

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

November 13, 2019

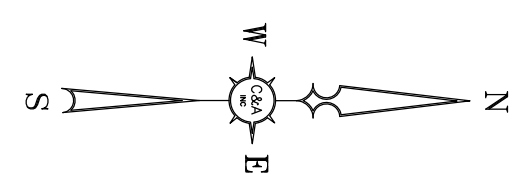
To: Sheila Jones, Supervisor, District I
Trey Baxter, Supervisor, District II
Gerald Steen, Supervisor, District III
David Bishop, Supervisor, District IV
Paul Griffin, Supervisor, District V

From: Tim Bryan, P.E.
County Engineer

Re: Proprietor's Pointe
Final Plat

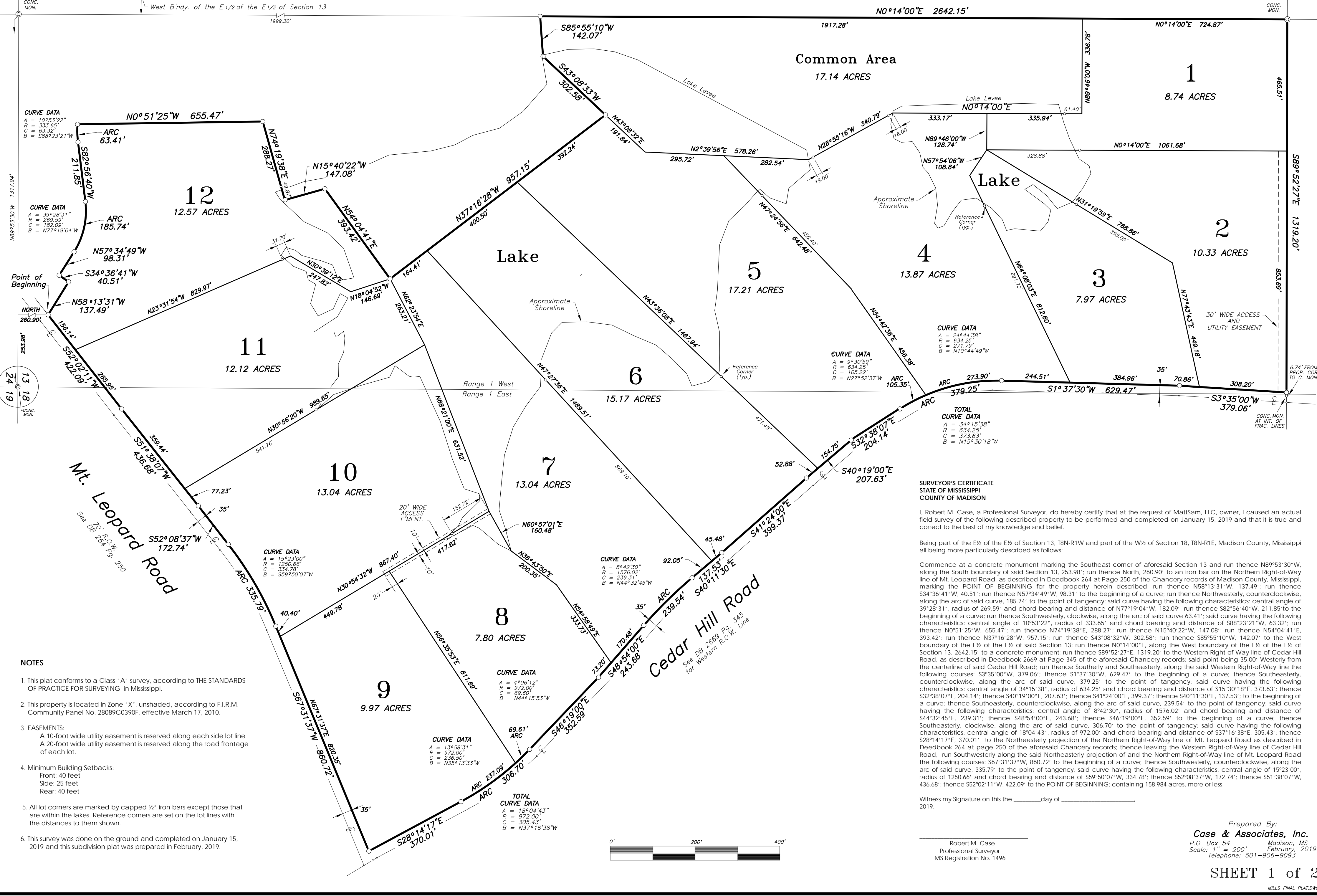
The Engineering Department recommends the approval of Proprietor's Pointe final plat. The development is located at the northwest corner of the intersection of Cedar Hill Road and Mt. Leopard Road and is approximately 159 acres with 12 lots. There are no roads or drainage systems associated with this plat.

All bearings shown are in reference to the dead bearings. For Astronomic North, rotate 0.2313" counterclockwise



PROPRIETOR'S POINTE

SITUATED IN SECTION 13, T8N-R1W and SECTION 18, T8N-R1E, MADISON COUNTY, MISSISSIPPI



- NOTES**
- This plat conforms to a Class "A" survey, according to the STANDARDS OF PRACTICE FOR SURVEYING in Mississippi.
 - This property is located in Zone "K", unshaded, according to F.I.R.M. Community Panel No. 28089C0390F, effective March 17, 2010.
 - EASEMENTS:
A 10-foot wide utility easement is reserved along each side lot line.
A 20-foot wide utility easement is reserved along the road frontage of each lot.
 - Minimum Building Setbacks:
Front: 40 feet
Side: 25 feet
Rear: 40 feet
 - All lot corners are marked by capped 1/2" iron bars except those that are within the lakes. Reference corners are set on the lot lines with the distances to them shown.
 - This survey was done on the ground and completed on January 15, 2019 and this subdivision plat was prepared in February, 2019.

SURVEYOR'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Robert M. Case, a Professional Surveyor, do hereby certify that at the request of MattSam, LLC, owner, I caused an actual field survey of the following described property to be performed and completed on January 15, 2019 and that it is true and correct to the best of my knowledge and belief.

Being part of the E½ of the E½ of Section 13, T8N-R1W and part of the W½ of Section 18, T8N-R1E, Madison County, Mississippi all being more particularly described as follows:

Commence at a concrete monument marking the Southeast corner of aforesaid Section 13 and run thence N89°53'30"W, along the South boundary of said Section 13, 263.98'; run thence North, 260.90' to an iron bar on the Northern Right-of-Way line of Mt. Leopard Road, as described in Deedbook 264 at Page 250 of the Chancery records of Madison County, Mississippi, making the POINT OF BEGINNING for the property herein described; run thence N58°13'31"W, 131.49'; run thence S34°36'41"W, 40.51'; run thence N63°34'49"W, 98.31'; to the beginning of a curve; run thence Northwesterly, counterclockwise, along the arc of said curve, 185.74'; to the point of tangency; said curve having the following characteristics: central angle of 39°28'31", radius of 269.59' and chord bearing and distance of N77°19'04"W, 182.09'; run thence S82°56'40"W, 211.85'; to the beginning of a curve; run thence Southwesterly, clockwise, along the arc of said curve, 63.41'; said curve having the following characteristics: central angle of 10°53'22", radius of 333.65'; and chord bearing and distance of S88°23'21"W, 63.32'; run thence N0°51'25"W, 655.47'; run thence N74°19'38"E, 288.27'; run thence N15°40'22"W, 147.08'; run thence N54°04'41"E, 393.42'; run thence N37°16'28"W, 957.15'; run thence S43°08'32"W, 302.58'; run thence S85°55'10"W, 142.07'; to the West boundary of the E½ of the E½ of said Section 13; run thence N0°14'00"E, along the West boundary of the E½ of the E½ of Section 13, 2642.15'; to a concrete monument; run thence S89°52'27"E, 1319.20'; to the Western Right-of-Way line of Cedar Hill Road, as described in Deedbook 2669 at Page 345 of the aforesaid Chancery records; said point being 35.00' Westerly from the centerline of said Cedar Hill Road; run thence Southerly and Southeasterly, along the said Western Right-of-Way line the following courses: S3°35'00"W, 379.06'; thence S13°30'W, 629.47'; to the beginning of a curve; thence Southeastery, counterclockwise, along the arc of said curve, 379.25'; to the point of tangency; said curve having the following characteristics: central angle of 34°15'38", radius of 634.25'; and chord bearing and distance of S15°30'18"E, 373.63'; thence S32°38'07"E, 204.14'; thence S40°19'00"E, 207.63'; thence S41°24'00"E, 399.37'; thence S40°11'30"E, 137.53'; to the beginning of a curve; thence Southeastery, counterclockwise, along the arc of said curve, 239.54'; to the point of tangency; said curve having the following characteristics: central angle of 34°15'38", radius of 634.25'; and chord bearing and distance of S15°30'18"E, 373.63'; thence S44°32'45"E, 239.31'; thence S48°54'00"E, 243.68'; thence S46°19'00"E, 352.59'; to the beginning of a curve; thence Southeastery, clockwise, along the arc of said curve, 306.70'; to the point of tangency; said curve having the following characteristics: central angle of 18°94'43", radius of 972.00'; and chord bearing and distance of S37°16'38"E, 305.43'; thence S28°14'17"E, 370.01'; to the Northeastly projection of the Northern Right-of-Way line of Mt. Leopard Road as described in Deedbook 264 at page 250 of the aforesaid Chancery records; thence leaving the Western Right-of-Way line of Cedar Hill Road, run Southwesterly along the said Northeastly projection of and the Northern Right-of-Way line of Mt. Leopard Road the following courses: S67°31'37"W, 860.72'; to the beginning of a curve; thence Southwesterly, counterclockwise, along the arc of said curve, 335.79'; to the point of tangency; said curve having the following characteristics: central angle of 19°23'00", radius of 1250.66'; and chord bearing and distance of S59°50'07"W, 334.78'; thence S52°08'37"W, 112.74'; thence S51°38'07"W, 436.68'; thence S52°02'11"W, 422.09'; to the POINT OF BEGINNING, containing 158.984 acres, more or less.

Witness my Signature on this the _____ day of _____, 2019.

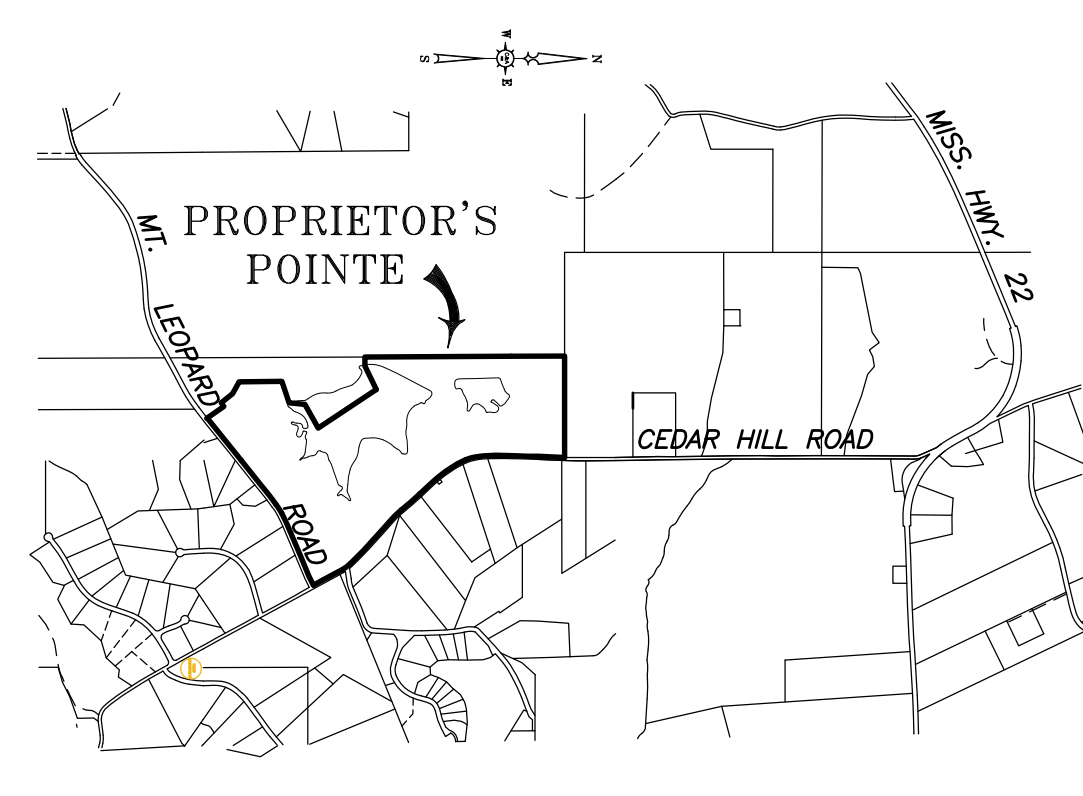
Prepared By:
Case & Associates, Inc.
P.O. Box 54 Madison, MS
February, 2019
Scale: 1" = 200'
Telephone: 601-906-9093

Robert M. Case
Professional Surveyor
MS Registration No. 1496

SHEET 1 of 2
MILLS FINAL PLAT.DWG

PROPRIETOR'S POINTE

SITUATED IN SECTION 13, T8N-R1W and SECTION 18, T8N-R1E, MADISON COUNTY, MISSISSIPPI



SITE LOCATION MAP
NOT TO SCALE

OWNER'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Richard H. Mills, Manager of MattSam, LLC, a Mississippi Limited Liability Company as owner of the property shown and described hereon, do hereby adopt this plat of PROPRIETOR'S POINTE as my plan of subdivision and do hereby dedicate the road rights of way, and utility easements to the public forever.

Witness our signatures on this the _____ day of _____, 2019.

MATTSAM, LLC
By: Richard H. Mills
Manager

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

I, Robert M. Case, a Professional Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plan and shown and described hereon are a true and correct representation of a survey completed to the accuracy designated in the subdivision regulations for Madison County, Mississippi.

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

Robert M. Case
Professional Surveyor

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Ronny Lott, Clerk of the Chancery Court in and for said county and state and Robert M. Case, Professional Surveyor, do hereby certify that we have carefully compared this plat of PROPRIETOR'S POINTE with the original thereof as made by Robert M. Case, 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 on this the _____ day of _____, 2019.

By: Ronny Lott, Chancery Clerk
Robert M. Case, Professional Surveyor, MS Registration No. 1496

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 of PROPRIETOR'S POINTE was approved by the Madison County Board of Supervisors in session on the _____ day of _____, 2019.

By: Ronny Lott, Chancery Clerk
President, Board of Supervisors
Madison County, Mississippi

CERTIFICATE OF ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for said county and state, on this the _____ day of _____, 2019, within my jurisdiction, the within named Richard H. Mills, Manager of MattSam, LLC, a Mississippi Limited Liability Company and as the act and deed of said Limited Liability Company he executed, signed and delivered this plat of PROPRIETOR'S POINTE after first being duly authorized by said Company so to do.

Notary Public My Commission Expires: _____

CERTIFICATE OF ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Robert M. Case, Professional Surveyor, who acknowledged to me that he executed the foregoing instrument as Surveyor, for the purposes therein contained.

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

Notary Public My Commission Expires: _____

CERTIFICATE OF 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 final plat of PROPRIETOR'S POINTE was filed for record in my office on this the _____ day of _____, 2019 and was duly recorded on Platfiled _____.

By: Ronny Lott, Chancery Clerk

COUNTY ENGINEER'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Timothy Bryan, P.E., County Engineer for Madison County, Mississippi, have examined this plat of PROPRIETOR'S POINTE and find that it conforms to all conditions set forth on the Preliminary Plat as approved by the Board of Supervisors and therefore recommend final approval.

Timothy Bryan, P.E.
County Engineer

Prepared By:
Case & Associates, Inc.
P.O. Box 54 Madison, MS
February, 2019
Scale: 1" = 200'
Telephone: 601-906-9093

SHEET 2 of 2
MILLS FINAL PLAT.DWG