

**BOARD OF SUPERVISORS**

**MADISON COUNTY, MISSISSIPPI**

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

May 2, 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. *DG*  
County Engineer

Re: Final Plat  
Heartland Estates VII

Flora Land & Timber, LLC submitted a Final Plat of Heartland Estates VII to the County for approval. The Development is located in Flora with approximately 51.5 acres containing 12 lots ranging from 2.6 to 7.7 acres.

Heartland Estates VII has met the requirements for a private development within the County; therefore, the Engineering Department recommends approval.

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SHEILA JONES  
District One

TREY BAXTER  
District Two

GERALD STEEN  
District Three

DAVID BISHOP  
District Four

PAUL GRIFFIN  
District Five



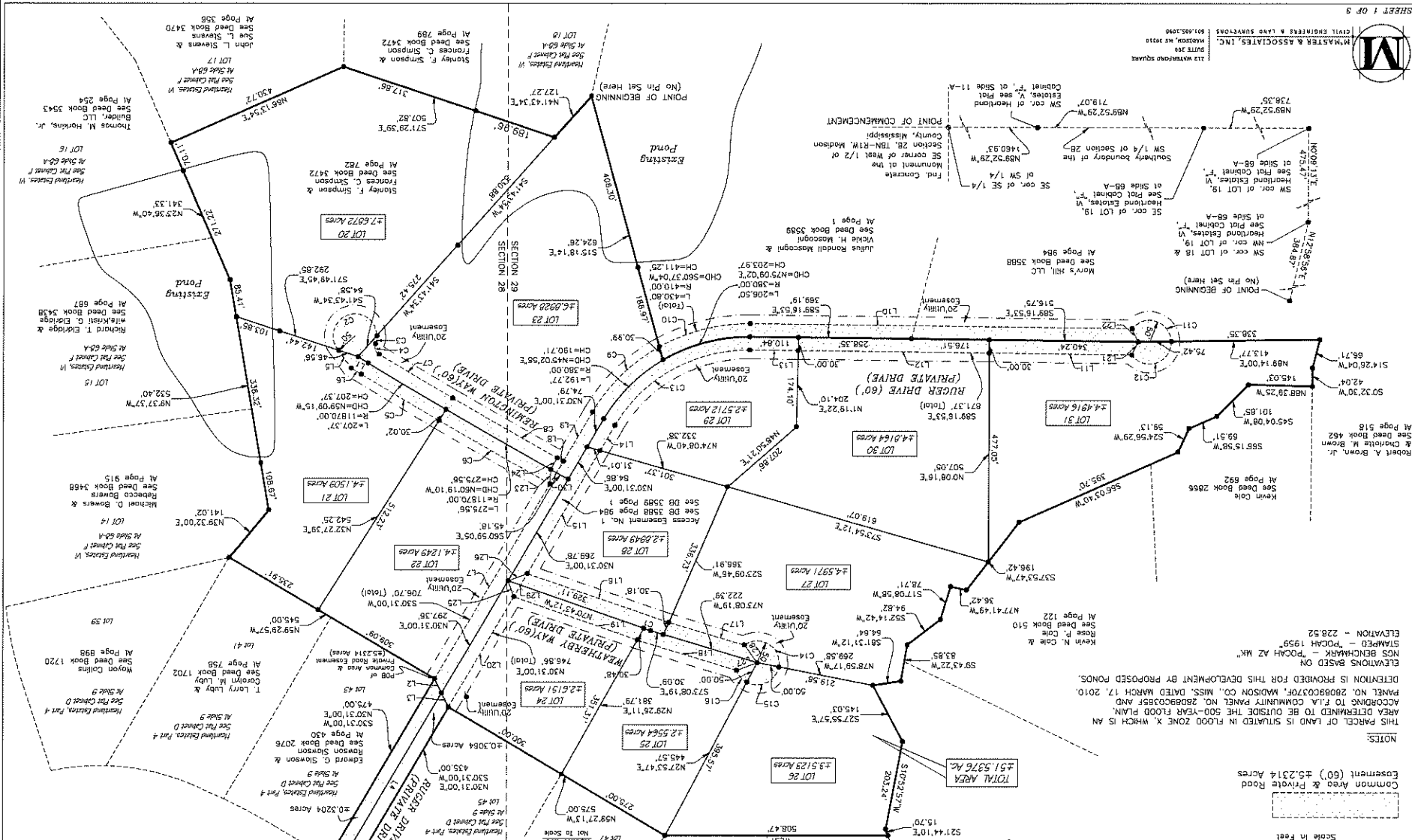
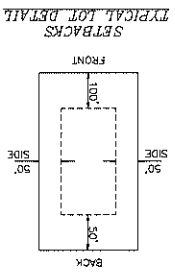
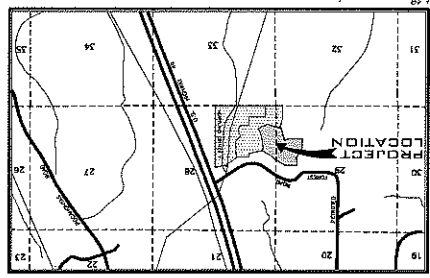
MASTER & ASSOCIATES, INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 SUITE 300  
 112 WASHINGTON SQUARE  
 MADISON, MS 39101  
 601.965.0988

SITUATED IN SECTIONS 28 & 29, T8N-R1W, MADISON COUNTY, MISSISSIPPI

**HEARTLAND ESTATES, VII**

NOTES:  
 THIS PARCEL OF LAND IS SITUATED IN FLOOD ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, ACCORDING TO F.I.A. COMMUNITY PANEL NO. 2808030370F, MADISON CO. MISS. DATED MARCH 17, 2010.  
 ELEVATIONS BASED ON DENOTED STAMPEL - "PCGAH AZ MK" NOS. BECMHMK - "PCGAH 1959" ELEVATION - 228.52

Class "B" Survey  
 Bearings Based on Survey  
 Grade GPS Observations  
 Taken July 19, 2013  
 Job No. - 1678Pm13FinalPlot  
 POC - Point of Commencement  
 Iron Pin (1/2"x18" Iron Rebar)  
 Utility Easement Boundary  
 Plot Prepared: April 16, 2018  
 Scale in Feet  
 0 100 200 300



POINT OF BEGINNING (No Pin Set Here)  
 POINT OF COMMENCEMENT  
 POINT OF BEGINNING (No Pin Set Here)



A parcel or tract of land, containing 5.2314 acres, more or less, lying and being situated in the SW 1/4 of Section 28, T8N-R1W, and the SE 1/4 of Section 29, T8N-R1W, Madison County, Mississippi, being part of the Florence Land and Timber, LLC property as described in Deed Book 2855 of Page 645 of the Records of the Office of the Chancery Clerk of said Madison County, of Canton, Mississippi, and being more particularly described as follows:

COMPARISON of a concrete monument, said point lying at the SE corner of the West 1/2 of said Section 28, T8N-R1W, Madison County, Mississippi, said point also being and lying at the SE corner of Madison County, Mississippi, run thence

North 89 degrees 52 minutes 29 seconds West along the Southern boundary of said Heaton Estates, VI, for a distance of 1450.93 feet to the SW corner of said Heaton Estates, IV, said point also being and lying at the SE corner of said Section 28, T8N-R1W, and the Southern boundary of said Heaton Estates, V for a distance of 1450.93 feet to the SW corner of said Heaton Estates, IV, said point also being and lying at the SE corner of said Section 28, T8N-R1W, and the Southern boundary of said Heaton Estates, VI, for a distance of 1450.93 feet to the SW corner of said Heaton Estates, IV, and the Southern boundary of said Heaton Estates, V, as shown on map or plat of said Section 28, T8N-R1W, and the Southern boundary of said Heaton Estates, VI, as shown on map or plat of said Section 28, T8N-R1W, Madison County, Mississippi, and being a distance of 1719.07 feet to the SW corner of said Heaton Estates, VI, as shown on map or plat of said Section 28, T8N-R1W, and the Southern boundary of said Heaton Estates, VI, as shown on map or plat of said Section 28, T8N-R1W, Madison County, Mississippi, thence

Continue North 89 degrees 52 minutes 29 seconds West along the Southern boundary of the West 1/2 of said Section 28, T8N-R1W, and the Southern boundary of said Heaton Estates, VI, as shown on map or plat of said Section 28, T8N-R1W, Madison County, Mississippi, thence

North 59 degrees 52 minutes 29 seconds East for a distance of 475.47 feet; thence

North 09 degrees 09 minutes 13 seconds East for a distance of 475.47 feet; thence

North 12 degrees 58 minutes 55 seconds East for a distance of 584.87 feet; thence

North 43 degrees 43 minutes 54 seconds East for a distance of 127.27 feet; thence

North 71 degrees 29 minutes 33 seconds East for a distance of 507.52 feet; thence

North 66 degrees 13 minutes 54 seconds East for a distance of 450.72 feet; thence

North 23 degrees 36 minutes 40 seconds West for a distance of 341.33 feet; thence

North 09 degrees 37 minutes 37 seconds West for a distance of 532.40 feet; thence

North 39 degrees 32 minutes 00 seconds East for a distance of 141.02 feet to the SW corner of LOT 39, Heaton Estates, Part 4, a subdivision on plat and of record in the Office of the Chancery Clerk of said Madison County of Canton, Mississippi in Plat Cabinet "D", Slide 9; thence

North 59 degrees 29 minutes 57 seconds West along the Southern boundary of LOT 41 and LOT 43 of said Heaton Estates, Part 4, for a distance of 945.00 feet to the SW corner of said LOT 43 and LOT 43 of said Section 29, T8N-R1W, Madison County, Mississippi, thence

South 30 degrees 31 minutes 00 seconds West for a distance of 518.27 feet; thence

290.85 feet along the arc of a 11900.00 foot radius curve to the right, said arc having a 290.84 foot chord which bears South 00 degrees 21 minutes 15 seconds East; thence

207.89 feet along the arc of a 11900.00 foot radius curve to the right, said arc having a 207.89 foot chord which bears South 09 degrees 09 minutes 15 seconds East; thence

207.89 feet along the arc of a 11900.00 foot radius curve to the right, said arc having a 207.89 foot chord which bears South 09 degrees 09 minutes 15 seconds East; thence

South 56 degrees 39 minutes 13 seconds East for a distance of 26.94 feet; thence

South 35 degrees 29 minutes 59 seconds East for a distance of 48.31 feet; thence

192.33 feet along the arc of a 50.00 foot radius curve to the right, said arc having a 93.50 foot chord which bears South 88 degrees 53 minutes 10 seconds West; thence

18.50 feet along the arc of a 50.00 foot radius curve to the right, said arc having a 18.40 foot chord which bears North 10 degrees 15 minutes 24 seconds East; thence

27.77 feet along the arc of a 20.00 foot radius curve to the left, said arc having a 25.58 foot chord which bears North 18 degrees 55 minutes 30 seconds West; thence

195.85 feet along the arc of a 1184.00 foot radius curve to the left, said arc having a 195.85 foot chord which bears North 59 degrees 10 minutes 50 seconds West; thence

274.87 feet along the arc of a 11840.00 foot radius curve to the left, said arc having a 274.86 foot chord which bears North 80 degrees 19 minutes 10 seconds West; thence

North 60 degrees 58 minutes 05 seconds West for a distance of 15.98 feet; thence

South 30 degrees 31 minutes 00 seconds West for a distance of 130.42 feet; thence

216.07 feet along the arc of a 410.00 foot radius curve to the right, said arc having a 213.58 foot chord which bears South 45 degrees 36 minutes 51 seconds West; thence

214.73 feet along the arc of a 410.00 foot radius curve to the right, said arc having a 212.28 foot chord which bears South 75 degrees 42 minutes 55 seconds West; thence

North 89 degrees 16 minutes 53 seconds West for a distance of 871.37 feet; thence

122.95 feet along the arc of a 50.00 foot radius curve to the right, said arc having a 94.23 foot chord which bears North 71 degrees 58 minutes 00 seconds West; thence

126.86 feet along the arc of a 50.00 foot radius curve to the right, said arc having a 95.47 foot chord which bears North 71 degrees 09 minutes 48 seconds East; thence

South 89 degrees 16 minutes 53 seconds East for a distance of 225.37 feet; thence

Continue South 89 degrees 16 minutes 53 seconds East for a distance of 110.53 feet; thence

367.75 feet along the arc of a 350.00 foot radius curve to the left, said arc having a 351.07 foot chord which bears North 80 degrees 31 minutes 00 seconds East for a distance of 66.94 feet; thence

North 30 degrees 31 minutes 00 seconds East for a distance of 66.94 feet; thence

Continue North 30 degrees 31 minutes 00 seconds East for a distance of 225.34 feet; thence

North 73 degrees 08 minutes 19 seconds West for a distance of 179.08 feet; thence

119.80 feet along the arc of a 50.00 foot radius curve to the right, said arc having a 92.15 foot chord which bears North 57 degrees 37 minutes 42 seconds West; thence

93.27 feet along the arc of a 50.00 foot radius curve to the right, said arc having a 80.33 foot chord which bears North 54 degrees 27 minutes 15 seconds East; thence

36.73 feet along the arc of a 50.00 foot radius curve to the right, said arc having a 35.91 foot chord which bears South 41 degrees 03 minutes 22 seconds East; thence

### HEARTLAND ESTATES, VII

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South 72 degrees 59 minutes 26 seconds East for a distance of 235.99 feet; thence

North 30 degrees 43 minutes 12 seconds East for a distance of 292.81 feet; thence

Continue North 30 degrees 43 minutes 12 seconds East for a distance of 435.00 feet to the Southern Right-of-Way of Fidelity Forest Road, as it existed in April, 2016; thence

Along said Southern Right-of-Way of said Fidelity Forest Road, 25.37 feet along the arc of a 2.972.77 foot radius curve to the left, said arc having a 25.38 foot chord which bears South 59 degrees 10 minutes 55 seconds East; thence

South 59 degrees 27 minutes 14 seconds East along said Southern Right-of-Way of said Fidelity Forest Road for a distance of 24.63 feet; thence

Leaving said Southern Right-of-Way of said Fidelity Forest Road, run South 30 degrees 31 minutes 00 seconds West for a distance of 475.00 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

Witness my signature, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Ronald C. McWorter, Jr., Professional Engineer and Surveyor  
Mississippi P.E. No. 3051

COUNTY ENGINEER'S RECOMMENDATION

STATE OF MISSISSIPPI

COUNTY OF MADISON

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

approval.

By: \_\_\_\_\_  
Madison County Engineer

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South 35 degrees 29 minutes 59 seconds East for a distance of 48.31 feet; thence

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18.50 feet along the arc of a 50.00 foot radius curve to the right, said arc having a 18.40 foot chord which bears North 10 degrees 15 minutes 24 seconds East; thence

27.77 feet along the arc of a 20.00 foot radius curve to the left, said arc having a 25.58 foot chord which bears North 18 degrees 55 minutes 30 seconds West; thence

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274.87 feet along the arc of a 11840.00 foot radius curve to the left, said arc having a 274.86 foot chord which bears North 80 degrees 19 minutes 10 seconds West; thence

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North 73 degrees 08 minutes 19 seconds West for a distance of 179.08 feet; thence

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