

Department of Engineering
Tim Bryan, P.E., County Engineer

3137 South Liberty Street, Canton, MS 39046
Office (601) 790-2525 FAX (601) 859-3430

MEMORANDUM

September 11, 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, P.E.
County Engineer

Re: Final Plat
Cane Creek Farms

The Engineering Department recommends approval of Cane Creek Farms Final Plat. The private development contains approximately 82.22 acres with 11 lots ranging from 5.09 acres to 11.25 acres.

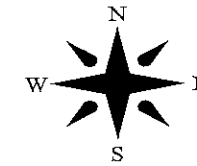
SURVEYED AND PLATTED BY:
GREENE LAND SURVEYING, INC.
BYRAM, MISSISSIPPI
CLASS "B" SURVEY

INDEX SHEET

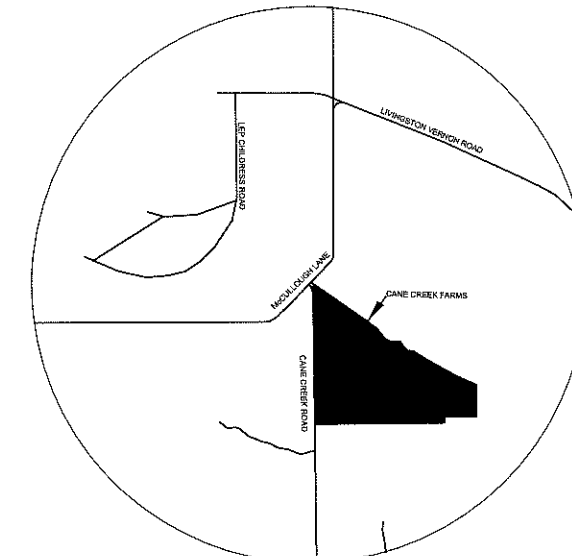
CANE CREEK FARMS

SITUATED IN THE SW1/4 OF SECTION 35, T-9-N, R-1-W,
AND IN THE NW1/4 OF NW1/4 AND IN THE NE1/4 OF NW1/4,
SECTION 2, T-8-N, R-1-W, MADISON, COUNTY, MISSISSIPPI

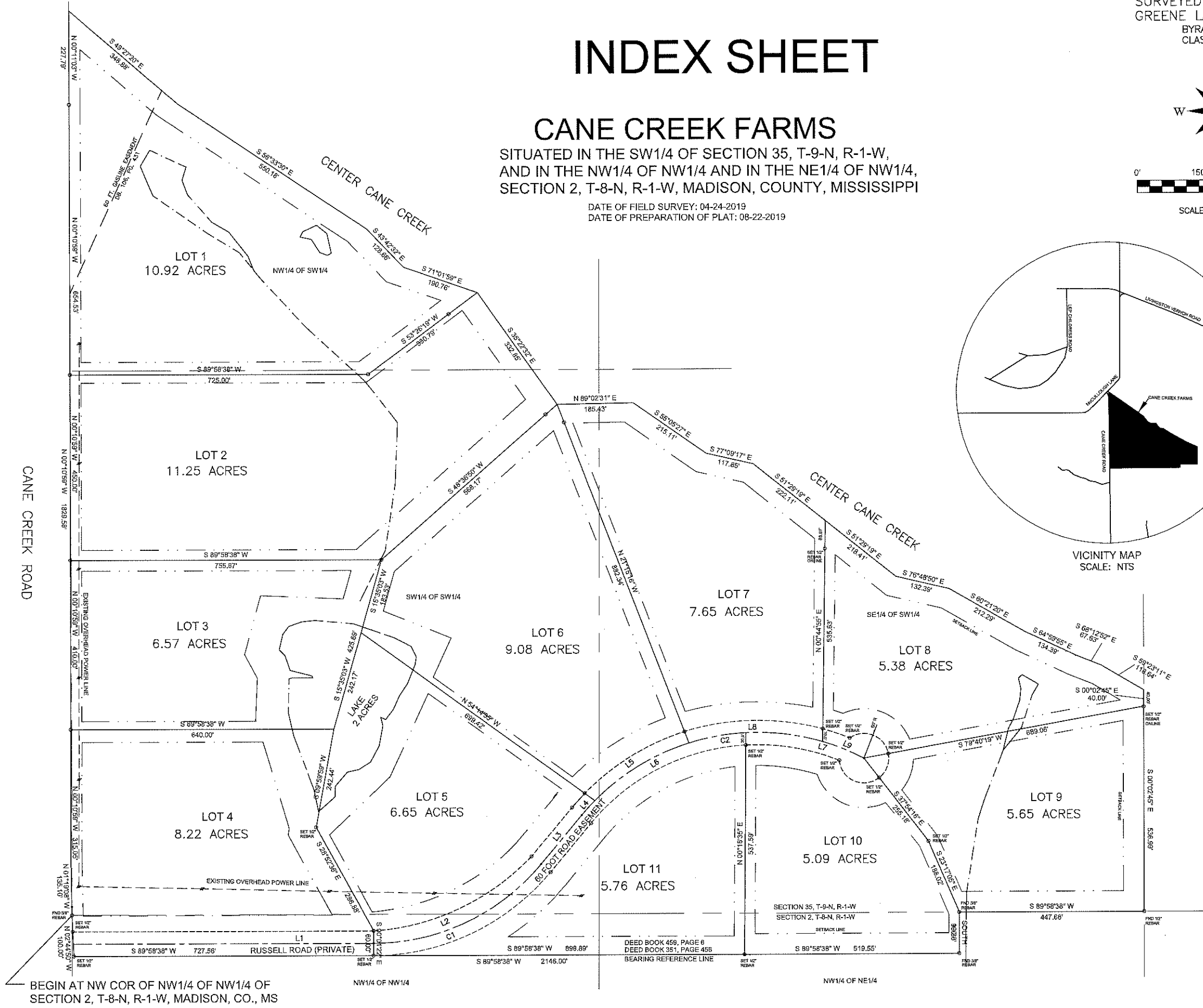
DATE OF FIELD SURVEY: 04-24-2019
DATE OF PREPARATION OF PLAT: 08-22-2019



SCALE IN FEET: 1"=150'



VICINITY MAP
SCALE: NTS



BEGIN AT NW COR OF NW1/4 OF NW1/4 OF SECTION 2, T-8-N, R-1-W, MADISON, CO., MS

DEED BOOK 458, PAGE 6
DEED BOOK 351, PAGE 458
BEARING REFERENCE LINE

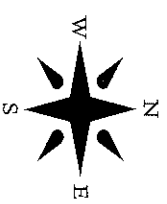
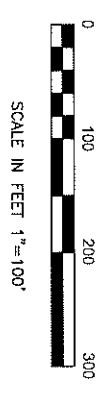
CANE CREEK FARMS

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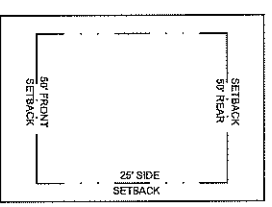
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	927.32	482.61	447.92	S 64°50'41" W	90°15'54"
C2	553.48	734.37	897.32	N 78°45'33" E	78°08'38"

LINE	BEARING	DISTANCE
L1	N 89°58'38" E	729.98'
L2	N 64°50'41" E	447.92'
L3	N 39°42'44" E	153.91'
L4	N 42°12'38" E	46.24'
L5	N 58°59'17" E	286.80'
L6	N 63°25'12" E	445.07'
L8	S 77°31'59" E	292.82'
L9	N 67°47'41" E	108.03'

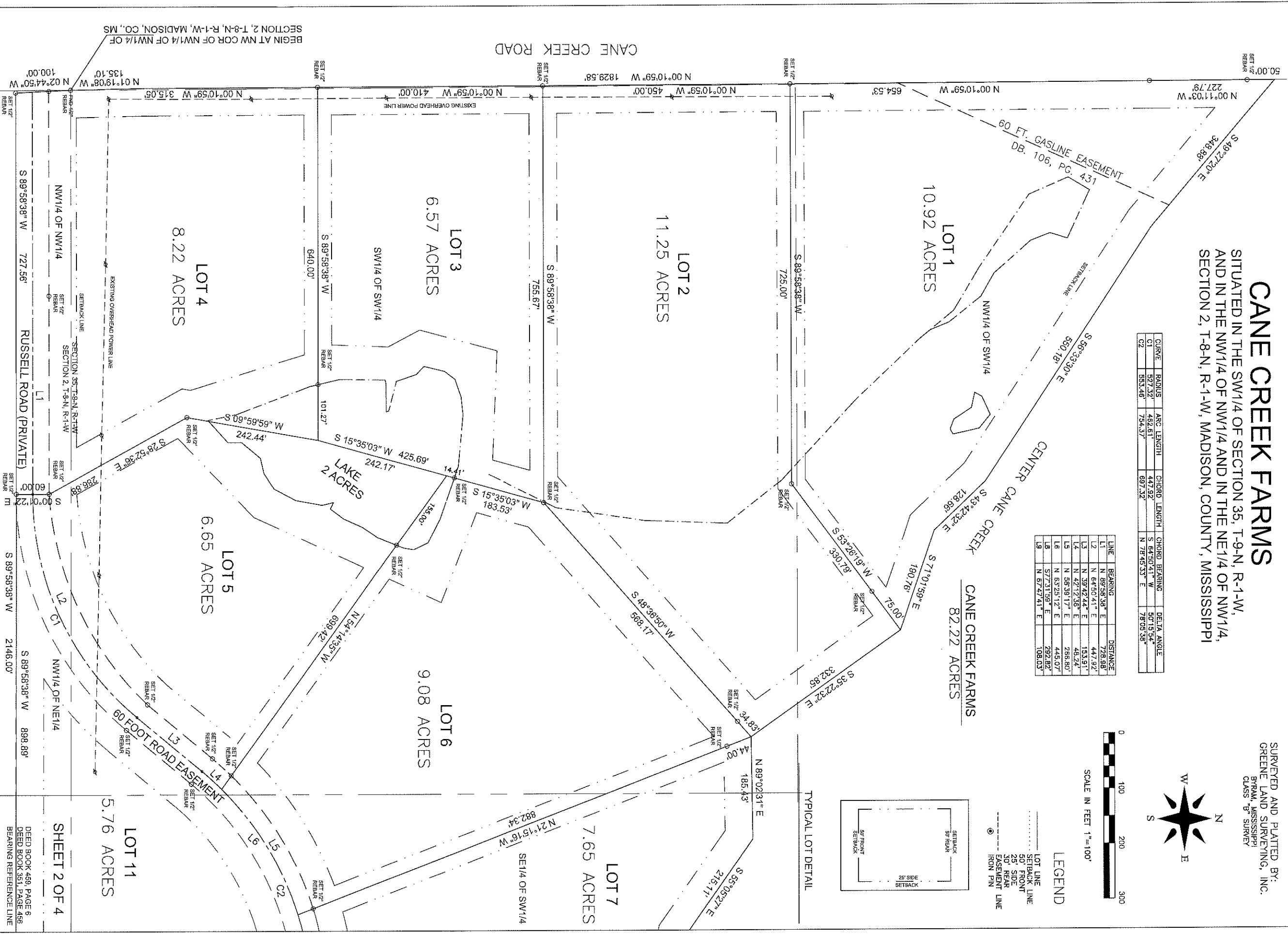


LEGEND

- LOT LINE
- SETBACK LINE
- 50' FRONT
- 25' SIDE
- 30' REAR
- EASEMENT LINE
- IRON PIN



TYPICAL LOT DETAIL

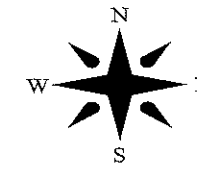


SHEET 2 OF 4
DEED BOOK 456, PAGE 6
DEED BOOK 351, PAGE 456
BEARING REFERENCE LINE

CANE CREEK FARMS

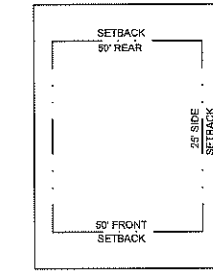
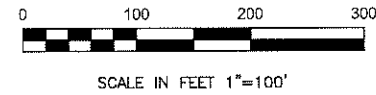
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SECTION 2, T-8-N, R-1-W, MADISON, COUNTY, MISSISSIPPI

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	527.32'	462.61'	447.92'	S 64°50'41" W	50°15'54"
C2	553.46'	754.37'	697.32'	N 78°45'33" E	78°05'38"

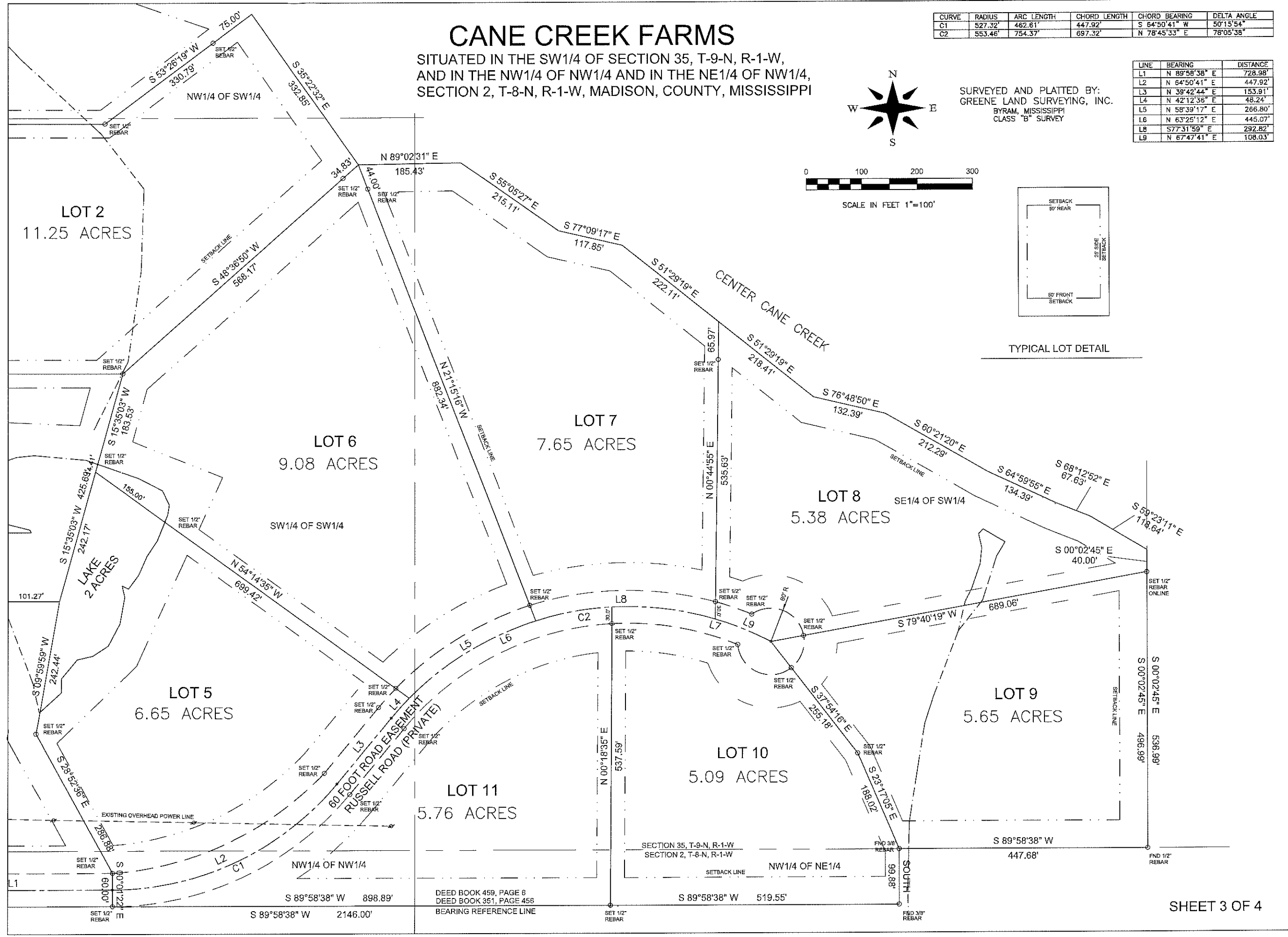


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GREENE LAND SURVEYING, INC.
BYRAM, MISSISSIPPI
CLASS "B" SURVEY

LINE	BEARING	DISTANCE
L1	N 89°58'38" E	728.98'
L2	N 64°50'41" E	447.92'
L3	N 39°42'44" E	153.91'
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TYPICAL LOT DETAIL



SURVEYORS CERTIFICATE STATE OF MISSISSIPPI COUNTY OF MADISON

I, Paul A. Greene, Professional Land Surveyor, do hereby certify that at the request of Delbert Hosemann, Jr., the owner, I have subdivided and platted the following described parcel of land lying and being situated in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) and the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 2, Township 8 North, Range 1 West, and in the Southwest Quarter (SW1/4) of Section 35, Township 9 North, Range 1 West, Madison County, Mississippi and that this plat is true and correct and was prepared from an actual survey of the property and the survey and monumentation of the lots hereon was made by me or under my supervision, containing 82.22 acres, more or less. Being situated in the Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter of Section 2, Township 8 North, Range 1 West, and in the Southwest Quarter of Section 35, Township 9 North, Range 1 West, Madison County, Mississippi, and being more particularly described as follows: Begin at a found 5/8 inch rebar marking the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 2, Township 8 North, Range 1 West, Madison County, Mississippi, as described in that certain Warranty Deed filed in Deed Book 459 at page 6, reference to which is hereby made in aid of and as a part of this description, and run thence Northerly along the Eastern line of Cane Creek Road the following bearings and distances: thence North 01 degrees 19 minutes 08 seconds West for a distance of 135.10 feet to a found 1/2 inch rebar; Run thence North 00 degrees 10 minutes 59 seconds West for a distance of 1829.58 feet to a found 1/2 inch rebar; Run thence North 00 degrees 11 minutes 03 seconds West for a distance of 227.79 feet to a point in the center of Cane Creek, being 50.0 feet North of a witness corner on the South bank of said creek; Run thence Southeasterly along the center of Cane Creek the following bearings and distances: thence South 49 degrees 27 minutes 20 seconds East for a distance of 348.88 feet; thence South 56 degrees 33 minutes 30 seconds East for a distance of 550.18 feet; thence South 43 degrees 42 minutes 32 seconds East for a distance of 128.66 feet; thence South 71 degrees 01 minutes 59 seconds East for a distance of 190.76 feet; thence South 35 degrees 22 minutes 32 seconds East for a distance of 332.85 feet; thence North 89 degrees 02 minutes 31 seconds East for a distance of 185.43 feet; thence South 55 degrees 05 minutes 27 seconds East for a distance of 215.11 feet; thence South 77 degrees 09 minutes 17 seconds East for a distance of 117.85 feet; thence South 51 degrees 29 minutes 19 seconds East for a distance of 440.52 feet; thence South 76 degrees 48 minutes 50 seconds East for a distance of 132.39 feet; thence South 60 degrees 21 minutes 20 seconds East for a distance of 212.29 feet; thence South 64 degrees 59 minutes 55 seconds East for a distance of 134.39 feet; thence South 68 degrees 12 minutes 52 seconds East for a distance of 67.63 feet; thence South 59 degrees 23 minutes 11 seconds East for a distance of 118.64 feet to the Eastern line of the said Southwest Quarter of Section 35, said point being 40.0 feet North of a witness corner on the South bank of said creek; leaving the center of said Cane Creek and run thence South 00 degrees 02 minutes 45 seconds East for a distance of 536.99 feet along an existing fence which marks the said Eastern line of the Southwest Quarter of Section 35 to the southeast corner thereof and a found 1/2 inch rebar; Run thence South 89 degrees 58 minutes 38 seconds West for a distance of 447.88 feet along the southern line of the said Southwest Quarter of Section 35 to a found 3/8 inch rebar; marking the Northeast corner of said 4.93 acre parcel; Run thence South 99.88 feet (100.00 feet by deed) along the East line of said 4.93 acre parcel to a found 3/8 inch rebar; Run thence South 89 degrees 58 minutes 38 seconds West for a distance of 2146.00 feet along the South line of said 4.93 acre parcel to a fence post in concrete on the Eastern line of Cane Creek Road; Run thence North 02 degrees 44 minutes 50 seconds West for a distance of 100.00 feet to the Point of Beginning, and contains 82.22 acre, more or less.

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

Paul A. Greene, PLS., No. 02511

CERTIFICATE OF OWNERSHIP STATE OF MISSISSIPPI COUNTY OF MADISON

I, C. Delbert Hosemann, Jr., Manager of DCKM, LLC, and David Russell, Manager of David Russell, LLC do hereby certify that they are the Owner's of the Lands described in the foregoing Certificate of Paul A. Greene, Professional Land Surveyor, and we have caused the same to be subdivided and platted as Cane Creek Farms, and do hereby adopt this plat as our plan of subdivision.

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

Cane Creek Farms, LLC By: DKCM, LLC, Member

David Russell, LLC, Member

By: C. Delbert Hosemann, Jr., Manager

By: David Russell, Manager

ACKNOWLEDGMENT STATE OF MISSISSIPPI COUNTY OF MADISON

Personally, appeared before me, the undersigned authority in and for said county and state, the within named C. Delbert Hosemann, Jr., who acknowledged that he is the Manager of DKCM, LLC, and David Russell, who acknowledged that he is the Manager of David Russell, LLC, that are the Members of Cane Creek Farms, LLC, all Mississippi limited liability companies, executed the above and foregoing instrument, on the day and year therein mentioned as their acts and deed, after being duly authorized by said companies so to do.

Witness my signature and official seal of office, this the ____ day of _____, 2019.

Notary Public

My Commission Expires:

CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ronny Lott, Chancery Clerk, and Paul A. Greene, Professional Land Surveyor, do hereby certify that we have carefully compared this plat of Cane Creek Farms with the original thereof, and find it to be a true and correct copy of said plat.

Gives under my hand and seal of office on this the ____ day of _____, 2019.

Paul A. Greene, PLS., No. 02511

Ronny Lott, Chancery Clerk

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 this plat of Cane Creek Farms was filed for record in my office on this the ____ day of _____, 2019, and was duly recorded in Cabinet ____ at Slot ____ of the records of maps and plats of the land of Madison County, Mississippi.

Gives under my hand and seal of office on this the ____ day of _____, 2019.

Ronny Lott, Chancery Clerk

SURVEYORS CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS STATE OF MISSISSIPPI COUNTY OF MADISON

I, Paul A. Greene, Professional Land Surveyor, hereby certify that the monuments and markers shows hereon are in place on the ground and the plat shown and described hereon are a true and correct representation of the subdivision of an existing survey which was prepared by me and said subdivision of said survey was made to the accuracy designated in the subdivision regulations for Madison County, Mississippi.

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

Paul A. Greene, PLS., No. 02511

APPROVAL OF THE BOARD OF SUPERVISORS STATE OF MISSISSIPPI COUNTY OF MADISON

I, hereby certify that this plat of Cane Creek Farms is a true copy of this plat and this plat is hereby approved by the Board of Supervisors of Madison County, Mississippi in session on the ____ day of _____, 2019.

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

MADISON COUNTY BOARD OF SUPERVISORS ATTEST:

Trey Baxter President, Board of Supervisors

Chancery Clerk of Madison County, Mississippi

RECOMMENDATION OF COUNTY ENGINEER STATE OF MISSISSIPPI COUNTY OF MADISON

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

Tim Bryan, P.E., County Engineer