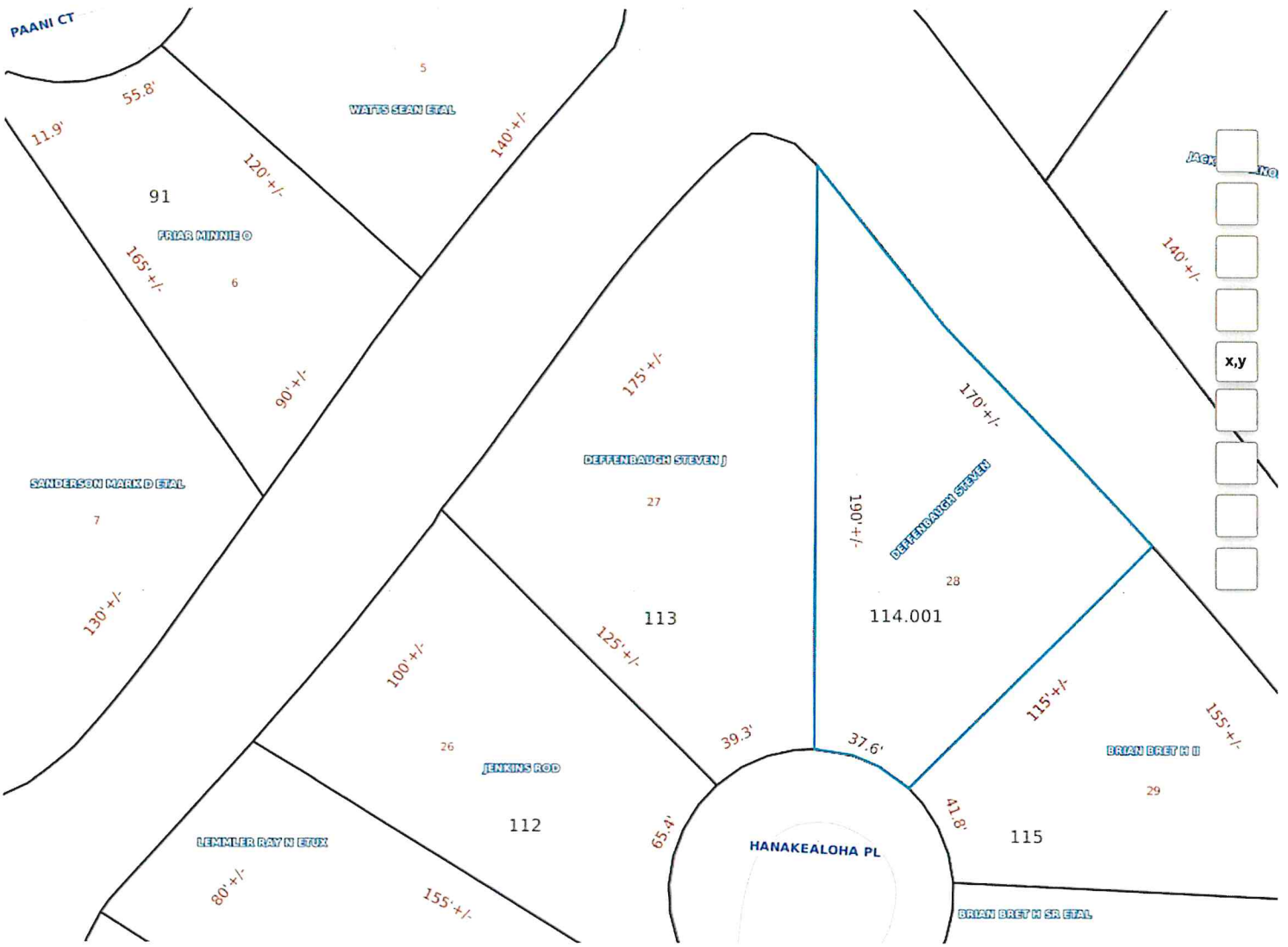
William Derenbecker, Jr. is requesting to re-subdivide 2 lots.

The property addresses are 1438 and 1440 Hanakealoha Place. The tax parcel numbers are 132R-0-10-113.001 and 132R-0-10-114.001. The legal descriptions are Diamondhead Phase 2, Unit 1, Block 6, Lots 27 and 28. 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 re-subdivision final plat.

Minimum Requirements-R-2	Parcel 1	Parcel 2
Min lot area 6,000 sf	13,622 sf	13,426 sf
*Lot width 60'	45.0'	52.0'
*Lot frontage 40'	38.3'	36.72'
FYSB 20'	20'	20'
SYSB 10'	10'	10'
RYSB 20'	20'	20'

* Parcels were non-compliant prior to re-subdivision and are no less compliant.



132R-0-10-113.000

Owner City, State ZIP: MADISONVILLE, LA 70447

Physical Address: 0

Improvement Type:

Year Built: 0

Base Area: 0

Adjusted Area: 0

Actual Total Value: 20000

Taxable Total Value: 0

Estimated Tax: 374.07

Homestead Exemption: No

Deed Book: 2022

Deed Page: 18319

Legal Description 1: 27 IRR WATER LOT BLK 6 UN 1

Legal Description 2: DIAMONDHEAD PH 2

Legal Description 3: #1 AA88-666

Legal Description 4:

Legal Description 5:

Legal Description 6:

Longitude: 0

Latitude: 0

Square Footage: 17815.18

1440 Have Keatsha Ph

Sketches

Sketch Sketch Name

Condos

132R-0-10-114.001

Parcel Number: 132R-0-10-114.001
Owner Name: DEFFENBAUGH STEVEN
Owner Address: 200 BELLE POINTE DR
Owner City, State ZIP: MADISONVILLE, LA 70447
Physical Address: 0
Improvement Type:
Year Built: 0
Base Area: 0
Adjusted Area: 0
Actual Total Value: 20000
Taxable Total Value: 0
Estimated Tax: 374.07
Homestead Exemption: No
Deed Book: 2022
Deed Page: 18301
Legal Description 1: 28 IRR WATER LOT BLK 6 UN 1
Legal Description 2: DIAMONDHEAD PH 2
Legal Description 3: #1 AA88-666
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: 0
Latitude: 0
Square Footage: 13375.96

1438

Sketches

Sketch Sketch Name

Condos

2023 10808
Recorded in the Above
Deed Book & Page
07-11-2023 11:31:15 AM
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.: 23-0450

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

Index As:

**STATE OF MISSISSIPPI
COUNTY OF HANCOCK**

WARRANTY DEED

For and in consideration of the sum of Ten And No/100 Dollars (\$10.00), cash in hand, paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I

Steven J. Deffenbaugh, Grantor
200 Bell Point Dr.,
Madisonville, LA 70447
Phone: (724)612-1885

Do hereby sell, convey, bargain and warrant to

William G. Derenbecker, Jr., Grantee
47013 Rivergate Dr.,
Robert, LA 70455
Phone: (504)931-2085

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

Lot 27, Block 6, Unit 1, Diamondhead, Phase 2, according to the map or plat thereof recorded in Plat Book 4 at Pages 43-45 inclusive, 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.