

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 26, 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: Tim Bryan, PE, PTOE
Assistant County Engineer

Re: Final Plat
The Highlands

The Engineering Department recommends approval of the Final Plat for The Highlands. The development consists of 3 lots, ranging from approximately 5.50 acres to 8.28 acres accessed off a private road.

THE HIGHLANDS

SITUATED IN THE EAST 1/2 OF SECTION 14,
T8N-R1W, MADISON COUNTY, MISSISSIPPI

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

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 THE HIGHLANDS, 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.

ACKNOWLEDGMENT STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Houston Primas, Manager/Member of The Highlands, LLC, a Mississippi Limited Liability Company, who acknowledged to me that he signed and delivered this plot and the certificates thereon, as his own act and deed, and Ronald C. McMaster, Jr., Professional Engineer and 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.

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 THE HIGHLANDS 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.

Ronny Lott, Chancery Clerk

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 Attest:

Trey Baxter, President 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.

Timothy Bryan, P.E.
Madison County Engineer

CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, Houston Primas, Manager/Member of The Highlands, 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 Member of said The Highlands, LLC and owner, have caused the same to be subdivided and plotted as shown hereon, and hereby adopt this plot of said subdivision as the free act and deed of said limited liability company and owner and have designated the same as THE HIGHLANDS.

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

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

The Highlands, LLC
A Mississippi Limited Liability Company

By: _____
Houston Primas, Manager/Member

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that at the request of The Highlands, LLC, the owner, have subdivided and plotted the following described land, as follows, to-wit:

A parcel or tract of land, containing 20.4487 acres (890,859.15 Sq. Ft.), more or less, lying and being situated in the East 1/2 of Section 14, T8N-R1W, Madison County, Mississippi, being a part of the Farm Properties, LLC property as described in Deed Book 2754 at Page 446 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 a found 1-1/2 inch iron rod, said point lying at the NW corner of the SE 1/4 of said Section 14, T8N-R1W, Madison County, Mississippi; run thence

South for a distance of 312.93 feet; thence

East for a distance of 1,236.51 feet to an iron pin lying on the Northerly Right-of-Way of Highland Meadows Road, as it existed in June, 2019, said point lying on the Westerly boundary of the certain 21.00 acre parcel described in said Deed Book 2754 at Page 446, said point also being and lying at the SE corner of that certain 80.76 acre parcel described in said Deed Book 2754 at Page 446 and also in said Deed Book 2329 at Page 479, and POINT OF BEGINNING of the herein described property; thence

Leaving the Northerly Right-of-Way of said Highland Meadows Road, run North 03 degrees 15 minutes 00 seconds East along the Easterly boundary of said "80.76 acre parcel" and the Westerly boundary of said "21.00 acre parcel" for a distance of 839.00 feet; thence

Leaving the Easterly boundary of said "80.76 acre parcel" and the Westerly boundary of said "21.00 acre parcel", run North 75 degrees 32 minutes 43 seconds East for a distance of 711.45 feet to the NE corner of said "21 acre parcel", said point also lying on the Easterly boundary of said "80.76 acre parcel"; thence

Leaving the Easterly boundary of said "80.76 acre parcel", run South 00 degrees 20 minutes 03 seconds East along the Easterly boundary of said "21.00 acre tract" for a distance of 1,287.59 feet to an iron pin at the SE corner of said "21.00 acre tract", said point also lying on the Northerly Right-of-Way of said Pine Lake Road, as it existed in June, 2019; thence

Along the Northerly Right-of-Way of said Pine Lake Road and the Northerly Right-of-Way of the above referenced Highland Meadows Road, and the Southerly and Westerly boundary of said "21.00 acre parcel" to iron pins at each of the following calls;

North 77 degrees 48 minutes 00 seconds West for a distance of 5.12 feet; thence

45.42 feet along the arc of a 244.86 foot radius curve to the left, said arc having a 45.36 foot chord which bears North 83 degrees 06 minutes 53 seconds West; thence

193.90 feet along the arc of a 244.86 foot radius curve to the left, said arc having a 188.87 foot chord which bears South 68 degrees 53 minutes 07 seconds West; thence

South 46 degrees 12 minutes 00 seconds West for a distance of 107.47 feet; thence

123.48 feet along the arc of a 149.05 foot radius curve to the right, said arc having a 119.98 foot chord which bears South 69 degrees 56 minutes 00 seconds West; thence

North 86 degrees 20 minutes 00 seconds West for a distance of 111.45 feet; thence

42.15 feet along the arc of a 30.00 foot radius curve to the right, said arc having a 38.77 foot chord which bears North 46 degrees 05 minutes 00 seconds West; thence

North 05 degrees 50 minutes 00 seconds West for a distance of 80.88 feet; thence

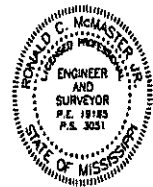
193.61 feet along the arc of a 411.97 foot radius curve to the left, said arc having a 191.84 foot chord which bears North 19 degrees 17 minutes 49 seconds West; thence

35.04 feet along the arc of a 411.97 foot radius curve to the left, said arc having a 35.03 foot chord which bears North 35 degrees 11 minutes 50 seconds West; thence

North 37 degrees 38 minutes 00 seconds West for a distance of 158.13 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 Engineer and Surveyor
Mississippi P.S. No. 3051



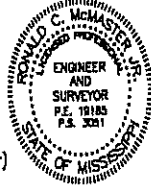
MCMMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

211 WATERFORD SQUARE
SUITE 200
MADISON, MS 39110
601.859.2299

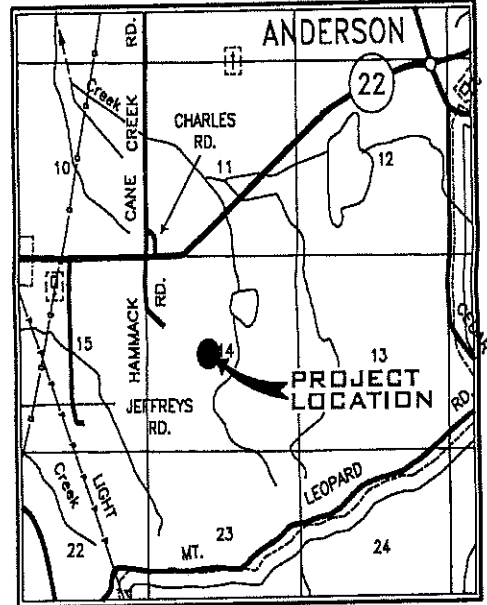
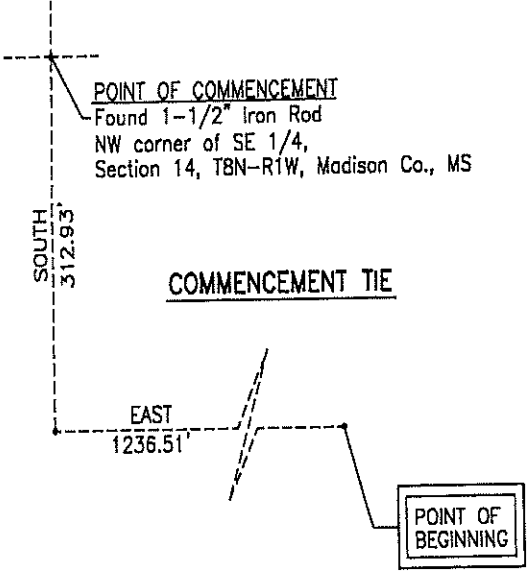
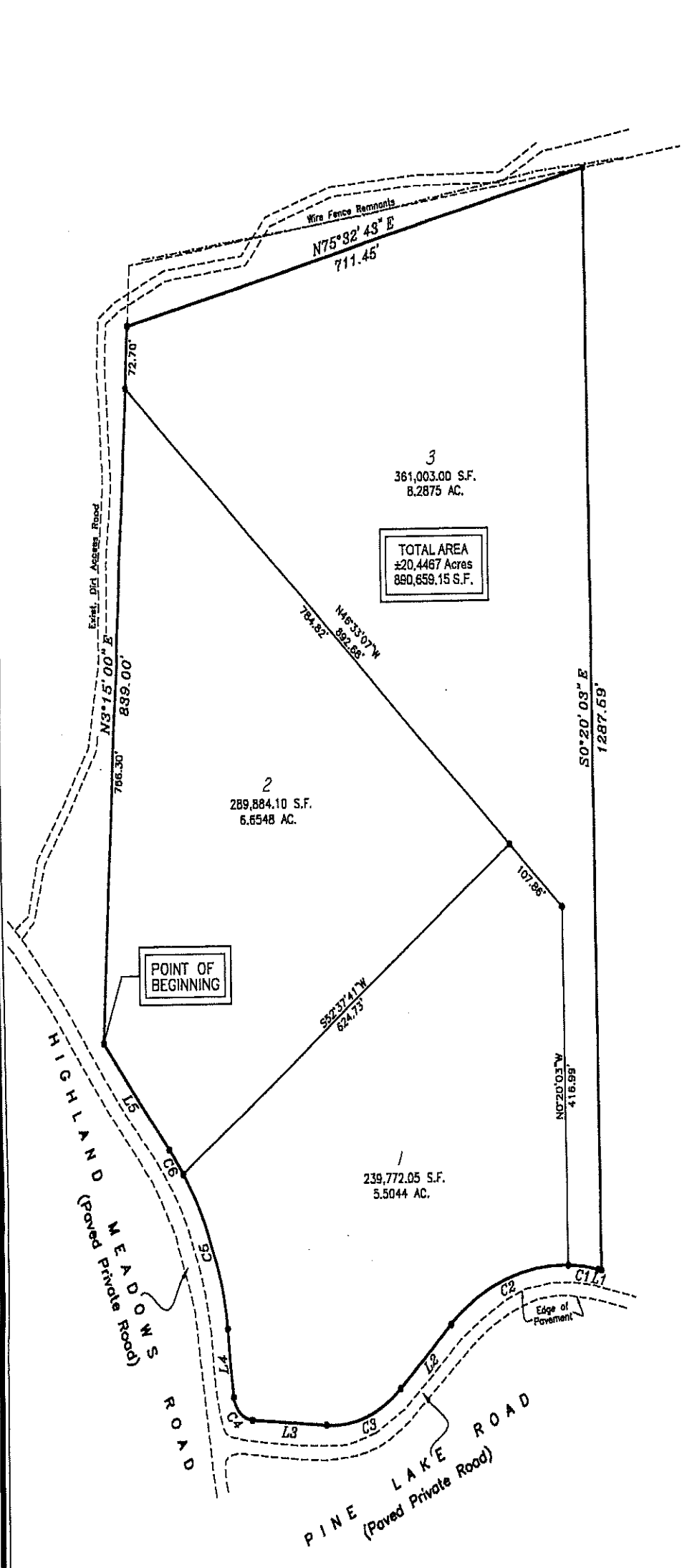
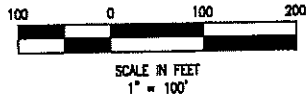
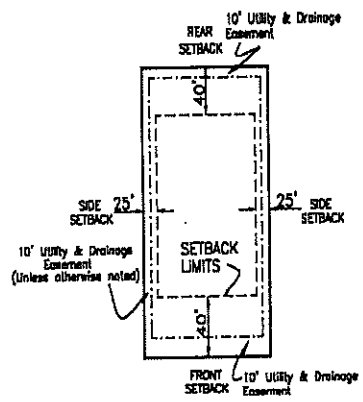
THE HIGHLANDS

SITUATED IN THE EAST 1/2 OF SECTION 14,
T8N-R1W, MADISON COUNTY, MISSISSIPPI

Class "B" Survey
Bearings Based on Survey
Grade GPS Observations
Taken March 8, 2018
(Geodetic North)
Our Job No. M-2606-Final Plat
Date Prepared: June 25, 2019
• Iron Pin (1/2"x18" Iron Rebar)
--- Easement Boundary



- NOTES:
- This is to certify that this property is located in Zone "X" - Other Areas, which is defined as "area determined to be outside the 0.2% annual chance floodplain", according to FIRM Map Number 28089C0370 F, Madison County, Mississippi, effective date of 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.
 - There is a (10) foot wide drainage and utility easement along all street rights-of-way. There is a ten(10) foot wide drainage and utility easement along the side and rear lines of each lot, unless otherwise noted.
 - No building may be constructed within any drainage or utility easement.



Curve #	Length	Radius	Chord direction	Chord Length
C1	45.42	244.86	N83° 08' 53"W	45.36
C2	193.80	244.86	S68° 53' 07"W	188.87
C3	123.48	149.05	S89° 58' 00"W	118.88
C4	42.15	30.00	N46° 05' 00"W	38.77
C5	193.81	411.97	N18° 17' 49"W	191.84
C6	35.04	411.97	N35° 11' 50"W	35.03

Line #	Length	Direction
L1	5.12	N77°48'00"W
L2	107.47	S46°12'00"W
L3	111.45	N86°20'00"W
L4	80.88	N5°50'00"W
L5	158.13	N37°38'00"W

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