


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

October 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 and Road Manager 

Re: Chestnut Hill Part 1E, Phase 2
Final Plat

The Engineering Department recommends the approval of the private development Chestnut Hill Part 1E, Phase 2 Final Plat. The development contains approximately 6 acres with 3 lots ranging in size from 1.85 to 2.05 acres.

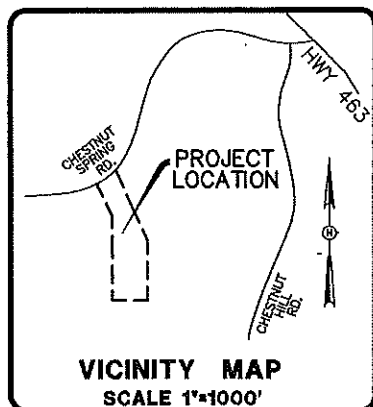
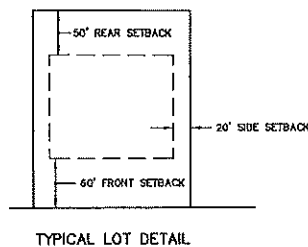
CHESTNUT HILL PART 1E, PHASE 2

SITUATED IN THE
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17,
TOWNSHIP 8 NORTH - RANGE 1 EAST
MADISON COUNTY, MISSISSIPPI

PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
4099 NORTH STATE STREET
JACKSON, MISSISSIPPI
(601) 362-4886

- NOTES:
- THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C0395 F, EFFECTIVE MARCH 10, 2010.
 - DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
 - SURVEY CLASSIFICATION "B".
 - REFERENCE MERIDIAN: NORTH REFERENCED TO THE WEST LINE OF LOT 65, CHESTNUT HILL PART 1E.
 - IRON PINS SET AT ALL LOT CORNERS.
 - AREA = 6.560 ACRES, MORE OR LESS.
 - DATE OF FIELD SURVEY: MAY 18, 2016.
 - DATE OF PREPARATION OF PLAT: AUGUST 8, 2018.
 - COMMON AREAS AND EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSN. OR ADJACENT LOT OWNER, WHICHEVER IS APPLICABLE AS OUTLINED IN THE COVENANTS.

F.I.P. = DENOTES FOUND 1/2" IRON PIN
S.I.P. = DENOTES SET 1/2" IRON PIN



SURVEYOR'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Donald L. McDonald, Professional Surveyor, do hereby certify that at the request of the undersigned owner, I have subdivided and platted the following described land being situated in the Northwest 1/4 of the Northeast 1/4 of Section 17, T8N-R1E, Madison County, Mississippi, and being more particularly described as follows:

Commence at an existing 1/2" iron pin on the southeastern right-of-way line of Chestnut Spring Road (private) marking the Northwest corner of Lot 65, Chestnut Hill, Part 1E, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County, Canton, Mississippi, as now recorded in Plat Cabinet F at Slides 13A and 13B; said point also being on the arc of a 11,345.70 degree curve bearing to the right having a central angle of 76 degrees 09 minutes 19 seconds and a radius of 505.00 feet; run thence southwesterly along said southeastern right-of-way line of Chestnut Spring Road and along the arc of said curve on an arc length of 118.17 feet to a set 1/2" iron pin marking the POINT OF BEGINNING of the parcel of land herein described; said curve having a chord bearing of South 34 degrees 04 minutes 22 seconds West and a chord distance of 117.90 feet; from said POINT OF BEGINNING and leaving said southeastern right-of-way line of Chestnut Spring Road and the arc of said curve, run thence South 45 degrees 49 minutes 04 seconds East for a distance of 13.51 feet to a set 1/2" iron pin marking the Point of Curvature of a 13,322.460 degree curve bearing to the right having a central angle of 45 degrees 32 minutes 49 seconds and a radius of 430.00 feet; run thence southeasterly along the arc of said curve on an arc length of 341.83 feet to a set 1/2" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of South 23 degrees 02 minutes 40 seconds East and a chord distance of 332.90 feet; run thence South 00 degrees 16 minutes 15 seconds East for a distance of 528.04 feet to a set 1/2" iron pin on the arc of a 85.49297 degree curve bearing to the right having a central angle of 300 degrees 00 minutes 00 seconds and a radius of 60.00 feet; run thence southwesterly along the arc of said curve on an arc length of 198.67 feet to a set 1/2" iron pin; said curve having a chord bearing of South 33 degrees 38 minutes 00 seconds West and a chord distance of 119.72 feet; leaving the arc of said curve, run thence South 37 degrees 32 minutes 16 seconds West for a distance of 35.65 feet to a set 1/2" iron pin; run thence North 89 degrees 17 minutes 32 seconds West for a distance of 223.77 feet to a set 1/2" iron pin; run thence North 21 degrees 41 minutes 37 seconds West for a distance of 137.28 feet to a set 1/2" iron pin; run thence North 13 degrees 47 minutes 49 seconds East for a distance of 39.84 feet to a set 1/2" iron pin; run thence North 09 degrees 32 minutes 24 seconds East for a distance of 80.95 feet to a set 1/2" iron pin; run thence North 08 degrees 02 minutes 47 seconds East for a distance of 80.66 feet to a set 1/2" iron pin; run thence North 05 degrees 56 minutes 21 seconds East for a distance of 80.34 feet to a set 1/2" iron pin; run thence North 04 degrees 19 minutes 11 seconds East for a distance of 80.16 feet to a set 1/2" iron pin; run thence North 05 degrees 56 minutes 21 seconds East for a distance of 80.34 feet to a set 1/2" iron pin; run thence North 05 degrees 06 minutes 06 seconds East for a distance of 86.06 feet to a set 1/2" iron pin; run thence North 08 degrees 02 minutes 44 seconds West for a distance of 185.87 feet to a set 1/2" iron pin on the aforesaid southeastern right-of-way line of Chestnut Spring Road; said point also being on the arc of a 11,345.70 degree curve bearing to the left having a central angle of 76 degrees 09 minutes 19 seconds and a radius of 505.00 feet; run thence northwesterly along said southeastern right-of-way line of Chestnut Spring Road and along the arc of said curve on an arc length of 228.04 feet to the POINT OF BEGINNING; said curve having a chord bearing of North 53 degrees 42 minutes 47 seconds East and a chord distance of 228.11 feet; said parcel of land contains 6.560 acres, more or less.

Witness my signature this the _____ day of _____, 2018.

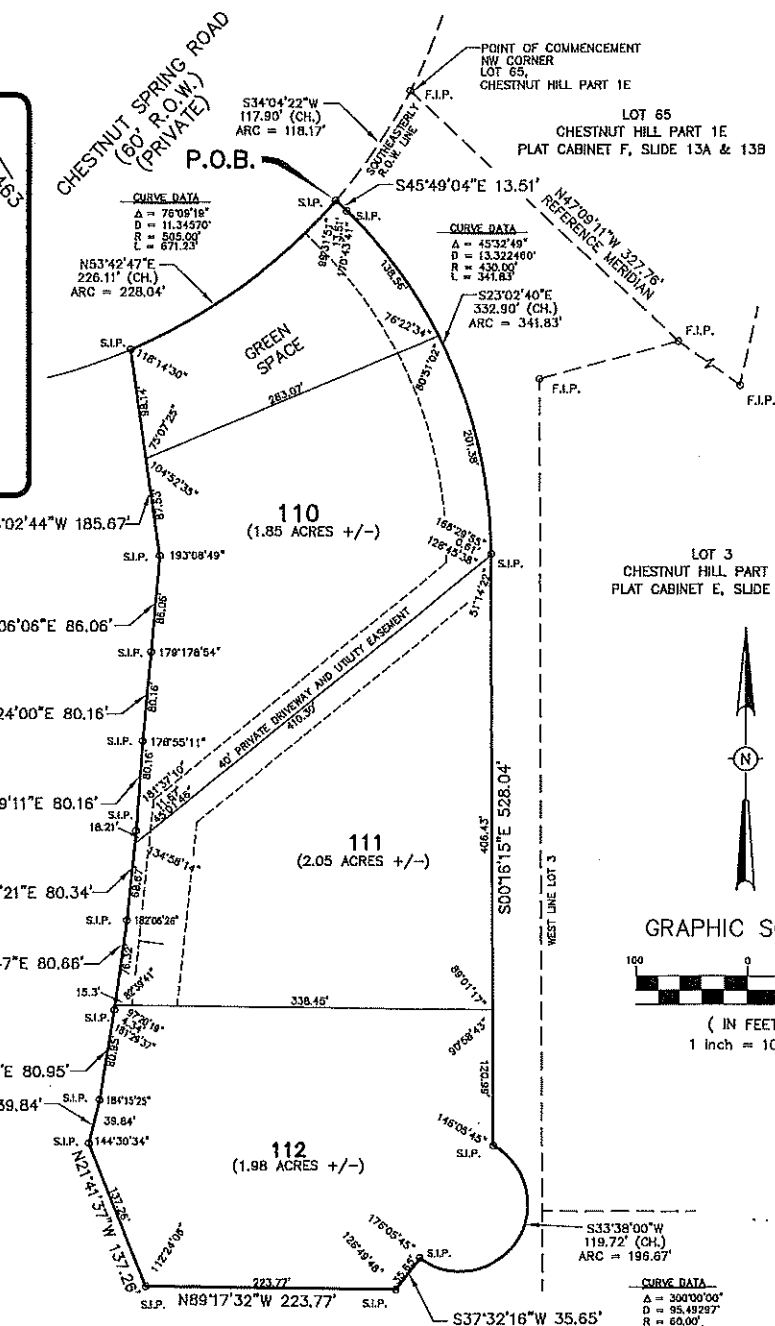
Donald L. McDonald, Professional Surveyor

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

I, Donald L. McDonald, Professional Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plat 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 _____, 20____.

Donald L. McDonald, Professional Surveyor



ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Donald L. McDonald, Professional 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 for the purpose herein mentioned.

Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

CERTIFICATE AND DEDICATION OF OWNER
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Heather Isenhoud, Manager of Historic Homes LLC, a Mississippi Limited Liability Company, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Donald L. McDonald, Professional Surveyor, and that as Manager of said Historic Homes LLC, has caused the same to be subdivided and platted as shown hereon, and hereby adopt this plat subdivision as the free act and deed of said Limited Liability Company and has designated the same as Chestnut Hill, Part 1E, Phase 2 and dedicates the Green Space as shown hereon for the Home Owners Association use forever.

Witness my signature this the _____ day of _____, 20____.

Historic Homes LLC, A Mississippi Limited Liability Company

By: _____
Heather Isenhoud, Manager

ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Heather Isenhoud, who acknowledged to me that he is Manager of Historic Homes LLC, a Mississippi Limited Liability Company, the owner, who acknowledged to me that he signed and delivered this plat and the certificate thereon as his own act and deed, for and on behalf of said Historic Homes LLC, after being authorized so to do on the day and year herein mentioned.

Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Public My Commission Expires: _____

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: _____
Don Guillot, P.E., 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 plat was approved by the Board of Supervisors of Madison County in session on the _____ day of _____, 20____.

Madison County Board of Supervisors

By: _____
Sheila Jones, Board President

ATTEST:

By: _____
Ronny Lott, Chancery Clerk

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Chestnut Hill, Part 1E, Phase 2 with the original thereof, as made by said Donald L. McDonald, Professional Surveyor, and find it to be a true and correct copy of said map or plat.

Given under my hand and seal of office this the _____ day of _____, 20____.

Donald L. McDonald, PS

Ronny Lott, Chancery Clerk

By: _____, D.C.

FILING AND RECORDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Ronny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Chestnut Hill, Part 1E, Phase 2 was filed for record in my office on this the _____ day of _____, 20____, and was duly recorded in Plat Cabinet _____ at Slide _____ 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 _____, 20____.

Ronny Lott, Chancery Clerk

By: _____, D.C.