


Department of Engineering/Road Management
Dan Gaillet, P.E., County Engineer/ Road Manager

3137 South Liberty Street, Canton, MS 39046
Office (601) 855-5670 FAX (601) 859-5857

MEMORANDUM

April 11, 2017

To: Sheila Jones, Supervisor, District I
Trey Baxter, Supervisor, District II
Gerald Steen, Supervisor, District III
David Bishop, Supervisor, District IV
Paul Griffin, Supervisor, District V

From: Dan Gaillet, P.E.
County Engineer and Road Manager 

Re: Woodscape of Oakfield, Phase 1A
Final Plat

Oakhurst Development, Inc. presented a final plat of Woodscape of Oakfield, Phase 1A to the County for approval. The size for this total phase of the development is approximately 25.3 acres with 49 lots ranging from .18 to .38 acres, in addition to a 3.2 acre recreational green space. This development is located south of Yandell Road, east of Clarkdell Road, just off Oakfield Boulevard.

The Development has met the requirements of the County; therefore, the Engineering Department recommends approval.

SHEILA JONES
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

DAVID BISHOP
District Four

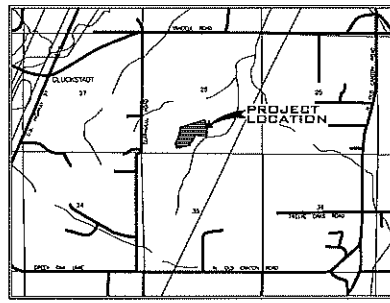
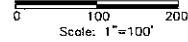
PAUL GRIFFIN
District Five

WOODSCAPE OF OAKFIELD, PHASE 1A

SITUATED IN SECTION 26, T8N-R2E, MADISON COUNTY, MISSISSIPPI

Class "B" Survey
 Bearings Based on Solar
 Observations Taken On
 April 14, 2016

Our Job No. M-2403-Final Plat A
 Date of Survey: March 2, 2017
 Date of Plat: March 29, 2017
 Scale: 1"=100'
 POB - Point of Beginning
 POC - Point of Commencement
 ● Iron Pin (1/2"x18" Iron Rebar)
 ● Iron Pin in Concrete
 --- Easement Boundary
 (282) Minimum Finished Floor Elevation



Parcel Line Table

Line #	Length	Bearing
L1	41.84	S24°54'00"W
L2	45.06	S24°54'00"W
L3	23.00	S24°54'00"W
L4	68.68	S24°54'00"W
L5	34.35	S24°54'00"W
L6	100.00	N17°02'30"E
L7	89.00	N17°02'30"E
L8	20.00	S72°57'00"W
L9	30.00	S72°57'00"W
L10	30.00	S72°57'00"W
L11	30.00	S72°57'00"W
L12	120.00	S72°57'00"W
L13	20.00	S72°57'00"W
L14	40.00	S72°57'00"W
L15	40.00	S72°57'00"W
L16	25.33	S72°57'00"W
L17	43.49	S72°57'00"W
L18	62.84	S72°57'00"W
L19	49.00	S72°57'00"W
L20	40.00	S72°57'00"W
L21	40.00	S72°57'00"W
L22	40.00	S72°57'00"W
L23	40.00	S72°57'00"W
L24	40.00	S72°57'00"W
L25	40.00	S72°57'00"W
L26	40.00	S72°57'00"W
L27	40.00	S72°57'00"W
L28	40.00	S72°57'00"W
L29	40.00	S72°57'00"W
L30	40.00	S72°57'00"W
L31	40.00	S72°57'00"W
L32	40.00	S72°57'00"W
L33	40.00	S72°57'00"W
L34	40.00	S72°57'00"W

Curve Table

Curve #	Length	Radius	Chord Distance	Chord Length
C1	99.24	436.00	S89°10'17"E	99.24
C2	31.14	252.00	S89°08'00"E	31.14
C3	52.10	400.00	S78°30'34"W	52.10
C4	23.21	400.00	S72°15'24"W	23.21
C5	44.79	800.00	N22°31'31"E	44.79
C6	36.63	300.00	N10°15'17"E	36.63
C7	18.41	250.00	S77°02'27"W	18.41
C8	44.33	250.00	S70°12'30"W	44.33
C9	56.81	250.00	S50°09'27"W	56.81
C10	64.24	250.00	S44°02'36"W	64.24
C11	53.35	250.00	S37°42'27"W	53.35
C12	39.00	250.00	S30°02'00"W	39.00
C13	111.27	250.00	S22°57'00"W	111.27
C14	51.42	250.00	S16°02'30"E	51.42
C15	31.81	250.00	S07°11'40"W	31.81
C16	63.62	250.00	N0°42'27"E	63.62
C17	148.00	250.00	N0°22'00"E	148.00
C18	127.00	250.00	N17°42'27"E	127.00
C19	247.33	250.00	N20°31'20"E	247.33
C20	123.33	250.00	N28°21'21"E	123.33
C21	124.00	400.00	N30°22'31"E	124.00
C22	89.31	436.00	N30°17'00"E	89.31
C23	112.00	400.00	N40°02'00"E	112.00
C24	68.63	436.00	N40°12'42"E	68.63
C25	48.14	436.00	N41°07'49"E	48.14
C26	58.64	436.00	N40°01'23"E	58.64
C27	59.00	436.00	N38°38'31"E	59.00
C28	58.50	436.00	N36°22'41"E	58.50
C29	31.92	250.00	N41°22'20"W	31.92
C30	103.37	250.00	N1°57'22"W	103.37
C31	124.25	250.00	S03°09'17"W	124.25
C32	95.56	250.00	S14°22'33"W	95.56
C33	21.91	250.00	S21°15'30"W	21.91
C34	42.81	250.00	N2°28'00"E	42.81
C35	48.99	400.00	N17°21'40"E	48.99
C36	13.00	400.00	N23°31'24"E	13.00
C37	36.78	250.00	S27°44'28"E	36.78
C38	43.48	250.00	S30°17'00"E	43.48
C39	43.07	250.00	S34°05'17"E	43.07

Curve Table

Curve #	Length	Radius	Chord Distance	Chord Length
C40	81.10	300.00	N01°53'20"E	81.10
C41	101.79	350.00	N56°18'28"E	101.79
C42	28.34	250.00	N07°15'30"W	28.34
C43	128.38	900.00	S58°00'00"E	128.38
C44	25.38	900.00	S07°41'47"E	25.38
C45	52.36	900.00	S28°12'17"W	52.36
C46	33.38	900.00	S42°15'27"W	33.38
C47	38.40	900.00	N08°13'19"W	38.40
C48	26.13	250.00	N08°58'14"E	26.13
C49	24.68	250.00	N01°27'20"E	24.68

Parcel Line Table

Line #	Length	Bearing
L35	56.31	N02°32'47"E
L36	17.81	N02°32'47"E
L37	63.00	N02°32'47"E
L38	45.00	N02°32'47"E
L39	47.40	N02°32'47"E
L40	52.36	N02°32'47"E
L41	124.25	N02°32'47"E
L42	34.35	N02°32'47"E
L43	43.00	N02°32'47"E
L44	127.37	S22°22'42"E
L45	23.29	S12°12'20"E
L46	20.11	S05°12'42"E
L47	30.19	S03°34'14"E
L48	31.20	S02°21'42"E
L49	51.00	N05°00'00"E
L50	13.00	S03°31'20"E
L51	50.15	S08°37'54"E
L52	43.00	S13°31'20"E
L53	47.68	S19°12'00"E
L54	12.34	S19°12'00"E
L55	35.42	S23°51'40"E
L56	29.40	N10°00'00"E
L57	43.02	S13°31'20"E
L58	33.30	N10°00'00"E
L59	34.16	N02°32'47"E
L60	3.74	S12°27'00"E
L61	130.48	S27°44'28"E

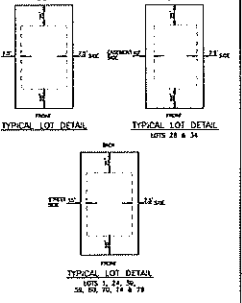
PHASE 1A AREA
 214,160.00 AC
 ±616,504.25 Sq.Ft.

PHASE 1A -
 POINT OF
 BEGINNING

NOTES:
 This is to certify that this property is located in Zone "X"-Other Areas, which is defined as "Areas determined to be outside the 0.2% annual chance floodplain", according to FIRM Map Number 26089C0415B, map revised March 17, 2010.
 Iron pins at lot corners as shown on this plat. Field work meets or exceeds the requirements for a Class "B" survey.
 All lots numbered 26-36 shall have a minimum finished floor elevation of 282' (See Fire Hydrant Elevation Schedule).
 All Greenspace and drainage easements shall be maintained by the Homeowner's Association or adjacent property owners.

FIRE HYDRANT ELEVATION TABLE

FH NO.	Top Nod. Elevation
FH-1	295.45'
FH-2	294.74'
FH-3	295.92'
FH-4	281.17'
FH-5	288.14'



WOODSCAPE OF OAKFIELD, PHASE 1A

SITUATED IN SECTION 26, T8N-R2E,
MADISON COUNTY, MISSISSIPPI

Along the Northerly boundary of said Whitney's Ridge, Phase 1 and the proposed Southerly Right-of-Way of said Oakfield Boulevard, to points of each of the following calls;
 South 72 degrees 57 minutes 05 seconds West for a distance of 8.67 feet; thence
 303.29 feet along the arc of a 1040.00 foot radius curve to the right, said arc having a 302.22 foot chord which bears South 81 degrees 18 minutes 22 seconds West; thence
 138.19 feet along the arc of a 1822.85 foot radius curve to the right, said arc having a 138.16 foot chord which bears North 88 degrees 10 minutes 04 seconds West to the SE corner of Oakfield Boulevard as shown on map or plot of same in Plat Cabinet E of Slot 159-A of the Records of said Madison County, Mississippi; thence
 Leaving the Northerly boundary of said Whitney's Ridge Phase 1 and the Southerly proposed Right-of-Way of said Oakfield Boulevard, run North 04 degrees 47 minutes 35 seconds East (North 04 degrees 10 minutes 42 seconds East-Plat) along the Easterly boundary of said Oakfield Boulevard for a distance of 79.94 feet (80.00-Plat) to the NE corner, thereof; thence

Along the proposed Northerly Right-of-Way of said Oakfield Boulevard to points of each of the following calls;
 South 85 degrees 49 minutes 18 seconds East for a distance of 37.63 feet; thence
 377.89 feet along the arc of a 1020.00 foot radius curve to the left, said arc having a 375.73 foot chord which bears North 83 degrees 33 minutes 54 seconds East; thence
 North 72 degrees 57 minutes 05 seconds East for a distance of 41.08 feet to the POINT OF BEGINNING of the herein described property; thence
 Continue North 72 degrees 57 minutes 05 seconds East for a distance of 400.00 feet; thence
 Leaving the proposed Northerly Right-of-Way of said Oakfield Boulevard, run North 17 degrees 02 minutes 55 seconds West for a distance of 355.00 feet; thence
 South 72 degrees 57 minutes 05 seconds West for a distance of 400.00 feet; thence
 South 17 degrees 02 minutes 55 seconds East for a distance of 355.00 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

The above described property containing, in the aggregate, 25.1217 acres, more or less.
 Witness my signature, this the _____ day of _____, 2017.

Ronald C. McMaster, Jr., Professional Engineer and Surveyor
 Mississippi P.S. No. 3051

SURVEYOR'S CERTIFICATE OF COMPLIANCE STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plot and plan shown and described hereon are a true and correct representation of a survey to the accuracy designated in the subdivision regulations for Madison County, Mississippi.
 Witness my signature this the _____ day of _____, 2017.

Ronald C. McMaster, Jr., Professional Engineer and Surveyor

COUNTY ENGINEER'S RECOMMENDATION STATE OF MISSISSIPPI COUNTY OF MADISON

I have examined this plot and find it conforms to all conditions set forth on the preliminary plot as approved by the Board of Supervisors of Madison County, Mississippi and thus recommend final approval.

By: _____
 Don Gallett, P.E.
 Madison County Engineer

APPROVAL OF THE BOARD OF SUPERVISORS STATE OF MISSISSIPPI COUNTY OF MADISON

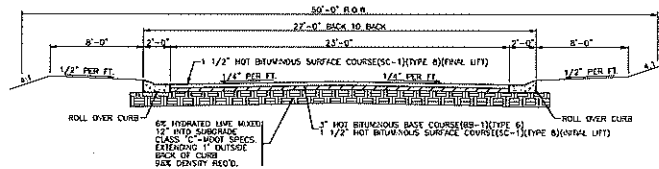
I hereby certify that this is a true copy and that this plot was approved by the Board of Supervisors of Madison County in session on the _____ day of _____, 2017.

Madison County Board of Supervisors Attest:
 By: _____ _____
 Trey Baxter, President Ronny Lott, Chancery Clerk

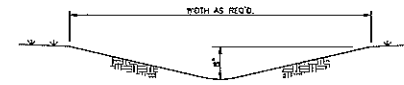
CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that we have carefully compared this plot of WOODSCAPE OF OAKFIELD, PHASE 1A with the original thereof, as made by Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and find it to be a true and correct copy of said map or plot.
 Given under my hand and seal of office this the _____ day of _____, 2017.

Ronald C. McMaster, Jr., P.E., P.S. Ronny Lott, Chancery Clerk
 By: _____ D.C.



TYPICAL STREET SECTION-PHASE 1A



RELIEF SWALE

FILED AND RECORDATION STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ronny Lott, Chancery Clerk in and for said County and State, do hereby certify that the final plat of WOODSCAPE OF OAKFIELD, PHASE 1A was filed for record in my office on this the _____ day of _____, 2017, and was duly recorded in Plat Cabinet _____ of Side _____ of the records of maps and plats of land in Madison County, Mississippi.
 Given under my hand and seal of office this the _____ day of _____, 2017.

Ronny Lott, Chancery Clerk By: _____ D.C.

CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, Blake Cress, Vice-President of Stillhouse Creek, LLC, a Mississippi Limited Liability Company, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and that as a Member of said Stillhouse Creek, LLC, I have caused the same to be subdivided and plotted as shown hereon, and hereby adopt this plat of said subdivision as the true act and deed of said limited liability company and have designated the same as WOODSCAPE OF OAKFIELD, PHASE 1A.
 All utilities, utility easements, and other easements are as designated and defined hereon.
 All utilities, utility easements, streets, and street rights-of-way shall be dedicated for public use.

Witness my signature this the _____ day of _____, 2017.

STILLHOUSE CREEK, LLC
 A Mississippi Limited Liability Company
 By: _____
 Blake Cress, Member

ACKNOWLEDGMENT STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Blake Cress, who acknowledged to me that he is a Member of Stillhouse Creek, LLC, a Mississippi Limited Liability Company, who acknowledged to me that he signed and delivered this plat and the certificates thereon, for and on behalf of, said Stillhouse Creek, LLC, as its act and deed, after being authorized so to do, and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, on the day and year herein mentioned.

Given under my hand and seal of office this the _____ day of _____, 2017.
 _____ By: _____ D.C.
 Ronny Lott, Chancery Clerk



M'MASTER & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

1212 WATERFORD SQUARE
 SUITE 310
 MADISON, MS 39110
 601.658.1600