


Department of Engineering
Dan Gaillet, P.E., County Engineer

3137 South Liberty Street, Canton, MS 39046
Office (601) 790-2525 FAX (601) 859-3430

MEMORANDUM

January 29, 2018

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

Re: Final Plat
The Town of Lost Rabbit, Phase II, Amended

Lushommi, LLC has requested the approval of the final plat for the Town of Lost Rabbit, Phase II, Amended. The developer would like to make changes to “balance the lot sizes” to make them more uniform. The .78 acre site includes seven (7) lots ranging from .10 to .14 acres.

As a result of the plat meeting the County’s requirements, it is the Engineering Department’s recommendation to approve said plat.

SHEILA JONES
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

DAVID BISHOP
District Four

PAUL GRIFFIN
District Five

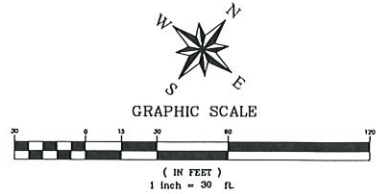
BENCHMARK ENGINEERING & SURVEYING, LLC

101 Highgate Court, Suite B, Brandon, Mississippi 39042
Office: 601-551-1077 Fax: 601-551-0711
Email: edev@benchmark.ms

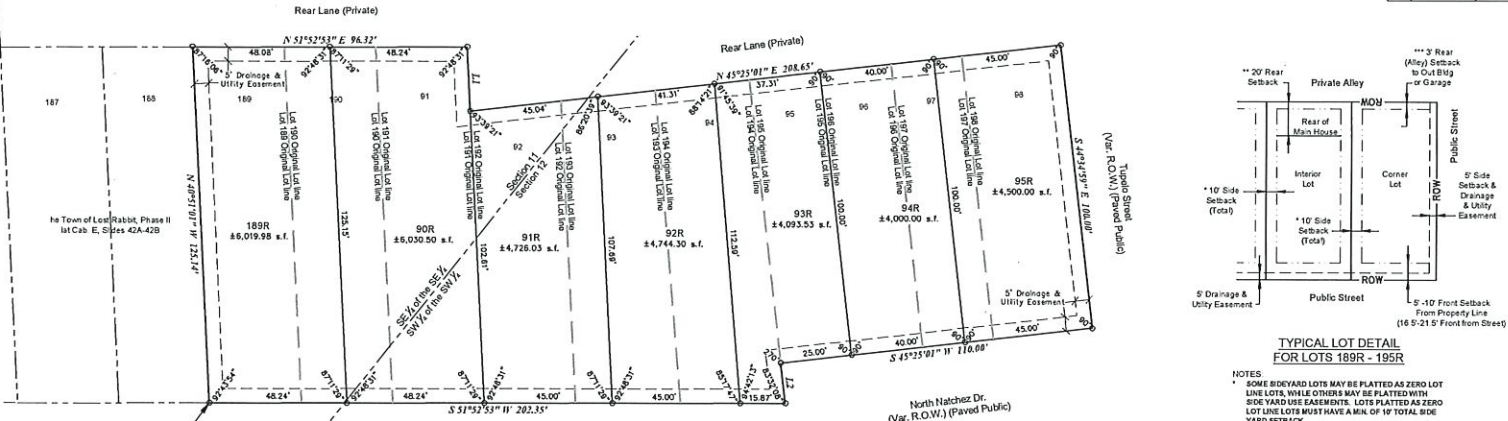


THE TOWN OF LOST RABBIT, PHASE II, AMENDED

Situated in the SE ¼ of the SE ¼ of Section 11 and the SW ¼ of the SW ¼ of Section 12, T7N, R2E, Madison County, Mississippi



PLAT CABINET _____, SLIDE _____



Point of Beginning
At a set 3/4" iron pin marking the Northern line of the Town of Lost Rabbit, Phase II as recorded in Plat Cab. E, Slides 42A-42B, Baring 475.30' N, 407.23' W at the SE corner of Section 11, T7N, R2E, Madison County, MS

FILING AND RECORDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Ronny Lett, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of the TOWN OF LOST RABBIT, PHASE II, AMENDED, was filed for record in my office on this _____ day of _____, 2017, and was duly recorded in Plat Cabinet _____ at slides _____ of the records of maps and plats of land of Madison County, Mississippi.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ day of _____, 2017.

Ronny Lett
Chancery Clerk

CERTIFICATE OF COMPARISON - COUNTY OF MADISON - STATE OF MISSISSIPPI

We, Ronny Lett, Chancery Clerk, and MICHAEL R. LOVE, Professional Land Surveyor, do hereby certify that we have carefully compared this plat of THE TOWN OF LOST RABBIT, PHASE II, AMENDED with the original thereof, and find to be a true and correct copy of said map or plat.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ day of _____, 2017.

Ronny Lett
Chancery Clerk

Michael R. Love, P.L.S.
Professional Land Surveyor



BOARD OF SUPERVISORS - COUNTY OF MADISON - STATE OF MISSISSIPPI

I hereby certify that this is a true and correct copy of this plat as approved by the Board of Supervisors in session on the _____ day of _____, 2017.

Attest:
Chancery Clerk

President of Board of Supervisors
Madison County, Mississippi

COUNTY ENGINEER'S RECOMMENDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Dan Gallist, P.E., have examined this plat and find it conforms to all conditions set forth on the preliminary plat as approved by the Board of Supervisors and thus recommend final approval.

Dan Gallist, P.E.
County Engineer

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named John G. Sigman and Cindy Ford, who acknowledged to me that they are the General Manager and Executive Assistant, respectively, of Pearl River Valley Water Supply District, an agency of the State of Mississippi, and a body politic and corporate of said state, and that he and she on behalf of said District and as its and her and as lessor they executed this Plat and Certification thereon on the day and in the year herein mentioned for the purposes therein expressed, they having been first duly authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ day of _____, 2017.

Notary Public _____ My Commission Expires _____

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the within named MICHAEL R. LOVE, Professional Land Surveyor, who acknowledged to me that he signed and delivered this Plat and Certificate thereon on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ day of _____, 2017.

Notary Public _____ My Commission Expires _____

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the within named Robert D. Diehl, Member of Luatnorm, LLC, the undersigned authority in and for the jurisdiction aforesaid, he and she on behalf of Luatnorm, LLC, the Owner, who acknowledged to me that, after first having been authorized to do so, he signed and delivered this Plat and Certificate thereon on behalf of Luatnorm, LLC on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ day of _____, 2017.

Notary Public _____ My Commission Expires _____

RESERVATIONS

The Lessee as named below, for itself, its successors and assigns, does hereby accept from the dedication of the property and does hereby reserve the exclusive right to construct, reconstruct, alter, maintain and operate a TV, cable, internet, telephone or other communication cable system and appurtenances, in all of the easements, whether shown on this plat or set forth in any and all covenants, declarations or restrictions pertaining to this subdivision and in rights of way, streets, avenues, boulevards, private drives, walkways and rear lanes shown on this plat. The approval of this subdivision plat by the Board of Supervisors of Madison County shall be the acknowledgment and approval to the aforesaid reservation of said right.

The Lessee does hereby expressly retain ownership for itself, its successors and assigns, any and all equipment, lines, infrastructure, cable or appurtenances in connection with or attached to or necessary for the operation of any and all TV, cable, internet or other communication cable system, and appurtenances, telephone, and placed in, on or under said easements, rights of way, streets, avenues, boulevards, private drives, rear lanes, walkways and common areas as shown on said plat.

All Rear Lanes are private streets reserved by the Lessee for the use, benefit and enjoyment of the Owners of Lots in the Town of Lost Rabbit, Phase II, Amended and the members of the Lost Rabbit Neighborhood Association, Inc., a Mississippi Nonprofit Corporation. The designation of said Rear Lanes on this Plat shall not mean or imply an obligation to the public or to the public at large to acquire any easements of use or right of enjoyment with respect thereto. The right to use said rear lanes as easements or rights of way are limited as set forth hereinabove.

The Town of Lost Rabbit, Phase II, Amended Green Space, Open Space, Walkways and Common Areas are reserved for the use, benefit and enjoyment of the Owners of Lots in the Town of Lost Rabbit, Phase II, Amended and members of the Lost Rabbit Neighborhood Association, Inc., as set forth, defined and limited in the Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood and in the Master Deed and Lease Restriction as same may be amended or supplemented from time to time.

The utility easements shown are for drainage and the installation, operation and maintenance of water, sanitary sewer and storm drainage, electrical distribution, telecommunications, natural gas, telephone, underground cable and to serve residential consumers in the communities of the Town of Lost Rabbit, Phase II, Amended and for the benefit of the Lessee or its assignee, the members of the Lost Rabbit Neighborhood Association, Inc. and the utility companies who are authorized to provide a utility service for the benefit of the aforesaid parties. No party or entity shall construct or install any facility, or make use of any portion of said easements without the express written consent of Lessee hereinafter.

All of the property within this subdivision is subject to the provisions of the Master Deed and Lease Restriction of the Town of Lost Rabbit, Phase II, Amended and the Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of the Town of Lost Rabbit, Phase II, Amended, as said may be declared by the Lessee and filed for record in the Office of the Chancery Clerk of Madison County, Mississippi together with any amendments and supplements thereto. Urban Code and Master Plan may be amended from time to time.

The surface of all easements noted on this plat are to be maintained by the Lessee of the property on which the easement is located. Drainage and drainage improvements are to be maintained by the Lessee of the property on which such drainage and drainage improvements are located and on the homemaker's association or appropriate municipality or governmental entity in such a manner that surface water drainage is unobstructed.

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Michael R. Love, Professional Land Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plat shown hereon are a true and correct representation of a survey performed to the accuracy designated in the subdivision regulation for Madison County, Mississippi.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ day of _____, 2017.

Michael R. Love, P.L.S.
Professional Land Surveyor



GENERAL NOTES

- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 26080C005F, COMMUNITY PANEL NO. 20033A 055F, EFFECTIVE DATE, MARCH 17, 2010.
- THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSEURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
- BEARINGS SHOWN HEREON ARE DERIVED FROM PERFORMING GPS OBSERVATIONS AND BASED UPON THE NORTH AMERICAN DATUM 1983 (NAD83), MISSISSIPPI STATE PLANE, GRID COORDINATE SYSTEM, WEST ZONE. CONVERSION FACTOR IS 0.999963202. SCALE FACTOR IS 0.999963203. COMBINED FACTOR IS 0.999963403.
- ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
- 2" x 1/8" IRON PINS SET AT ALL CORNERS.
- FIELD SURVEY COMPLETED JUNE 6, 2016.
- THE SETBACKS ARE AS SET FORTH IN THE TOWN OF LOST RABBIT DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE RESIDENTIAL NEIGHBORHOOD OF LOST RABBIT AS MAY BE AMENDED FROM TIME TO TIME.
- EASEMENTS: THE SURFACE OF ALL EASEMENTS NOTED ON THIS PLAT ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH SUCH DRAINAGE AND DRAINAGE IMPROVEMENTS ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH SUCH DRAINAGE AND DRAINAGE IMPROVEMENTS ARE LOCATED AND/OR THE HOMEOWNERS ASSOCIATION IN SUCH A MANNER THAT SURFACE WATER DRAINAGE IS UNOBSTRUCTED.
- THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT IS NOT RESPONSIBLE FOR MAINTENANCE OF DRAINAGE AND DRAINAGE IMPROVEMENTS.
- SHORELINE & SEAWALL PROTECTION: THE SHORELINE PROTECTION INCLUDING SEAWALLS ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH SUCH SEAWALL OR SHORELINE PROTECTION ARE LOCATED AND/OR THE HOMEOWNERS ASSOCIATION OF THE PROPERTY.
- THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT IS NOT RESPONSIBLE FOR MAINTENANCE OF THE SHORELINE PROTECTION INCLUDING SEAWALLS.
- REAR LANES TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PREPARATION OF PLAT DATE: 9-01-17.

CERTIFICATE OF DECLARATION OF LESSOR AND LESSEE - COUNTY OF MADISON - STATE OF MISSISSIPPI

We, John G. Sigman, General Manager, and Cindy Ford, Executive Assistant, the undersigned officers of the Pearl River Valley Water Supply District, Lessor, and Luatnorm, LLC, Lessee do hereby certify that the Pearl River Valley Water Supply District, Lessor and Lessee, respectively, of lands described in the foregoing certificate of Michael R. Love, Professional Land Surveyor, and that Luatnorm, LLC have caused the same to be subdivided and platted as THE TOWN OF LOST RABBIT, PHASE II, AMENDED and dedicate the street rights of way and drainage improvements therein to the County of Madison, and the water and sewer improvements to the Pearl River Valley Water Supply District.

WITNESS MY SIGNATURE, this the _____ day of _____, 2017.

Lessor: Pearl River Valley Water Supply District

John G. Sigman, General Manager
Cindy Ford, Executive Assistant

Lessee: Luatnorm, LLC

Robert D. Diehl, Member

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

I, Michael R. Love, Professional Land Surveyor, do hereby certify that at the request of Luatnorm, the Owner, I have subdivided and platted the following described lands situated in the Southeast ¼ of the Southeast ¼ of Section 11 and the Southwest ¼ of the Southwest ¼ of Section 12, Township 7 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

- Commencing at the Southeast corner of said Section 11; run thence North 4 degrees 37 minutes 51 seconds East for a distance of 797.56 feet to a found 3/4 inch iron pin marking the Northern line of the Town of Lost Rabbit, Phase II as recorded in Plat Cabinet E, Slides 42A-42B in the Office of the Chancery Clerk of Madison County and the Point of Beginning of the herein described property, thence
- North 4 degrees 07 minutes 23 seconds West for a distance of 475.30 feet to a set 3/4 inch iron pin marking the Southeast corner of Lot 183, The Town of Lost Rabbit, Phase II as recorded in Plat Cabinet E, Slide 42B in the Office of the Chancery Clerk of Madison County and the Point of Beginning of the herein described property, thence
- North 40 degrees 51 minutes 01 seconds West along the Eastern line of said Lot 183, The Town of Lost Rabbit, Phase II for a distance of 176.14 feet to a set 3/4 inch iron pin, thence
- North 51 degrees 52 minutes 53 seconds East for a distance of 96.32 feet to a set 3/4 inch iron pin, thence
- South 40 degrees 55 minutes 34 seconds East for a distance of 22.54 feet to a set 3/4 inch iron pin, thence
- North 45 degrees 25 minutes 01 seconds East for a distance of 208.65 feet to a set 3/4 inch iron pin marking the Western right of way of Tupelo Street, thence
- South 44 degrees 34 minutes 59 seconds East along said West right of way of Tupelo Street for a distance of 100.00 feet to a set 3/4 inch iron pin marking the Northern right of way of North Natchez Drive, thence
- South 45 degrees 25 minutes 01 seconds West along said Northern right of way of North Natchez Drive for a distance of 110.00 feet to a set 3/4 inch iron pin, thence
- South 44 degrees 34 minutes 59 seconds East along said Northern right of way of North Natchez Drive for a distance of 143.32 feet to a set 3/4 inch iron pin, thence
- South 51 degrees 52 minutes 53 seconds West along said Northern right of way of North Natchez Drive for a distance of 202.35 feet to the Point of Beginning, containing 0.78 acres, more or less.

WITNESS MY SIGNATURE ON THIS _____ day of _____, 2017.

Michael R. Love, P.L.S.
Professional Land Surveyor

