

Lot 78 067P-0-35-038.000
 Lot 79 067P-0-35-039.000

SURVEY DESCRIPTION:

A survey of Lots 78 and 79, Glen Eagle Subdivision, Phase 1, City of Diamondhead, Hancock County, Mississippi.

Note: This Survey "Class B" was made in accordance with the "Standards of Practice for Surveying in the State of Mississippi, August 1, 2015".

Note: Bearings are based on geodetic by GPS observations on control points.

Note: This Survey does not reflect a title search by Seymour Engineering, nor should it be considered as such.

This is to CERTIFY that I have surveyed the property described and delineated hereon; and that the measurements and other data indicated are correct to the best of my knowledge and belief.



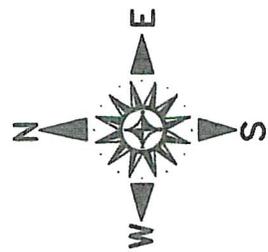
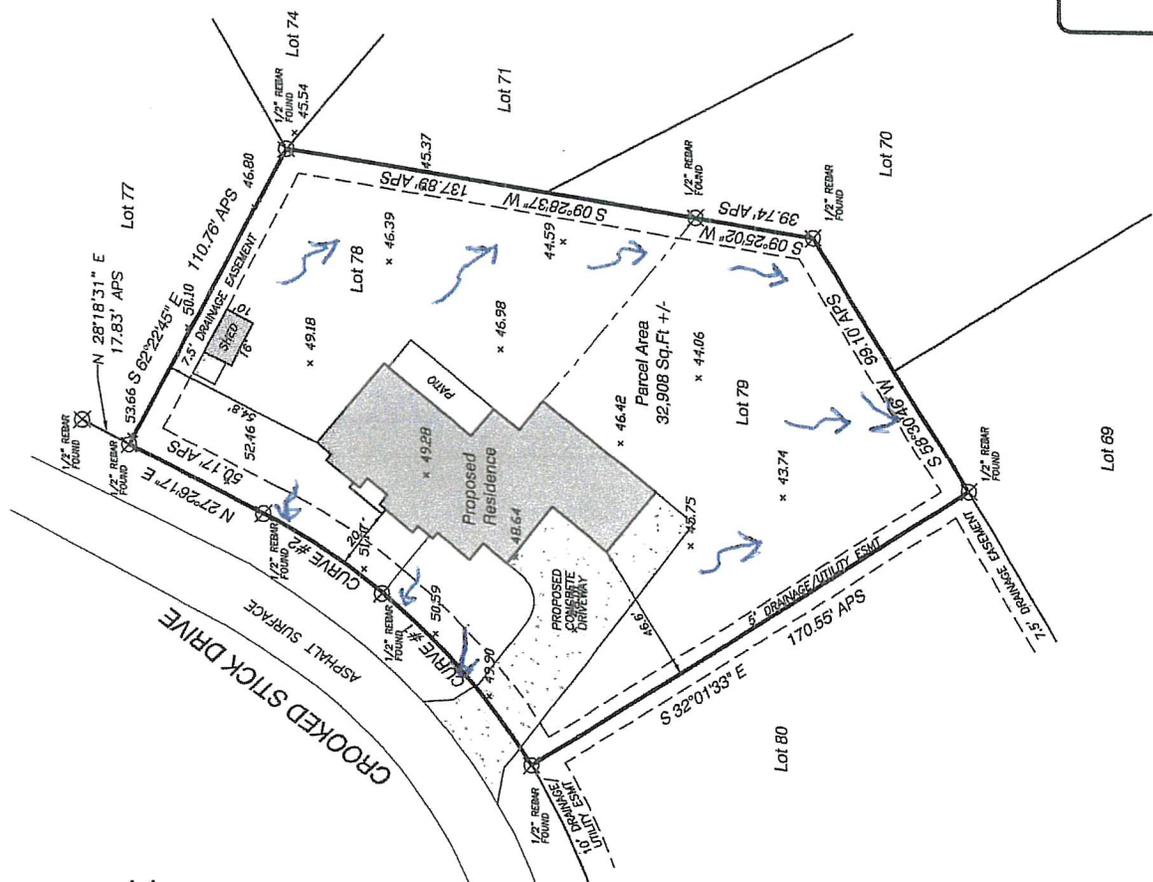
James C. Booth, Jr.
 James C. Booth, Jr., P.L.S. #2666
 November 3, 2020
 March 9, 2021 (Lots 78 and 79)
 August 10, 2021 (Elevations)
 August 19, 2021 (Plot Plan)

SEYMOUR ENGINEERING

925 TOMMY MUNRO DRIVE, SUITE G
 BILOXI, MISSISSIPPI 39532
 PHONE: (228) 385-2350
 FAX: (228) 385-2353



S20-10-102



SCALE: 1" = 40'

- CURVE #1**
 A=75.99' APS
 R=223.09' APS
 B=N 48°56'59" E
 C=75.62' APS
- CURVE #2**
 A=47.35' APS
 R=223.08' APS
 B=N 33°08'40" E
 C=47.26' APS

LEGEND:

- ⊗ --- IRON ROD FOUND
- ⊙ --- IRON PIPE FOUND
- --- 1/2" REBAR SET
- A.P.S. --- AS PER SURVEY
- A.P.R. --- AS PER RECORD
- ⊘ --- POWER POLE

Stanley Bychurch

From: Pat Rich
Sent: Tuesday, August 31, 2021 10:21 AM
To: Stanley Bychurch; Kendall Ladner
Subject: 7509 Crooked Stick AOE
Attachments: 7509 Crooked Stick Dr. AOE.pdf

Good morning,

Elliott Homes. LLC 5' easement along the common property line between lots 78 & 79, Glen Eagle Subdivision, Phase 1, City of Diamondhead for the purpose of constructing a new residence with the street address of **7509 Crooked Stick Dr.**

Does your company or office need this easement to provide current or future services? Please provide me your written comments by Friday, September 3rd.

Thanks in advance,

J. Pat Rich
Planning and Zoning Administrator

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

*No problem
9-21 JB*

Abandonment of Easement Request

Pat,

I have reviewed the request to abandon the easement off of Crooked Stick Dr (between lots 78 & 79) at proposed address 7509 Crooked Stick Dr. Coast Electric has facilities located in the front easement between the lots mentioned. However, Coast Electric agrees to abandon the side easement between lots 78 & 79.

If you have any questions, please give me a call.

Thanks,

Kendall Ladner

Director of System Engineering

(228) 216-8889

7507 Crooked Stick Dr.

2020 14227
Recorded in the Above
Used Book & Page
12-03-2020 08:51:22 AM
Timothy A Keller
Hancock County

Prepared By & Return to:
The Casano Law Firm, P.A.
4403 West Aloha Drive
Diamondhead, MS. 39525
(228) 255-0035
FILE# 20-1058

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

SPECIAL 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 of which is hereby acknowledged,

The Peoples Bank, Biloxi, Mississippi, Grantor(s)
155 Lamouse Street
Biloxi, MS 39530
Phone: 228-435-5511

Does hereby sell, convey, and warrant specially unto

Landmark Contractors, LLC, Grantee(s)
1079 Tina Ladner Vic Faye Road
Pass Christian, MS 39571
Phone: 228-669-4444

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

Lot 78, Glen Eagle at Diamondhead, Phase 1, Hancock County, Mississippi, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Hancock County, Mississippi.

THE GRANTOR, DOES HEREBY CONVEYANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

All property being sold hereunder is sold "As Is" and with all faults, whether latent or patent. Seller expressly disclaims any express or implied warranties as to the condition or character of such property, the merchantability thereof or the fitness or suitability thereof for any use or purpose.

WITNESS THE SIGNATURES of the duly authorized officer of said corporation this 20th day of November, 2020.

THE GRANTEE HEREIN EXECUTE THIS DOCUMENT
ACKNOWLEDGING THEY HAVE BEEN FULLY ADVISED OF
THE EXCEPTIONS TO THE WARRANTY SET FORTH HEREIN.

Landmark Contractors, LLC

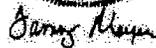

By: David D. Malley, Member

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 20 day of November, 2020, within my jurisdiction, the within named David D. Malley, who acknowledged that he is Member of Landmark Contractors, LLC, a Limited Liability Company, and that for and on behalf of said company, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized so to do.


Notary Public
My Commission Expires:





Hancock County
I certify this instrument was filed on
12-03-2020 08:51:22 AM
and recorded in Deed Book
2020 at pages 14227 - 14229
Timothy A Keller

7509 Crooke & Stick Dr

2020 14171
Recorded in the Above
Deed Book & Page
12-02-2020 03:15:07 PM
Timothy A Keller
Hancock County

Prepared By & Return to:
The Casano Law Firm, P.A.
4403 West Aloha Drive
Diamondhead, MS 39525
(228) 255-0035
FILE# 20-1060

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COUNTY OF HANCOCK

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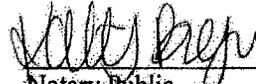
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Landmark Contractors, LLC


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Timothy A Keller