


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

April 10, 2018

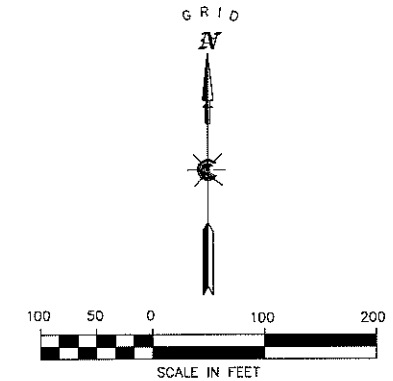
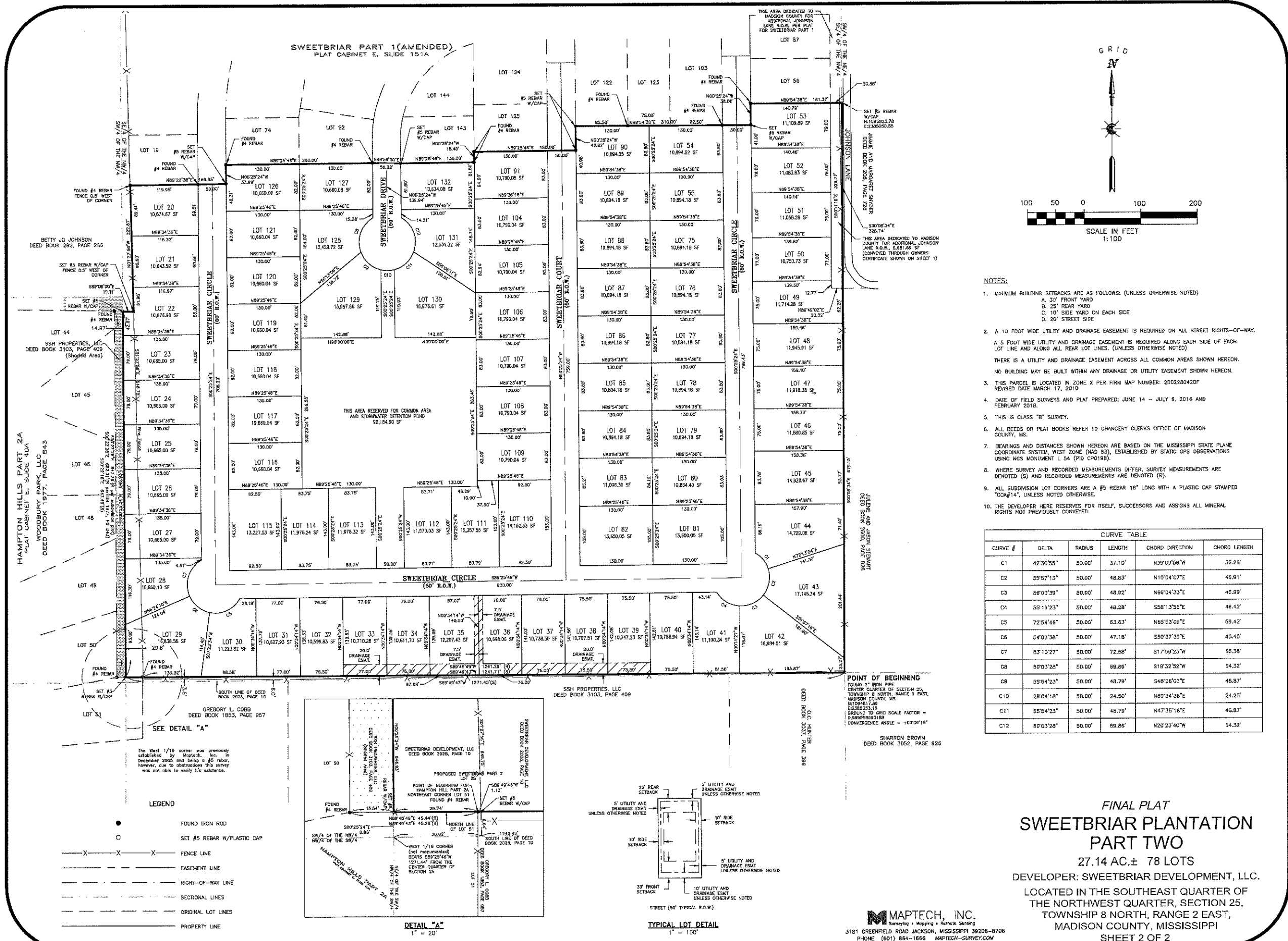
To: Sheila Jones, Supervisor, District I  
Trey Baxter, Supervisor, District II  
Gerald Steen, Supervisor, District III  
David Bishop, Supervisor, District IV  
Paul Griffin, Supervisor, District V

From: Dan Gaillet, P.E.   
County Engineer

Re: Final Plat  
Sweetbriar Plantation, Part 2

Sweetbriar Development, LLC submitted a final plat of Sweetbriar Plantation, Part 2 to the County for approval. The Development, located off Yandell Road, is approximately 27.14 acres with 78 lots ranging from .24 to .39 acres.

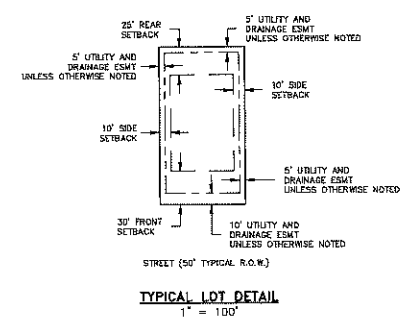
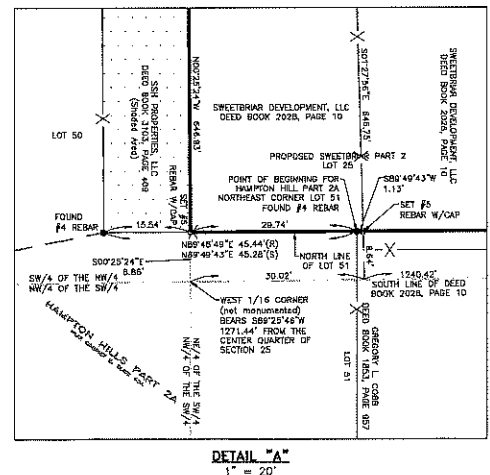
The Development has met the requirements of the County; therefore, the Engineering Department recommends approval.



- NOTES:**
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: (UNLESS OTHERWISE NOTED)
    - A. 30' FRONT YARD
    - B. 25' REAR YARD
    - C. 10' SIDE YARD ON EACH SIDE
    - D. 20' STREET SIDE
  - A 10 FOOT WIDE UTILITY AND DRAINAGE EASEMENT IS REQUIRED ON ALL STREET RIGHTS-OF-WAY. A 5 FOOT WIDE UTILITY AND DRAINAGE EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE AND ALONG ALL REAR LOT LINES. (UNLESS OTHERWISE NOTED)
  - THERE IS A UTILITY AND DRAINAGE EASEMENT ACROSS ALL COMMON AREAS SHOWN HEREON. NO BUILDING MAY BE BUILT WITHIN ANY DRAINAGE OR UTILITY EASEMENT SHOWN HEREON.
  - THIS PARCEL IS LOCATED IN ZONE X PER FIRM MAP NUMBER: 2B0228042DF REVISED DATE MARCH 17, 2010
  - DATE OF FIELD SURVEYS AND PLAT PREPARED: JUNE 14 - JULY 6, 2016 AND FEBRUARY 2018.
  - THIS IS CLASS "B" SURVEY.
  - ALL DEEDS OR PLAT BOOKS REFER TO CHANCERY CLERK'S OFFICE OF MADISON COUNTY, MS.
  - BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83), ESTABLISHED BY STATIC GPS OBSERVATIONS USING NGS MONUMENT L 54 (PID CP019B).
  - WHERE SURVEY AND RECORDED MEASUREMENTS DIFFER, SURVEY MEASUREMENTS ARE DENOTED (S) AND RECORDED MEASUREMENTS ARE DENOTED (R).
  - ALL SUBDIVISION LOT CORNERS ARE A #5 REBAR 18" LONG WITH A PLASTIC CAP STAMPED "COA#14", UNLESS NOTED OTHERWISE.
  - THE DEVELOPER HERE RESERVES FOR ITSELF, SUCCESSORS AND ASSIGNS ALL MINERAL RIGHTS NOT PREVIOUSLY CONVEYED.

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	42°30'55"	50.00'	37.10'	N39°09'56"W	36.26'
C2	55°57'13"	50.00'	48.83'	N10°04'07"E	46.91'
C3	58°03'39"	50.00'	48.92'	N66°04'33"E	46.99'
C4	55°19'23"	50.00'	48.28'	S56°13'56"E	46.42'
C5	72°54'46"	50.00'	63.63'	N65°63'09"E	59.42'
C6	54°03'38"	50.00'	47.18'	S50°37'39"E	45.45'
C7	83°10'27"	50.00'	72.58'	S17°59'23"W	66.38'
C8	80°03'28"	50.00'	69.86'	S19°32'52"W	64.32'
C8	55°54'23"	50.00'	48.79'	S48°26'03"E	46.87'
C10	28°04'18"	50.00'	24.50'	N89°34'36"E	24.25'
C11	55°54'23"	50.00'	48.79'	N47°35'16"E	46.87'
C12	80°03'28"	50.00'	69.86'	N20°23'40"W	64.32'

- LEGEND**
- FOUND IRON ROD
  - SET #5 REBAR W/PLASTIC CAP
  - - - FENCE LINE
  - - - EASEMENT LINE
  - - - RIGHT-OF-WAY LINE
  - - - SECTIONAL LINES
  - - - ORIGINAL LOT LINES
  - - - PROPERTY LINE



**POINT OF BEGINNING**  
 FOUND 2" IRON PIPE  
 CENTER QUARTER OF SECTION 25,  
 TOWNSHIP 8 NORTH, RANGE 2 EAST,  
 MADISON COUNTY, MS.  
 R.1094817.89  
 E.2285033.189  
 GROUND TO GRID SCALE FACTOR =  
 0.99999983189  
 CONVERGENCE ANGLE = +00°06'16"

SHARRON BROWN  
 DEED BOOK 3052, PAGE 926

**FINAL PLAT**  
**SWEETBRIAR PLANTATION**  
**PART TWO**  
 27.14 AC.± 78 LOTS  
 DEVELOPER: SWEETBRIAR DEVELOPMENT, LLC.  
 LOCATED IN THE SOUTHEAST QUARTER OF  
 THE NORTHWEST QUARTER, SECTION 25,  
 TOWNSHIP 8 NORTH, RANGE 2 EAST,  
 MADISON COUNTY, MISSISSIPPI  
 SHEET 2 OF 2

**MAPTECH, INC.**  
 Surveying • Mapping • Remote Sensing  
 3181 GREENFIELD ROAD JACKSON, MISSISSIPPI 39208-8706  
 PHONE (601) 854-1866 MAPTECH-SURVEY.COM

OWNER'S CERTIFICATE  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, \_\_\_\_\_, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER FOR SWEETBRIAR DEVELOPMENT, LLC., OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHTS OF WAYS FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER OR AUTHORIZED REPRESENTATIVE OF SWEETBRIAR DEVELOPMENT, LLC.

COUNTY ENGINEER'S RECOMMENDATIONS  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, THE UNDERSIGNED, 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.

COUNTY ENGINEER

SURVEYOR'S CERTIFICATE  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED, MEETS, OR EXCEEDS THE STANDARDS OF PRACTICE FOR SURVEYING AS DEFINED IN RULE 21.0 OF THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS RULES AND REGULATIONS OF PROCEDURE DATED AUGUST 1, 2016 FOR A CLASS B SURVEY.

THIS MAP OR PLAT IS NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE OF THE RESPONSIBLE PROFESSIONAL LAND SURVEYOR.

DATE: JULY 10, 2016 AND FEBRUARY 2018.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHRISTOPHER DREW PESNELL  
P.S.-3021

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

I, \_\_\_\_\_, PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE MONUMENTS AND MARKERS HEREON ARE IN PLACE ON THE GROUND AND THE PLAN AND PLAT SHOWN HEREON ARE TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED TO THE ACCURACY DESIGNATED IN THE SUBDIVISION REGULATIONS FOR MADISON COUNTY, MISSISSIPPI.

WITNESS MY SIGNATURE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHRISTOPHER DREW PESNELL  
P.S.-3021

BOARD OF SUPERVISORS  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I HEREBY CERTIFY THAT THIS IS A TRUE COPY AND THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS IN SESSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRESIDENT, BOARD OF SUPERVISORS  
MADISON COUNTY, MISSISSIPPI

ATTEST: \_\_\_\_\_  
CHANCERY CLERK

ACKNOWLEDGMENT  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITHIN MY JURISDICTION, THE WITHIN NAMED \_\_\_\_\_, WHO ACKNOWLEDGED THAT HE/SHE IS \_\_\_\_\_ OF \_\_\_\_\_, A LIMITED LIABILITY CORPORATION AND THAT FOR AND ON BEHALF OF THE SAID LLC, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AUTHORIZED BY SAID LLC SO TO DO.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CERTIFICATE OF COMPARISON  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

WE, RONNY LOTT, CHANCERY CLERK AND CHRISTOPHER DREW PESNELL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT WE HAVE CAREFULLY COMPARED THIS PLAT OF SWEETBRIAR PLANTATION PART TWO, WITH THE ORIGINAL THEREOF, AND FIND IT TO BE A TRUE AND CORRECT COPY OF SAID PLAT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHANCERY CLERK

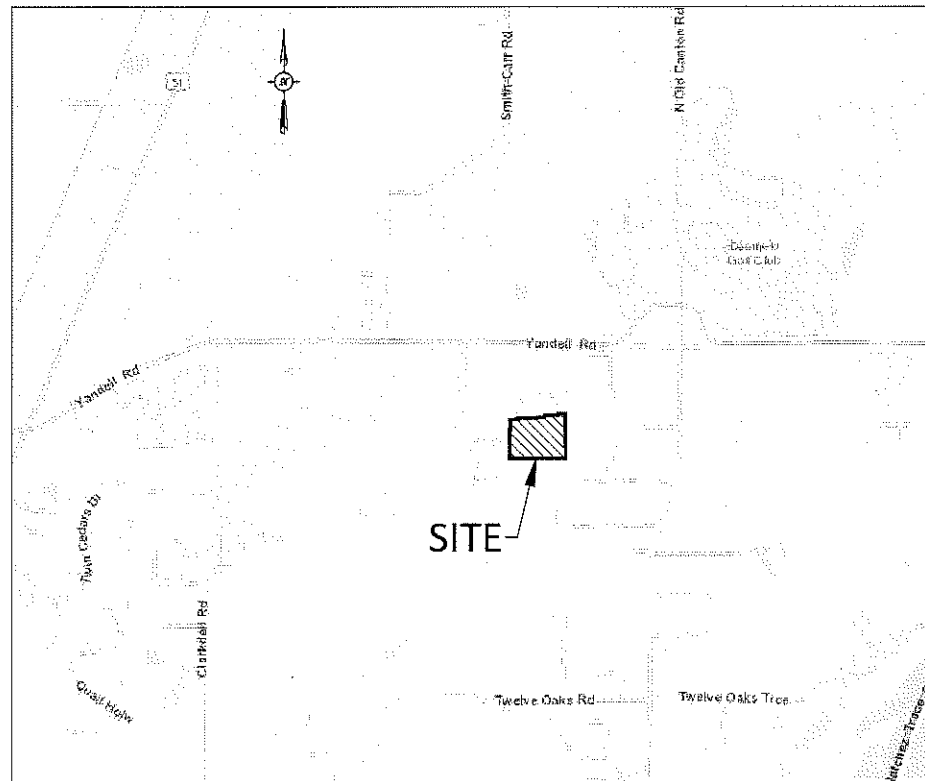
CHRISTOPHER DREW PESNELL  
P.S.-3021

FILING AND RECORDATION  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, \_\_\_\_\_, CLERK OF THE CHANCY COURT IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THIS PLAT OF \_\_\_\_\_ WAS FILED FOR RECORD IN MY OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND WAS DULY RECORDED IN CABINET \_\_\_\_\_ AT SLIDE \_\_\_\_\_ OF RECORDED PLAT OF LAND OF MADISON COUNTY, MISSISSIPPI.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHANCERY CLERK



VICINITY MAP  
SCALE OF 12,500

PROPERTY DESCRIPTION:

A DESCRIPTION OF A TRACT OR PARCEL OF LAND CONTAINING 27.14 ACRES (1,182,129 SQUARE FEET), MORE OR LESS, SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI. THE BELOW DESCRIPTION IS ORIENTED TO THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83, U.S. SURVEY FEET, GRID VALUES USING A CONVERGENCE ANGLE OF +00 DEGREES 09 MINUTES 15 SECONDS AND A GROUND TO GRID SCALE FACTOR OF 0.999958963189 CALCULATED AT THE BELOW DESCRIBED POINT OF BEGINNING, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO WIT:

BEGINNING AT A FOUND 2" IRON PIPE LOCATED AT THE CENTER QUARTER SECTION OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI, SAID POINT IDENTIFIED AS N 1094817.89 E 2385053.15 ON THE ABOVE REFERENCED COORDINATE SYSTEM, THENCE RUN SOUTH 89 DEGREES 49 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 1271.45 FEET TO A #5 REBAR WITH PLASTIC CAP STAMPED "COA#14" LOCATED AT THE INTERSECTION OF THE NORTH LINE OF LOT 51 OF HAMPTON HILLS PART 2A SUBDIVISION AND THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25 (WHENCE A FOUND #4 REBAR THAT BEARS NORTH 89 DEGREES 49 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 29.74 FEET LOCATED AT THE POINT OF BEGINNING FOR THE HAMPTON HILLS PART 2A SUBDIVISION, PLAT CABINET E, SLIDE 40A RECORDS OF THE CHANCERY CLERK'S OFFICE, MADISON COUNTY, MISSISSIPPI);

THENCE ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER RUN, NORTH 00 DEGREES 25 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 648.93 FEET TO A #5 REBAR WITH PLASTIC CAP STAMPED "COA#14" LOCATED ON SAID WEST LINE (WHENCE A FOUND #4 REBAR THAT BEARS NORTH 88 DEGREES 00 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 14.95 FEET LOCATED AT THE NORTHEAST CORNER OF LOT 44 OF SAID HAMPTON HILLS PART 2A); THENCE LEAVING SAID WEST LINE RUN, SOUTH 89 DEGREES 09 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 19.11 FEET TO A #5 REBAR WITH PLASTIC CAP STAMPED "COA#14" LOCATED IN AN OLD BARB WIRE FENCE;

THENCE GENERALLY ALONG SAID OLD BARB WIRE FENCE RUN, NORTH 01 DEGREES 27 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 222.87 FEET TO A FOUND #4 REBAR LOCATED AT THE SOUTHWEST CORNER OF THE SWEETBRIAR PART 1 SUBDIVISION (AMENDED), PLAT CABINET E, SLIDE 151A RECORDS OF THE CHANCERY CLERK'S OFFICE, MADISON COUNTY, MISSISSIPPI; THENCE ALONG THE SOUTH LINE OF SAID SWEETBRIAR PART 1 SUBDIVISION (AMENDED) THE FOLLOWING 11 COURSES AND DISTANCES:

- NORTH 89 DEGREES 22 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 169.95 FEET TO A #5 REBAR WITH PLASTIC CAP STAMPED "COA#14";
- THENCE NORTH 00 DEGREES 25 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 33.69 FEET TO A FOUND #4 REBAR;
- THENCE NORTH 89 DEGREES 25 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 260.00 FEET TO A FOUND #4 REBAR;
- THENCE SOUTH 88 DEGREES 58 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 50.02 FEET TO A #5 REBAR WITH PLASTIC CAP STAMPED "COA#14";
- THENCE NORTH 89 DEGREES 25 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 130.00 FEET TO A FOUND #4 REBAR;
- THENCE NORTH 00 DEGREES 25 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 18.40 FEET TO A FOUND #4 REBAR;
- THENCE NORTH 89 DEGREES 25 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 180.00 FEET TO A #5 REBAR WITH PLASTIC CAP STAMPED "COA#14";
- THENCE NORTH 00 DEGREES 25 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 42.82 FEET TO A #5 REBAR WITH PLASTIC CAP STAMPED "COA#14";
- THENCE NORTH 89 DEGREES 54 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 310.00 FEET TO A #5 REBAR WITH PLASTIC CAP STAMPED "COA#14";
- THENCE NORTH 00 DEGREES 25 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 38.00 FEET TO A FOUND #4 REBAR;
- THENCE NORTH 89 DEGREES 54 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 161.37 FEET TO A #5 REBAR WITH PLASTIC CAP STAMPED "COA#14" TO A POINT LOCATED AT THE SOUTHEAST CORNER OF SAID SWEETBRIAR PART 1 SUBDIVISION (AMENDED), ALSO BEING LOCATED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25;
- THENCE ALONG SAID EAST LINE OF THE NORTHWEST QUARTER RUN, SOUTH 00 DEGREES 08 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 1005.89 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 27.14 ACRES (1,182,129 SQUARE FEET), MORE OR LESS, BEING SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI.

FINAL PLAT  
SWEETBRIAR PLANTATION  
PART TWO

27.14 AC.± 78 LOTS

DEVELOPER: SWEETBRIAR DEVELOPMENT, LLC.

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 25, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI

SHEET 1 OF 2