



5000 Diamondhead Circle · Diamondhead, MS 39525-324

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 13, 2024

SUBJECT: Re-subdivision of Diamondhead Phase 1, Unit 6 First Addition, Block 5, Lots 15 and 16

Duncan F. Matheson, III and Duncan F. Matheson, IV are requesting to re-subdivide 2 lots.

The property addresses are 9322 and 9324 Mohonua Place. The tax parcel numbers are 068H-0-27-007.000 and 068H-0-27-006.000. The legal descriptions are Diamondhead Phase 1, Unit 6 First Addition, Block 5, Lots 15 and 16. The properties are in the R-10 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.

GRID COORDINATES
 POINT NORTHING EASTING
 A 37352.21 81266.65
 B 37760.00 81732.41
 C 37929.97 81742.34

LEGEND:
 IRF = 1/2" IRON ROD FOUND
 CIRS = CAPPED 1/2" IRON ROD SET
 IFP = IRON FENCE POST
 IRF = IRON ROD FOUND
 AIF = ANGLE IRON FOUND
 WFF = WOOD FENCE POST
 MNP = MAGNETIC NAIL FOUND
 REF = REFERENCE
 O/S = OFFSET
 R/W = RIGHT-OF-WAY
 S/C = SURVEY CONTROL POINT
 066H-037-508.000
 BLOCK 5

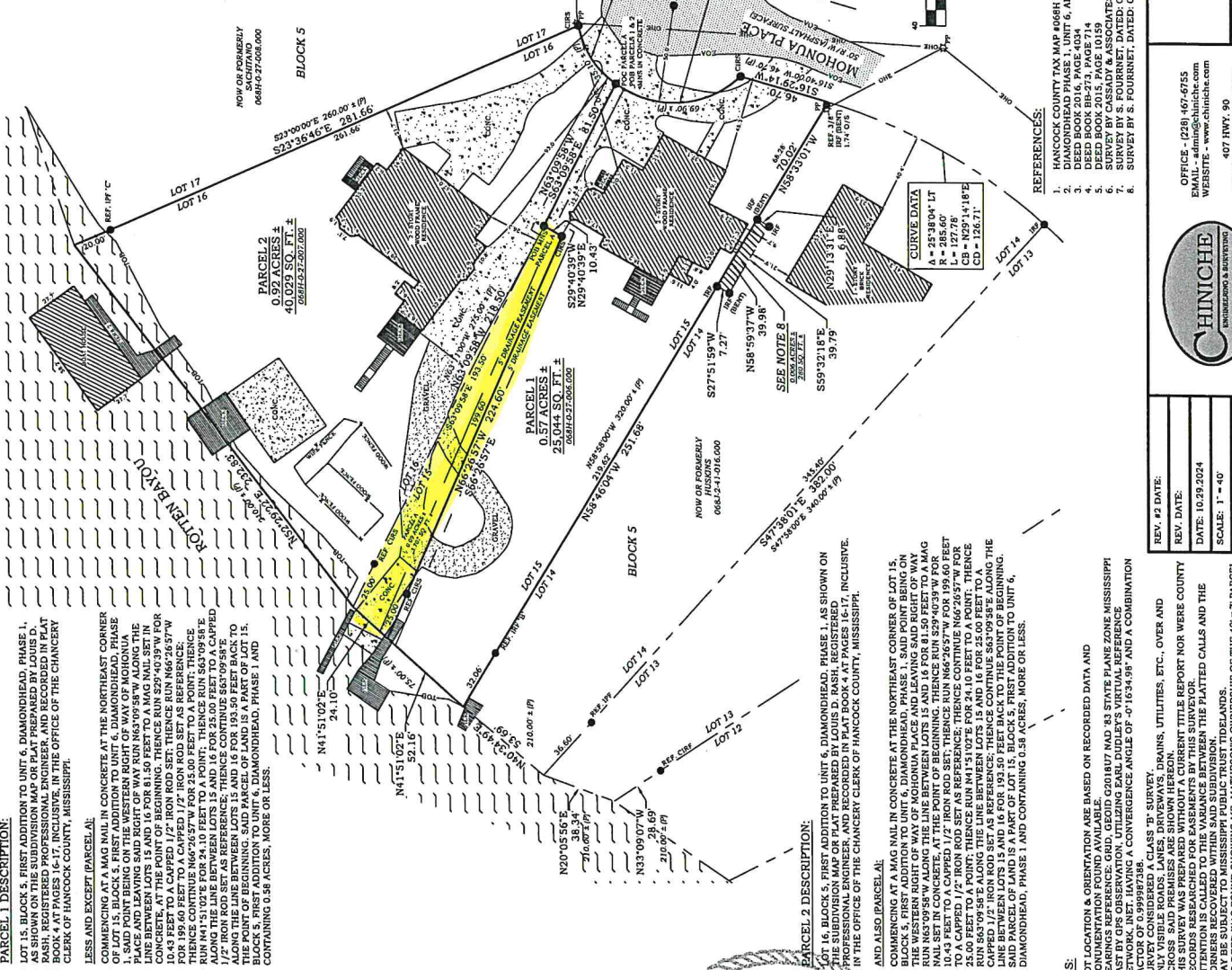
GRID COORDINATES
 POINT NORTHING EASTING
 A 37352.21 81266.65
 B 37760.00 81732.41
 C 37929.97 81742.34

CURVE DATA
 Δ = 41°28'51" LT
 R = 36.90'
 L = 69.90'
 CB = S57°19'37"W
 CD = 35.41'

CURVE DATA
 Δ = 50°58'56" LT
 R = 50.00'
 L = 69.90'
 CB = S03°27'47"E
 CD = 64.35'

GRAPHIC SCALE
 1 INCH = 40 FEET
 (IN FEET)

REFERENCES:
 1. HANCOCK COUNTY TAX MAP #066H
 2. DIAMONDHEAD PHASE 1, UNIT 6, ADDITION 1 SUBDIVISION PLAT
 3. DEED BOOK 816, PAGE 6394
 4. DEED BOOK 816, PAGE 6394
 5. DEED BOOK 2015, PAGE 10159
 6. SURVEY BY CASSADY & ASSOCIATES, INC. DATED: 06/26/2015, JOB #: 21247-15
 7. SURVEY BY CASSADY & ASSOCIATES, INC. DATED: 06/26/2015, JOB #: 21247-15
 8. SURVEY BY S. FOURNET, DATED: 08/31/1994, W.O. #: 94-1146



OWNER CERTIFICATE AND DEDICATION
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS ONE OF THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DECLARES THIS TO BE A CORRECT PLAT OF THE RE-SUBDIVISION OF LOTS 13, 14, 15, 16 AND 17 OF BLOCK 5, DIAMONDHEAD PHASE 1, UNIT 6, ADDITION 1 SUBDIVISION OF THE CITY OF HANCOCK COUNTY, MISSISSIPPI, AND HEREBY DEDICATES EASEMENTS TO THE DIAMONDHEAD WATER AND SEWER DISTRICT FOR PUBLIC PURPOSES.

WITNESS MY SIGNATURE ON THIS 31 DAY OF SEPTEMBER, 2024.
 OWNER: *Michael R. McGinnis*
 STATE OF MISSISSIPPI, COUNTY OF HANCOCK
 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A JUSTICE OF THE PEACE FOR SAID COUNTY AND STATE, ON THIS 31 DAY OF SEPTEMBER, 2024, WITHIN THE JURISDICTION OF SAID COUNTY AND STATE, MICHAEL R. MCGINNIS, THE OWNER OF SAID LAND, WHO IS THE OWNER OF SAID LAND, AND HE HAS COME TO ME AND SEALS OF OFFICE THIS 31 DAY OF SEPTEMBER, 2024, IN MY OFFICE, AND HE HAS REQUESTED THAT I SIGN THIS PLAT FOR HIM.
 BY: *Michael R. McGinnis* MY COMMISSION EXPIRES: 09/28/2025
 NOTARY PUBLIC

CERTIFICATE OF APPROVAL AND ACCEPTANCE
 THIS RESUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF DIAMONDHEAD, MISSISSIPPI, AND ENTERED IN THE OFFICIAL MINUTES OF THE CITY OF DIAMONDHEAD IN MINUTE BOOK 2024, ON PAGE(S) _____
 CITY OF DIAMONDHEAD

CERTIFICATE OF FINAL RESUBDIVISION PLAT APPROVAL
 ALL REQUIREMENTS OF THE CITY OF DIAMONDHEAD SUBDIVISIONS RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A RESUBDIVISION PLAT HAVING BEEN MET, THE CITY OF DIAMONDHEAD, MISSISSIPPI, HEREBY GRANTS AND CONFIRMS THE VALIDITY OF THE SAID RULES AND REGULATIONS.
 CITY OF DIAMONDHEAD BUILDING OFFICIAL: _____
 BY: _____ DATE OF EXECUTION _____
 CITY OF DIAMONDHEAD
 BY: _____ DATE OF EXECUTION _____
 MAYOR

SURVEYOR'S CERTIFICATE
 I, MICHAEL R. MCGINNIS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAN AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 WITNESS MY SIGNATURE ON THIS 31 DAY OF SEPTEMBER, 2024.
 Michael R. McGinnis, PS-REG. NO. 2827

ACKNOWLEDGEMENT
 I, PUSHA LEE ANN MCCUBBIN, DO HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THE FOREGOING INSTRUMENT ON THE DAY AND YEAR THEREIN SET FORTH AND I HAVE SIGNED THE FOREGOING INSTRUMENT ON THE DAY AND YEAR THEREIN SET FORTH.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31 DAY OF SEPTEMBER, 2024.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 09/28/2025
CERTIFICATE OF COMMISSION Expires: Sept. 28, 2025
 WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THE DUPLICATE PLAT OF RESUBDIVISION PLAT OF LOTS 13, 14, 15, 16 AND 17 OF BLOCK 5, DIAMONDHEAD PHASE 1, UNIT 6, ADDITION 1 SUBDIVISION OF THE CITY OF HANCOCK COUNTY, MISSISSIPPI, WITH THE ORIGINAL PLAT HERETOBY AND FIND THE SAME TO BE TRUE AND CORRECT.
 WITNESS OUR SIGNATURES ON THIS 31 DAY OF SEPTEMBER, 2024.
 CITY CLERK: *Tiffany Cowan*
 MICHAEL R. MCGINNIS, PS-REG. NO. 2827
 RECORDING CERTIFICATE
 FILED AND RECORDED IN DUPLICATE ON THIS 31 DAY OF SEPTEMBER, 2024, IN THE RECORD OF PLATS OF HANCOCK COUNTY, MISSISSIPPI IN PLAT BOOK _____ ON PAGE _____
 TIFFANY COWAN, CHANCERY CLERK

PARCEL 1 DESCRIPTION:
 LOT 15, BLOCK 5, FIRST ADDITION TO UNIT 6, DIAMONDHEAD, PHASE 1, AS SHOWN ON THE SUBDIVISION MAP OR PLAT PREPARED BY LOUIS D. RASH, REGISTERED PROFESSIONAL ENGINEER, AND RECORDED IN PLAT BOOK #AT PAGES 101, INCLUDING THE OFFICE OF THE CHANCERY CLERK OF HANCOCK COUNTY, MISSISSIPPI.

LESS AND EXCEPT (PARCEL 1):
 COMMENCING AT A MAG NAIL IN CONCRETE AT THE NORTHEAST CORNER OF LOT 15, BLOCK 5, FIRST ADDITION TO UNIT 6, DIAMONDHEAD, PHASE 1, AS SHOWN ON THE SUBDIVISION MAP OR PLAT PREPARED BY LOUIS D. RASH, REGISTERED PROFESSIONAL ENGINEER, AND RECORDED IN PLAT BOOK #AT PAGES 101, INCLUDING THE OFFICE OF THE CHANCERY CLERK OF HANCOCK COUNTY, MISSISSIPPI, AND LEAVING SAID RIGHT-OF-WAY RUN N63°09'58"W ALONG THE LINE BETWEEN LOTS 15 AND 16 FOR 81.50 FEET TO A MAG NAIL SET IN CONCRETE, AT THE POINT OF BEGINNING, THENCE RUN S29°40'39"W FOR 25.00 FEET TO A CAPPED 1/2" IRON ROD SET AS REFERENCE, FOR 189.60 FEET TO A CAPPED 1/2" IRON ROD SET AS REFERENCE, THENCE CONTINUE N66°26'57"W FOR 25.00 FEET TO A POINT; THENCE RUN N41°51'02"E FOR 24.10 FEET TO A POINT; THENCE RUN S63°09'58"E FOR 25.00 FEET TO A POINT; THENCE CONTINUE N66°26'57"W ALONG THE LINE BETWEEN LOTS 15 AND 16 FOR 193.50 FEET BACK TO THE POINT OF BEGINNING, SAID PARCEL OF LAND IS A PART OF LOT 15, DIAMONDHEAD, PHASE 1, UNIT 6, ADDITION 1 SUBDIVISION, CONTAINING 0.58 ACRES, MORE OR LESS.

PARCEL 2 DESCRIPTION:
 LOT 16, BLOCK 5, FIRST ADDITION TO UNIT 6, DIAMONDHEAD, PHASE 1, AS SHOWN ON THE SUBDIVISION MAP OR PLAT PREPARED BY LOUIS D. RASH, REGISTERED PROFESSIONAL ENGINEER, AND RECORDED IN PLAT BOOK #AT PAGES 101, INCLUDING THE OFFICE OF THE CHANCERY CLERK OF HANCOCK COUNTY, MISSISSIPPI, AND ALSO (PARCEL 1):
 COMMENCING AT A MAG NAIL IN CONCRETE AT THE NORTHEAST CORNER OF LOT 15, BLOCK 5, FIRST ADDITION TO UNIT 6, DIAMONDHEAD, PHASE 1, AS SHOWN ON THE SUBDIVISION MAP OR PLAT PREPARED BY LOUIS D. RASH, REGISTERED PROFESSIONAL ENGINEER, AND LEAVING SAID RIGHT-OF-WAY RUN N63°09'58"W ALONG THE LINE BETWEEN LOTS 15 AND 16 FOR 81.50 FEET TO A MAG NAIL SET IN CONCRETE, AT THE POINT OF BEGINNING, THENCE RUN S29°40'39"W FOR 25.00 FEET TO A CAPPED 1/2" IRON ROD SET AS REFERENCE, THENCE CONTINUE N66°26'57"W FOR 25.00 FEET TO A POINT; THENCE RUN N41°51'02"E FOR 24.10 FEET TO A POINT; THENCE RUN S63°09'58"E ALONG THE LINE BETWEEN LOTS 15 AND 16 FOR 25.00 FEET TO A POINT; THENCE CONTINUE N66°26'57"W ALONG THE LINE BETWEEN LOTS 15 AND 16 FOR 193.50 FEET BACK TO THE POINT OF BEGINNING, SAID PARCEL OF LAND IS A PART OF LOT 15, BLOCK 5, FIRST ADDITION TO UNIT 6, DIAMONDHEAD, PHASE 1, UNIT 6, ADDITION 1 SUBDIVISION, CONTAINING 0.58 ACRES, MORE OR LESS.

NOTES:
 1. LOT LOCATION AND ORIENTATION ARE BASED ON RECORDED DATA AND MONUMENTATION FOUND AVAILABLE.
 2. BEARINGS REFERENCE GRID, GEOD 8201807 MAD 83 STATE PLANE ZONE MISSISSIPPI NORTH, DATUM NAD 83, CURVE DATA AND ANGLE DATA FROM THE NETWORK, INET, HAVING A CONVERGENCE ANGLE OF -0°16'34.98" AND A COMBINATION FACTOR OF 0.999987388.
 3. SURVEY CONSIDERED A CLASS "B" SURVEY.
 4. ACROSS SAID PREMISES ARE SHOWN HEREON.
 5. THIS SURVEY WAS PREPARED WITHOUT A CURRENT TITLE REPORT NOR WERE COUNTY RECORDS RESEARCHED FOR ENCUMBRANCES, EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS WITHIN SAID SUBDIVISION.
 6. CORNERS RECOVERED WITHIN SAID SUBDIVISION.
 7. MAY BE SUBJECT TO MISSISSIPPI PUBLIC TRUST TITLEDLANDS.

REV. #2 DATE: _____
REV. DATE: 10.29.2024
DATE: 10.29.2024
SCALE: 1" = 40'

CHINCHE
 PLANNING & SURVEYING

068H-0-27-007.000

Parcel Number: 068H-0-27-007.000
Owner Name: MATHESON DUNCAN F IV ETAL
Owner Address: 9322 MOHONUA PLACE
Owner City, State ZIP: DIAMONDHEAD, MS 395250000
Physical Address: 9322 MOHONUA PLACE
Improvement Type: RES
Year Built: 2008
Base Area: 2966
Adjusted Area: 5575
Actual Total Value: 669618
Taxable Total Value: 0
Estimated Tax: 8289.22
Homestead Exemption: Yes
Deed Book: BB273
Deed Page: 714
Legal Description 1: 16 BLK 5 DIAMONDHEAD PH 1 UN 6
Legal Description 2: AD 1
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: 0
Latitude: 0
Square Footage: 34911.61

Sketches

Sketch Sketch Name



068H-0-27-007_00001-Model.gif

Condos

068H-0-27-006.000

Parcel Number: 068H-0-27-006.000
Owner Name: MATHESON DUNCAN F III
Owner Address: 9324 MOHONUA PL
Owner City, State ZIP: DIAMONDHEAD, MS 395250000
Physical Address: 9324 MOHONUA PLACE
Improvement Type: RES
Year Built: 1985
Base Area: 3032
Adjusted Area: 3379
Actual Total Value: 355755
Taxable Total Value: 0
Estimated Tax: 3557.67
Homestead Exemption: Yes
Deed Book: 2016
Deed Page: 4034
Legal Description 1: LOT 15 BLK 5 DMNHD PH 1 UN 6 A
Legal Description 2: DD 1
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: 0
Latitude: 0
Square Footage: 35195.78

Sketches

Sketch Sketch Name



068H-0-27-006_00001-Model.gif

Condos