


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

June 25, 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
Coventry, Part 1

GSM, LLC submitted a Final Plat of Coventry, Part 1 to the County for approval. The Development is located in Gluckstadt with approximately 8.9 acres containing 19 lots ranging from .29 to .33 acres.

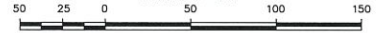
Coventry, Part 1 has met the requirements for a development within the County; therefore, the Engineering Department recommends approval. A Letter of Credit has been issued for Part 1.

COVENTRY, PART 1

Situated in the East 1/2 of the SE 1/4 of Section 23, T8N, R2E, Madison County, Mississippi

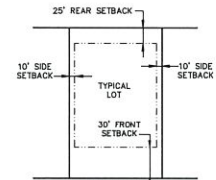
BENCHMARK ENGINEERING & SURVEYING, LLC

101 Highgate Court, Suite 8, Brandon, Mississippi 39042
 Office: 601-591-1077 Fax: 601-591-0711
 E-mail: mlove@benchmarkms.net



GENERAL NOTES:

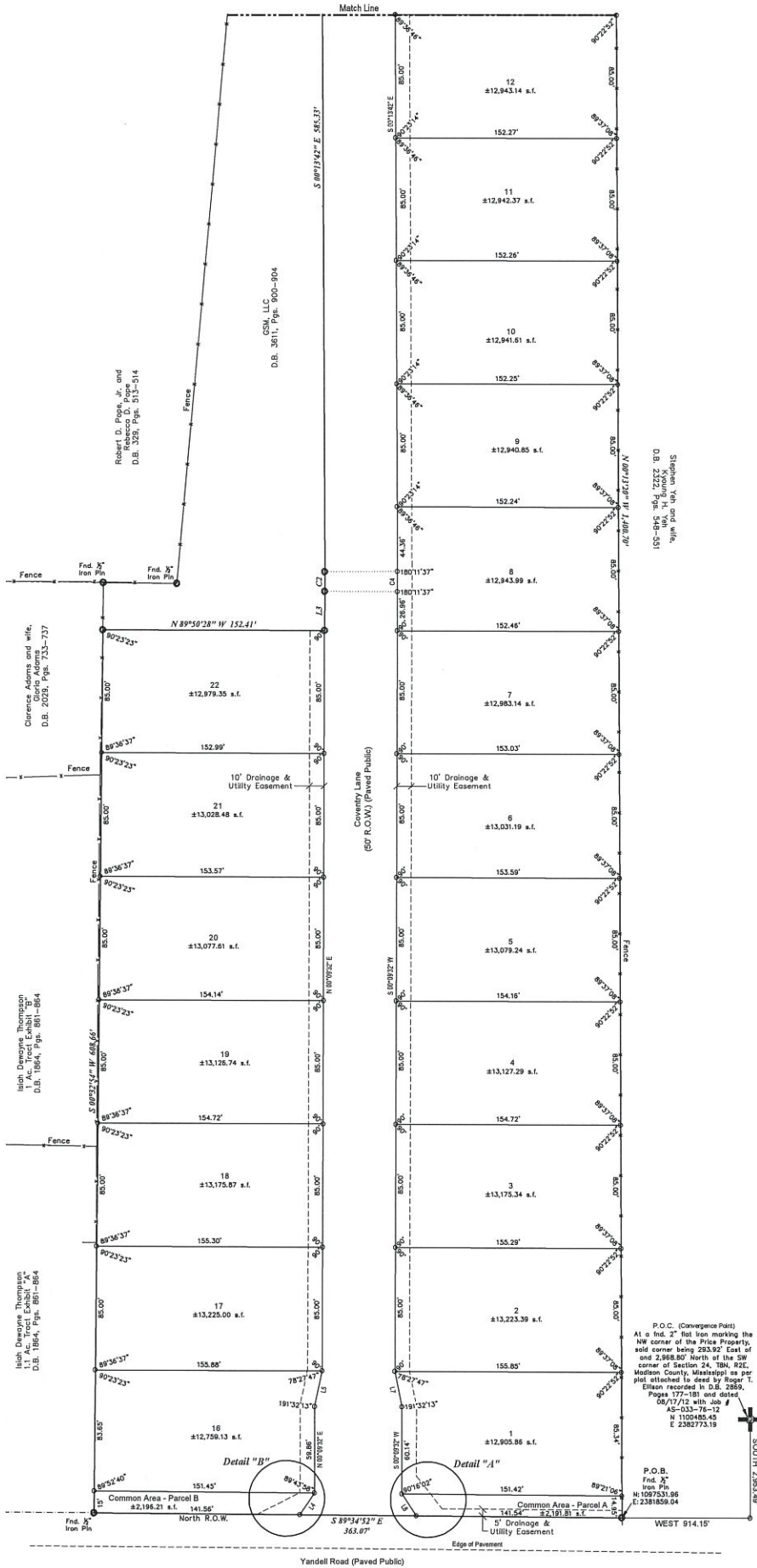
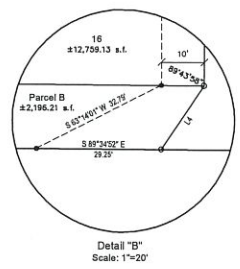
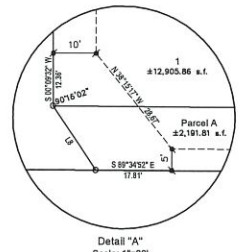
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28086C0420F, COMMUNITY PANEL NO. 280228 0402 F, EFFECTIVE DATE: MARCH 17, 2010
- THIS SURVEY MEETS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYORS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
- DENOTES 10' UTILITY EASEMENTS UNLESS OTHERWISE NOTED.
- BEARINGS ARE DERIVED FROM PERFORMING GPS OBSERVATIONS AND BASED UPON THE NORTH AMERICAN DATUM 1983 (NAD83), MISSISSIPPI STATE PLANE, GRID COORDINATE SYSTEM, WEST ZONE. CONVERGENCE ANGLE 00°59'01.2725" SCALE FACTOR 0.99998507
- ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
- 1/2" x 1/8" IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- FIELD SURVEY COMPLETED MAY 4, 2016.



TYPICAL LOT DETAIL WITH SETBACKS
N.T.S.

Line	Bearing	Distance
L1	N 81°30' W	13.45'
L2	S 5°03'31" W	50.05'
L3	S 00°09'32" W	26.96'
L4	N 53°55'50" E	11.93'
L5	N 11°41'25" E	25.00'
L6	S 51°30'00" E	9.20'
L7	S 11°22'41" E	25.00'
L8	S 33°28'55" E	18.03'

Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	80°58'10"	70.86'	50.00'	42.65'	64.92'	S 40°42'47" E
C2	00°23'14"	13.34'	1,975.00'	6.87'	13.34'	S 00°09'32" E
C3	182°34'11"	159.32'	50.00'	2,229.27'	99.97'	N 40°51'51" W
C4	00°23'14"	13.68'	2,025.00'	6.84'	13.68'	N 00°02'05" W



Stephen, Yeh and wife,
 O.B. 2322, Pgs. 548-551

P.O.C. (Convergence Point)
 At a find. 2" iron marking the NW corner of the Price Property, solid corner being 253.92' East of and 2,968.80' North of the SW corner of Section 24, T8N, R2E, Madison County, Mississippi as per plat attached to deed by Roger T. Ellison recorded in D.B. 2859, Pages 177-181 and dated 08/17/12 with Job # AS-033-18-12 N 110245-45 E 2382773.19

P.O.B.
 Find. 2" Iron Pin
 N: 1097531.96
 E: 2381859.04

COVENTRY, PART 1

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BENCHMARK ENGINEERING & SURVEYING, LLC

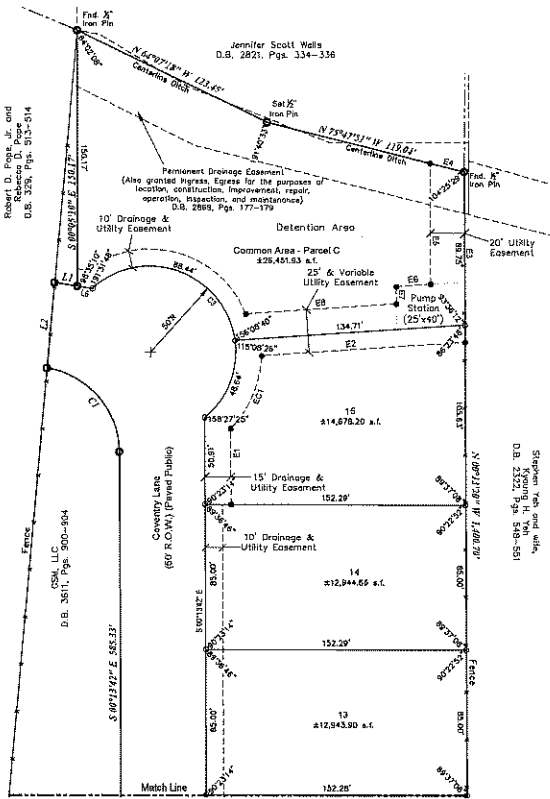
101 Highpointe Court, Suite B, Brandon, Mississippi 39042
Office: 801-591-1077 Fax: 801-591-0711
E-mail: mbv@benchmarkms.com



50 25 0 50 100 150

GENERAL NOTES:

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- DENOTES 10' UTILITY EASEMENTS UNLESS OTHERWISE NOTED.
- BEARINGS ARE DERIVED FROM PERFORMING GPS OBSERVATIONS AND BASED UPON THE NORTH AMERICAN DATUM 1983 (NAD83), MISSISSIPPI STATE PLANE, GRID COORDINATE SYSTEM, WEST ZONE. CONVERGENCE ANGLE 00°00'12.2525" SCALE FACTOR 0.999985907
- ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
- 1/2" x 18" IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE
- FIELD SURVEY COMPLETED MAY 4, 2016.

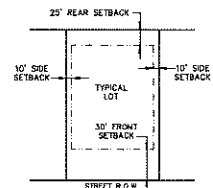


Line	Bearing	Distance
L1	N 81°00'00" W	13.47
L2	S 5°03'31" W	50.05
L3	S 00°09'32" W	26.98
L4	N 55°55'00" E	17.97
L5	N 11°41'45" E	75.00
L6	S 81°00'00" E	9.20
L7	S 11°52'41" E	25.00
L8	S 33°26'55" E	18.03

Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	80°28'00"	70.85	50.00	42.68	104.97	S 20°49'17" E
C2	00°23'14"	13.34	1273.00	0.87	13.34	S 00°02'35" E
C3	164°24'11"	108.32	50.00	127.27	188.97	N 40°31'51" W
C4	100°23'14"	13.34	1273.00	0.84	13.34	N 00°02'35" W

Line	Bearing	Distance
E1	N 00°15'42" W	44.26
E2	N 80°10'00" E	119.29
E3	N 00°15'29" W	89.77
E4	N 75°47'50" W	20.86
E5	S 00°15'00" E	11.19
E6	S 66°10'22" W	20.12
E7	S 00°15'00" E	10.19
E8	S 66°10'22" W	85.25

Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
ECT	121°53'20"	47.52	55.00	24.85	46.47	N 27°33'43" E



TYPICAL LOT DETAIL WITH SETBACKS N.T.S.

CERTIFICATE OF OWNERSHIP - COUNTY OF MADISON - STATE OF MISSISSIPPI

GSM, LLC, the undersigned owner, does hereby certify that GSM, LLC is the owner of the land described in the foregoing Certificate of Michael R. Love, Professional Surveyor, and have caused the same to be subdivided and platted as COVENTRY, PART 1 hereon and in conjunction therewith hereby dedicate the streets, rights-of-way and drainage and utility easements to Madison County, Mississippi as shown hereon for public use forever.

WITNESS MY SIGNATURE, this _____ day of _____, 2016.

James T. Weaver, Managing Member
GSM, LLC

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the within named Michael R. Love, Professional 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 _____, 2016.

Notary Public _____ My Commission Expires: _____

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2016.

Notary Public _____ My Commission Expires: _____

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

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

WITNESS MY SIGNATURE, this _____ day of _____, 2016.

Michael R. Love, P.S.

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

I, Daniel B. Gallet, 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.

Daniel B. Gallet, P.E.
County Engineer

BOARD OF SUPERVISORS - COUNTY OF MADISON - STATE OF MISSISSIPPI

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors in session on this _____ day of _____, 2016.

President of Board of Supervisors
Madison County, Mississippi

FILING AND RECORDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Ronny Lott, Clerk of the Chancery Court in and for the said County and State, do hereby certify that the final plat of COVENTRY, PART 1, was filed for record in my office on this _____ day of _____, 2016, and was duly recorded in Plat Cabinet _____ at Slide _____ and _____ of the records of maps and plats of said Madison County, Mississippi.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2016.

Ronny Lott, Deputy Clerk
Chancery Clerk

CERTIFICATE OF COMPARISON - COUNTY OF MADISON - STATE OF MISSISSIPPI

We, Ronny Lott, Chancery Clerk, and Michael R. Love, Professional Surveyor, do hereby certify that we have carefully compared this plat of COVENTRY, PART 1 with the original thereof, and find it to be a true and correct copy of said map or plat.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2016.

Ronny Lott, Michael R. Love, P.S.
Chancery Clerk

