

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 15, 2019

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
Lone Oak Estates

The Engineering Department recommends approval of Lone Oak Estates Final Plat. The development contains approximately 52.22 acres with 5 lots ranging in size from 5.49 to 18.26 acres.

LONE OAK ESTATES

SITUATED IN SECTION 11 & SECTION 12
T8N-R1W, MADISON COUNTY, MISSISSIPPI

- Class "B" Survey
Bearings Based on Survey
Grade GPS Observations
Taken February 20, 2018
(Geodetic North)
Our Job No. M-2592-FINALPLAT
Date: December 21, 2018
- Iron Pin (1/2"x18" Iron Rebar)
 - Concrete Monument
 - Easement Boundary
 - Easement Boundary
 - POB - Point of Beginning
 - POC - Point of Commencement
 - ▨ Access Easement



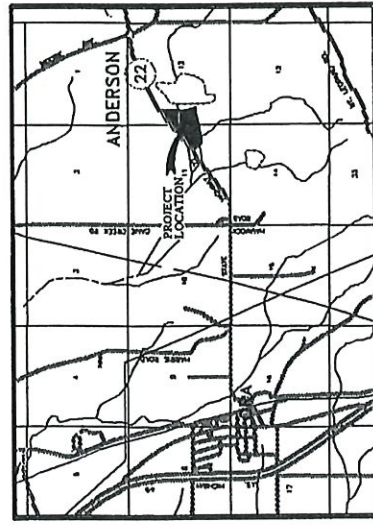
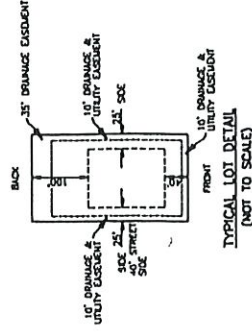
NOTES:

This is to certify that this property is located in Zone "X"-Other Areas, which is defined as "Areas determined to be outside the 0.2% annual chance floodplain", according to FIRMS Map Number 28089C0390F AND Number 28089C0370F, map revised March 17, 2010.

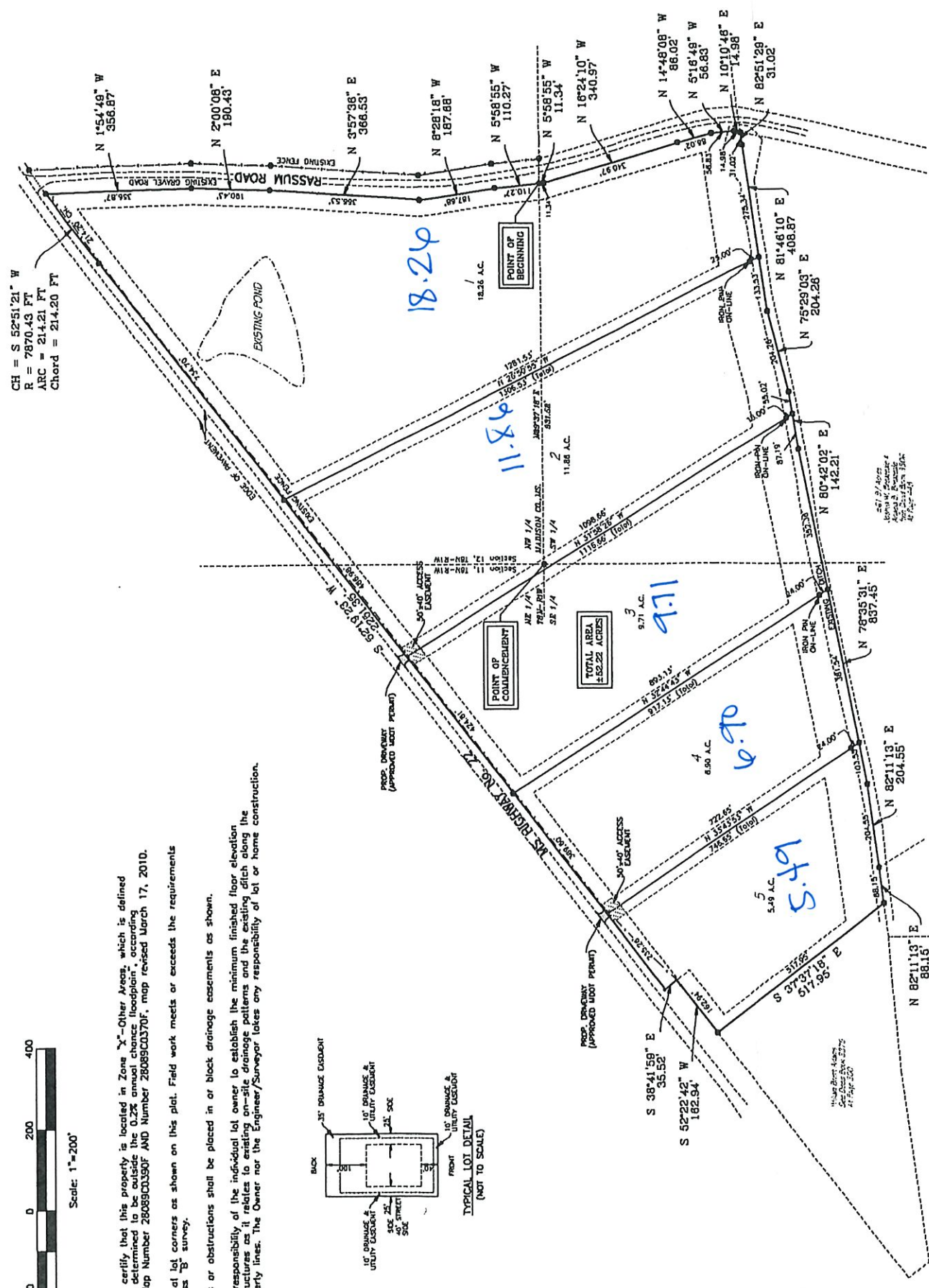
Iron pins at lot corners as shown on this plat. Field work meets or exceeds the requirements for a Class "B" survey.

No fences or obstructions shall be placed in or block drainage easements as shown.

It is the responsibility of the individual lot owner to establish the minimum finished floor elevation for all structures as it relates to existing drainage easements and the existing ditch along the rear property lines. The Owner nor the Engineer/Surveyor takes any responsibility of lot or home construction.



VICINITY MAP
SCALE: 1"=1 MILE



212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
CIVIL ENGINEERS & LAND SURVEYORS | 601.695.1990

LONE OAK ESTATES
 SITUATED IN SECTION 11 & SECTION 12
 T8N-R1W, MADISON COUNTY, MISSISSIPPI

CERTIFICATE OF COMPARISON
 STATE OF MISSISSIPPI
 COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that we have carefully compared this plot of Lone Oak Estates with the original thereof, as made by Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and find it to be a true and correct copy of said map or plot.

Given under my hand and seal of office this the _____ day of _____, 2019.

 Ronald C. McMaster, Jr., P.E., P.S. Ronny Lott, Chancery Clerk

By: _____ D.C.

CERTIFICATE AND DEDICATION OF OWNER
 STATE OF MISSISSIPPI
 COUNTY OF MADISON

I, Stephen Paul Hopper, Manager of Lone Oak Estates, LLC, a Mississippi Limited Liability Company, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and that as Manager of said Lone Oak Estates, LLC, have caused the same to be subdivided and plotted as shown hereon, and hereby adopt this plot of said property as the true act and deed of said limited liability company and have designated the same as Lone Oak Estates.

All utilities, utility easements, and other easements are as designated and defined hereon.

Witness my signature this the _____ day of _____, 2019.

By: _____
 Stephen Paul Hopper, Manager

ACKNOWLEDGMENT
 STATE OF MISSISSIPPI
 COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Stephen Paul Hopper, who acknowledged to me that he is Manager of Lone Oak Estates, LLC, a Mississippi Limited Liability Company, who acknowledged to me that he signed and delivered this plot and the certificates thereon, for and on behalf of, said Lone Oak Estates, LLC, as its act and deed, after being authorized so to do, and Ronald C. McMaster, Jr., Professional Engineer and Land Surveyor, who acknowledged to me that he signed and delivered this plot and the certificates thereon as his own act and deed, on the day and year herein mentioned.

Given under my hand and seal of office this the _____ day of _____, 2019.

By: _____
 Ronny Lott, Chancery Clerk

FILING AND RECORDATION
 STATE OF MISSISSIPPI
 COUNTY OF MADISON

I, Ronny Lott, Chancery Clerk in and for said County and State, do hereby certify that the final plot of Lone Oak Estates was filed for record in my office on this the _____ day of _____, 2019, and was duly recorded in Plot Cabinet _____ 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 _____, 2019.

By: _____ D.C.
 Ronny Lott, Chancery Clerk

COUNTY ENGINEER'S RECOMMENDATION
 STATE OF MISSISSIPPI
 COUNTY OF MADISON

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

By: _____
 Don Gaillet, P.E.
 Madison 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 plot was approved by the Board of Supervisors of Madison County in session on the _____ day of _____, 2019.

Madison County Board of Supervisors

By: _____
 Sheila Jones, President

By: _____ D.C.
 Ronny Lott, Chancery Clerk

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

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plot 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 _____, 2019.

 Ronald C. McMaster, Jr., Professional Engineer and Surveyor

SURVEYOR'S CERTIFICATE
 STATE OF MISSISSIPPI
 COUNTY OF MADISON

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor in the State of Mississippi, do hereby certify that at the request of Stephen Paul Hopper, the Owner, I have plotted the following described land:

A parcel or tract of land, containing 52.22 acres, more or less, lying and being situated in Section 11, T8N-R1W and Section 12, T8N-R1W, Madison County, Mississippi, being a part of the Adams Investment Company, LLC property as described in Deed Book 421 of Page 111 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at an iron pin, said point lying at the NW corner of the SW 1/4 of said Section 12, T8N-R1W, Madison County, Mississippi; run thence

North 89 degrees 37 minutes 18 seconds East for a distance of 931.58 feet to an iron pin, said point lying on the Westerly boundary of that certain sixty (60) foot ingress-egress access easement as described in the above referenced Deed Book 421 of Page 111 of the Records of said Madison County, Mississippi, said point also being and lying on the Westerly boundary of that certain 18.00 acre parcel conveyed to Joshua W. Brezeale and Angela B. Brezeale in Deed Book 3506 of Page 448 of the Records of said Madison County, Mississippi, and POINT OF BEGINNING of the herein described property; thence

Along the Westerly boundary said sixty (60) foot ingress-egress, access easement and the Westerly boundary of said 18.00 acre parcel to iron pins at each of the following calls;

North 05 degrees 58 minutes 55 seconds West for a distance of 110.27 feet; thence
 North 08 degrees 28 minutes 18 seconds West for a distance of 187.68 feet; thence
 North 03 degrees 57 minutes 36 seconds East for a distance of 365.53 feet; thence
 North 02 degrees 00 minutes 08 seconds East for a distance of 190.43 feet; thence

North 01 degrees 54 minutes 49 seconds West for a distance of 356.87 feet, more or less, to the Southerly Right-of-Way of Mississippi Highway No. 22, as it existed in February, 2018, said point also lying on the Northerly boundary of the above referenced Adams Investment Company, LLC property; thence

Leaving the Westerly boundary of said sixty (60) foot ingress-egress access easement and the Westerly boundary of said 18.00 acre parcel, run along the Southerly Right-of-Way of said Mississippi Highway No. 22 and the Northerly boundary of said Adams Investment Company, LLC property to iron pins at each of the following calls;

214.21 feet along the arc of a 7,870.43 foot radius curve to the left, said arc having a 214.20 foot chord which bears South 52 degrees 51 minutes 21 seconds West; thence

South 52 degrees 19 minutes 23 seconds West for a distance of 2,251.35 feet; thence
 South 38 degrees 41 minutes 59 seconds East for a distance of 35.52 feet; thence
 South 52 degrees 22 minutes 42 seconds West for a distance of 162.94 feet to the NE corner of the William Brett Adams property as described in Deed Book 3375 of Page 300 of the Records of said Madison County, Mississippi; thence

Leaving the Southerly Right-of-Way of said Mississippi Highway No. 22 and the Northerly boundary of said Adams Investment Company, LLC property, run South 37 degrees 37 minutes 18 seconds East along the Easterly boundary of said William Brett Adams property for a distance of 517.95 feet to an iron pin lying at the SE corner, thereof, said point also lying in the centerline of an existing creek, sometimes known as Burnt Corn Creek, as it existed in February, 2018; thence

North 82 degrees 11 minutes 13 seconds East along the centerline of said Burnt Corn Creek, for a distance of 88.15 feet to the NW corner of the certain 61.97 acre parcel conveyed to Joshua W. Brezeale and Angela B. Brezeale in the above referenced Deed Book 3506 of Page 448 of the Records of said Madison County, Mississippi; thence

Along the centerline of said Burnt Corn Creek and the Northerly boundary of said 61.97 acre parcel to points at each of the following calls;

North 82 degrees 11 minutes 13 seconds East for a distance of 204.55 feet; thence
 North 78 degrees 35 minutes 31 seconds East for a distance of 837.45 feet; thence
 North 80 degrees 42 minutes 02 seconds East for a distance of 142.21 feet; thence
 North 75 degrees 29 minutes 03 seconds East for a distance of 204.26 feet; thence
 North 81 degrees 46 minutes 10 seconds East for a distance of 408.87 feet; thence

North 82 degrees 51 minutes 29 seconds East for a distance of 31.02 feet to the Westerly boundary of that certain sixty (60) foot ingress-egress access easement as described in Deed Book 421 of Page 111 of the said Records of Madison County, Mississippi, said point also being and lying at the SW corner of the above referenced 18.00 acre parcel conveyed to Joshua W. Brezeale and Angela B. Brezeale in Deed Book 3506 of Page 448 of the said Records of Madison County, Mississippi; thence

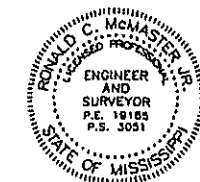
Along the Westerly boundary said sixty (60) foot ingress-egress access easement and the Westerly boundary of said 18.00 acre parcel to points at each of the following calls;

North 10 degrees 10 minutes 45 seconds East for a distance of 14.08 feet; thence
 North 05 degrees 16 minutes 49 seconds West for a distance of 56.83 feet to an iron pin; thence
 North 14 degrees 48 minutes 08 seconds West for a distance of 86.02 feet to an iron pin; thence
 North 15 degrees 24 minutes 10 seconds West for a distance of 340.97 feet to an iron pin; thence

North 05 degrees 58 minutes 55 seconds West for a distance of 11.34 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

Witness my signature, this the _____ day of _____, 2019.

 Ronald C. McMaster, Jr., Professional Surveyor,
 Mississippi P.S. No. 3051



M'MASTER & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

312 WATERFORD SQUARE
 SUITE 300
 MADISON, MS 39110
 601.692.1000