

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

3137 South Liberty Street, Canton, MS 39046
Office (601) 790-2520 FAX (601) 859-3430

MEMORANDUM

October 16, 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

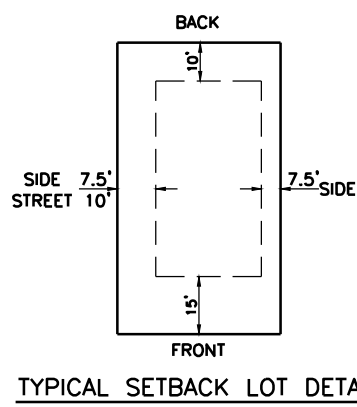
From: Tim Bryan, P.E.
County Engineer

Re: Cornerstone
Final Plat

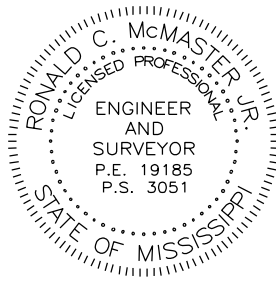
The Engineering Department recommends the approval of Cornerstone final plat. The development is approximately 9 acres with 30 lots. The Letter of Credit has been received for the final lift of asphalt.

CORNERSTONE

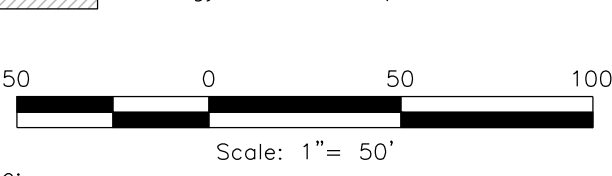
SITUATED IN THE SW 1/4 OF SECTION 18 &
THE NW 1/4 OF SECTION 19, T8N-R2E,
MADISON COUNTY, MISSISSIPPI



Class "B" Survey
Bearings Based on Survey
Grade GPS Observations
Taken September 7, 2018
(Geodetic North)



- Iron Pin Set (1/2"x18" Iron Rebar)
- - - Easement Boundary
- Concrete Monument
- (SEE PLAT) Minimum Finished Floor Elevation
- ▨ Entergy Easement (Overhead Electrical Service)



Note:
Random Traverse Closure Precision For This Survey Meets
or Exceeds the Minimum Standards For a Class "B" Survey.

BENCH MARK ELEVATION TABLE

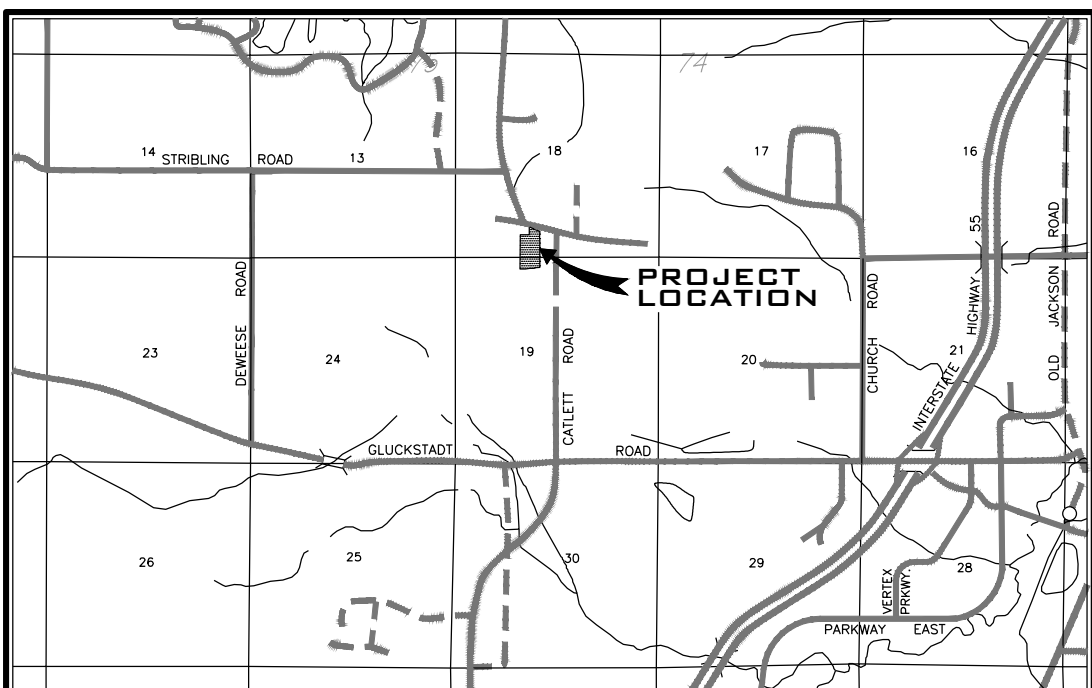
BM NO.	ELEVATION	TYPE
1	332.44'	TOP NUT OF FIRE HYDRANT
2	336.73'	TOP NUT OF FIRE HYDRANT
3	329.50'	CHISELED SQUARE-SE CORNER OF CURB INLET
4	331.36'	CHISELED SQUARE-NE CORNER OF CURB INLET

Curve Table

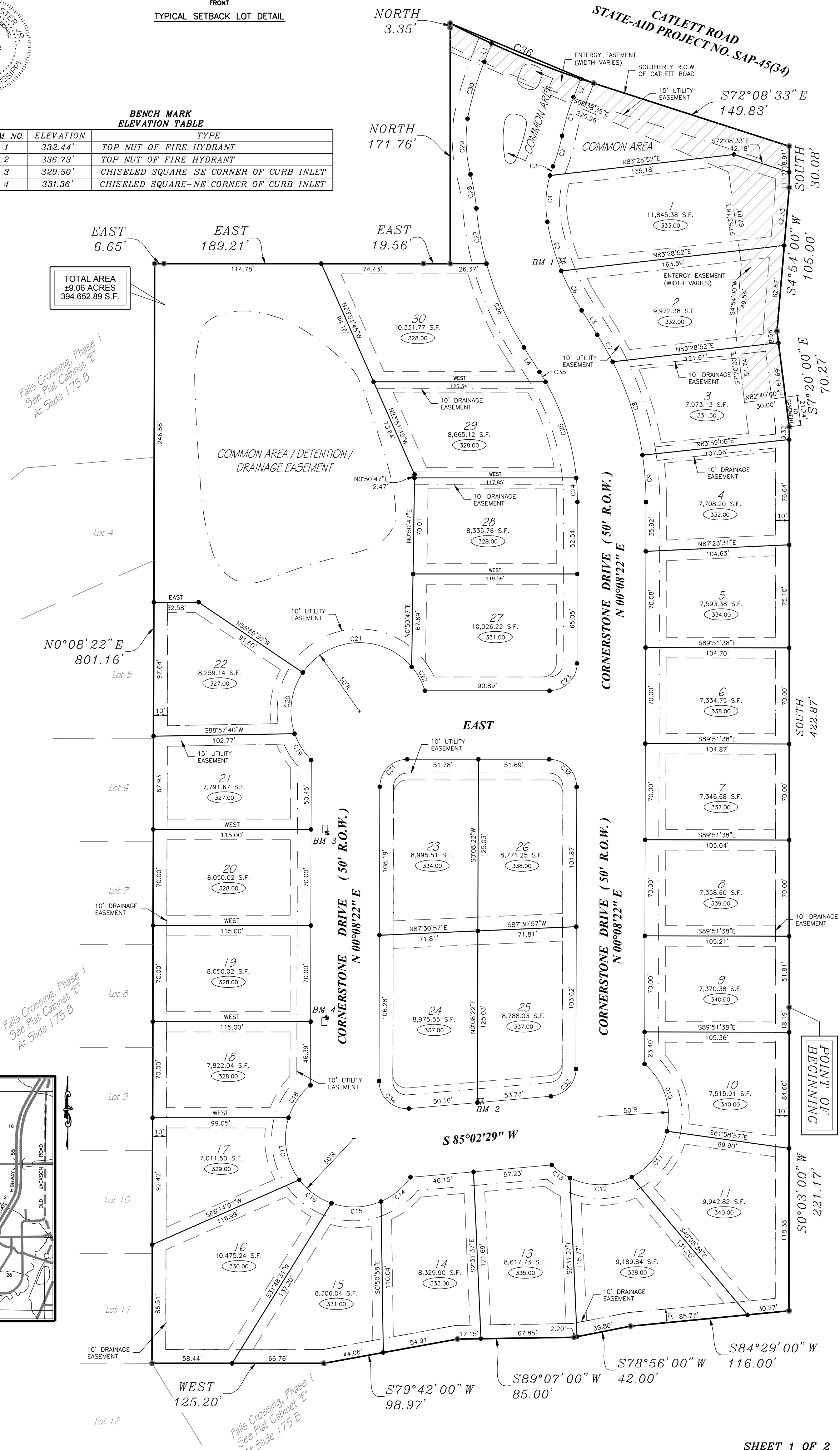
Curve #	Length	Radius	Chord Direction	Chord Length
C1	29.31	165.00	S16° 35' 37"W	29.27
C2	23.27	129.73	N16° 28' 16"E	23.24
C3	7.07	75.00	S18° 54' 33"W	7.07
C4	34.03	75.00	S3° 12' 41"W	33.74
C5	37.32	175.00	S15° 53' 41"E	37.25
C6	32.44	175.00	S27° 18' 50"E	32.39
C7	22.66	225.00	N29° 44' 21"W	22.65
C8	71.66	225.00	N17° 43' 48"W	71.36
C9	34.34	225.00	N4° 13' 59"W	34.31
C10	54.18	50.00	N18° 27' 37"W	51.57
C11	43.57	50.00	N37° 32' 36"E	42.20
C12	46.68	50.00	N89° 14' 55"E	45.00
C13	16.31	50.00	S54° 39' 45"E	16.24
C14	28.14	50.00	N50° 35' 02"E	27.77
C15	37.03	50.00	N87° 55' 22"E	36.19
C16	29.44	50.00	S53° 59' 38"E	29.02
C17	47.73	50.00	S9° 46' 36"E	45.94
C18	28.93	50.00	S34° 08' 47"W	28.52
C19	23.07	50.00	S32° 15' 07"E	22.87
C20	46.61	50.00	S7° 40' 23"W	44.94
C21	91.94	50.00	S87° 03' 25"W	79.53
C22	19.90	50.00	N28° 51' 38"W	19.77
C23	31.37	20.00	N45° 04' 11"E	28.25
C24	17.48	175.00	N2° 43' 21"W	17.48
C25	74.03	175.00	N17° 42' 13"W	73.48
C26	67.15	225.00	S24° 04' 28"E	66.90
C27	40.94	225.00	S10° 18' 43"E	40.89
C28	25.18	150.00	N9° 54' 29"W	25.15
C29	40.93	100.23	S3° 01' 08"E	40.65
C30	43.27	235.00	S16° 24' 25"W	43.21
C31	31.37	20.00	S45° 04' 11"W	28.25
C32	31.46	20.00	N44° 55' 49"W	28.32
C33	29.64	20.00	N42° 35' 25"E	27.00
C34	33.20	20.00	S47° 24' 35"E	29.51
C35	8.56	175.00	N31° 13' 24"W	8.56
C36	113.35	671.62	S67° 18' 27"E	113.22

Parcel Line Table

Line #	Length	Direction
L1	14.34	N21°40'55"E
L2	14.34	S21°40'55"W
L3	21.06	S32°37'26"E
L4	21.06	N32°37'26"W



VICINITY MAP
SCALE: N.T.S.



TOTAL AREA
±9.06 ACRES
394,652.89 S.F.

Falls Crossing, Phase I
See Plat Cabinet "E"
At Slide 175 B

Falls Crossing, Phase I
See Plat Cabinet "E"
At Slide 175 B

Falls Crossing, Phase I
See Plat Cabinet "E"
At Slide 175 B

CORNERSTONE

SITUATED IN THE SW 1/4 OF SECTION 18 &
THE NW 1/4 OF SECTION 19, T8N-R2E,
MADISON COUNTY, MISSISSIPPI

ACKNOWLEDGMENT STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Brian H. Sartain, who acknowledged to me that he is President of Sartain Associates, Inc., a Mississippi Corporation, who acknowledged to me that he signed and delivered this plat and the certificates thereon, for and on behalf of, said Sartain Associates, Inc., Owner, as its act and deed, after being authorized so to do, and Ronald C. McMaster, Jr., Professional Engineer and 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 year herein mentioned.

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

By: _____ D.C.
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 plat of Cornerstone, was filed for record in my office on this the _____ day of _____, 2019, 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 _____, 2019.

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

CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, Brian H. Sartain, President of Sartain Associates, Inc., a Mississippi Corporation, 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 President of said Sartain Associates, Inc., Owner, have caused the same to be subdivided and platted as shown hereon, and hereby adopt this plat of said subdivision as the true act and deed of said limited liability company as owner and have designated the same as CORNERSTONE.

All utilities, utility easements, and other easements are as designated and defined hereon.
All utilities, utility easements, streets, and street rights-of-way shall be dedicated for public use.
Witness my signature this the _____ day of _____, 2019.

Sartain Associates, Inc.
A Mississippi Corporation

By: _____
Brian H. Sartain

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: _____
Timothy Bryon, 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 plat was approved by the Board of Supervisors of Madison County in session on the _____ day of _____, 2019.

Madison County Board of Supervisors

By: _____
Trey Baxter, President
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 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 _____, 2019.

By: _____
Ronald C. McMaster, Jr., Professional Engineer and Surveyor

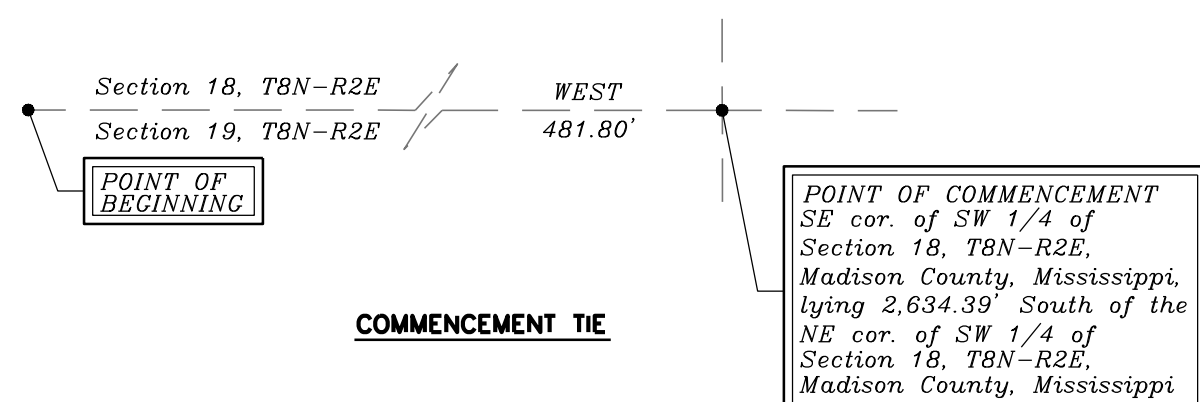
CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that we have carefully compared this plat of CORNERSTONE 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 plat.

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

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

By: _____ D.C.



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 Sartain Associates, Inc., the owner, have subdivided and platted the following described land, as follows, to-wit:

A parcel or tract of land, containing 9.06 acres (394,652.89 Sq. Ft.), more or less, lying and being situated in the SW 1/4 of Section 18, T8N-R2E, and the NW 1/4 of Section 19, T8N-R2E, Madison County, Mississippi, being a part of the Sartain Associates, Inc. property as described in Deed Book 3638 at Page 472 and being the Sartain Associates, Inc. property as described in Deed Book 3741 at Page 653 and Deed Book 3741 at Page 647 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 lying at the SE corner of the SW 1/4 of Section 18, T8N-R2E, Madison County, Mississippi, said point also lying 2,634.39 feet South of a found iron pin at the NE corner of the SW 1/4 of said Section 18, T8N-R2E; run thence

West for a distance of 481.80 feet to an iron pin lying on the Easterly boundary of the Sartain Associates, Inc. property (Deed Book 3638 at Page 472) and POINT OF BEGINNING of the herein described property; thence

South 00 degrees 03 minutes 00 seconds West along the Easterly boundary of said Sartain Associates, Inc. property, for a distance of 221.17 feet to an iron pin lying in a wire fence, as it existed in September, 2019; thence

Leaving the Easterly boundary of said Sartain Associates, Inc. property, run along said existing wire fence to iron pins at each of the following calls:

South 84 degrees 29 minutes 00 seconds West for a distance of 116.00 feet; thence
South 78 degrees 56 minutes 00 seconds West for a distance of 42.00 feet; thence
South 89 degrees 07 minutes 00 seconds West for a distance of 85.00 feet; thence

South 79 degrees 42 minutes 00 seconds West for a distance of 98.97 feet to the Easterly boundary of Fall's Crossing, Phase 1, as shown on map or plat of same in Plat Cabinet 'E' at Slide 175-B of the Records of said Madison County, Mississippi; thence

West along the Easterly boundary of said Fall's Crossing, Phase 1, for a distance of 125.20 feet to an iron pin lying at the SE corner of Lot 11 of said Fall's Crossing, Phase 1; thence

North 00 degrees 08 minutes 22 seconds East along the Easterly boundary of said Fall's Crossing, Phase 1, for a distance of 801.16 feet to an iron pin lying on the Northerly boundary of the above referenced Sartain Associates, Inc. property (Deed Book 3638 at Page 472), said point also being and lying at the SW corner of the James Donald McGivney and Peggy J. McGivney property as described in Deed Book 3741 at Page 644 of the Records of said Madison County, Mississippi; thence

Leaving the Easterly boundary of said Fall's Crossing, Phase 1, run East along the Northerly boundary of said Sartain Associates, Inc. property (Deed Book 3638 Page 472) and the Southerly boundary of said James Donald McGivney property (Deed Book 3741 Page 644), for a distance of 6.65 feet to the NW corner of the Sartain Associates, Inc. property as described in Deed Book 3741 at Page 653 of the Records of said Madison County, Mississippi; thence

Continue East along the Northerly boundary of said Sartain Associates, Inc. property (Deed Book 3638 at Page 472 and Deed Book 3741 at Page 653) and the Southerly boundary of said James Donald McGivney property for a distance of 189.21 feet to the SW corner of the James Donald McGivney and Peggy J. McGivney property as described in Deed Book 3741 at Page 650 of the Records of said Madison County, Mississippi; thence

Leaving the Northerly boundary of said Sartain Associates, Inc. property (Deed Book 3638 at Page 472), continue East along the Northerly boundary of said Sartain Associates, Inc. property (Deed Book 3741 at Page 653) and the Southerly boundary of said James Donald McGivney property (Deed Book 3741 at Page 650 and Deed Book 3741 at Page 644) for a distance of 19.56 feet to an iron pin lying at the NE corner of said Sartain Associates, Inc. property (Deed Book 3741 at Page 653) said point also being and lying at the SE corner of said James Donald McGivney property (Deed Book 3741 at Page 650 and Deed Book 3741 at Page 644); thence

North along the Easterly boundary of said James Donald McGivney property (Deed Book 3741 at Page 650 and Deed Book 3741 at Page 644), for a distance of 171.76 feet to a found iron pin at the NE corner of said James Donald McGivney property (Deed Book 3741 at Page 650 and Deed Book 3741 at Page 644), said point lying South 75 degrees 40 minutes 00 seconds West a distance of 255.00 feet from the NE corner of the Joseph Thompson property as described in Deed Book 117 at Page 104 of the Records of said Madison County, Mississippi; thence

Continue North for a distance of 3.35 feet to an iron pin lying on the Southerly Right-of-Way of Catlett Road (State Aid Project No. SAP-45(34)), as it existed in September, 2019; thence

Along the Southerly Right-of-Way of said Catlett Road to points at each of the following calls:

113.35 feet along the arc of a 671.62 foot radius curve to the left, said arc having a 113.22 foot chord which bears South 67 degrees 18 minutes 27 seconds East to an iron pin; thence

South 72 degrees 08 minutes 33 seconds East for a distance of 149.83 feet to an iron pin lying on the Westerly boundary of the Dee Dove Company, LLC property as described in Deed Book 459 at Page 369 of the Records of said Madison County, Mississippi; thence

Leaving the Southerly Right-of-Way of said Catlett Road, run South along the Westerly boundary of said Dee Dove Company, LLC property for a distance of 30.08 feet to an iron pin in a wire fence, as it existed in September, 2019; thence

Leaving the Westerly boundary of said Dee Dove Company, LLC property, run along said existing wire fence to points at each of the following calls:

South 04 degrees 54 minutes 00 seconds West for a distance of 105.00 feet to an iron pin; thence

South 07 degrees 20 minutes 00 seconds East for a distance of 70.27 feet to an iron pin lying on the Westerly boundary of said Dee Dove Company, LLC property; thence

Leaving said existing wire fence, run South along the Westerly boundary of said Dee Dove Company, LLC property, for a distance of 422.87 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

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

By: _____
Ronald C. McMaster, Jr., Professional Engineer and Surveyor
Mississippi P.S. No. 3051

NOTES:

- This is to certify that this property is located in Zone "X"-Other Areas, defined as "Areas determined to be outside the 0.2% annual chance floodplain", as shown on FIRM Map Number No. 28089C0395F, revised 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.
- No fences or other obstructions may be placed in or otherwise block/interfere with the drainage easements shown.
- No building may be constructed within any drainage or utility easement shown hereon.
- The finish floor elevations shown represent the minimum elevation for the proposed structures, and should be adjusted higher to correspond with existing drainage patterns and surrounding grades.
- Damage caused to any infrastructure owned or maintained by Madison County resulting from work done by others including, but not limited to, the placing of utilities and fences shall be the financial responsibility of the owner of said work.
- Maintenance of all drainage easements and common areas are the responsibility of the Homeowner's Association.
- The individual lot owners/builders are responsible for additional drainage improvements (i.e. catch basins, storm pipe, french drains etc.) needed to facilitate water flow on or across their lot.
- There is a five (5) foot wide private drainage and utility easement along the sides and rear lines of each lot, unless otherwise noted.
- A relief swale shall be constructed down each lot line and shall be a minimum depth of 18" depth below the finished floor elevation of the home.



212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

