

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

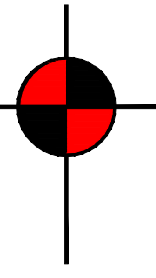
January 15, 2020

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

From: Tim Bryan, P.E.
County Engineer

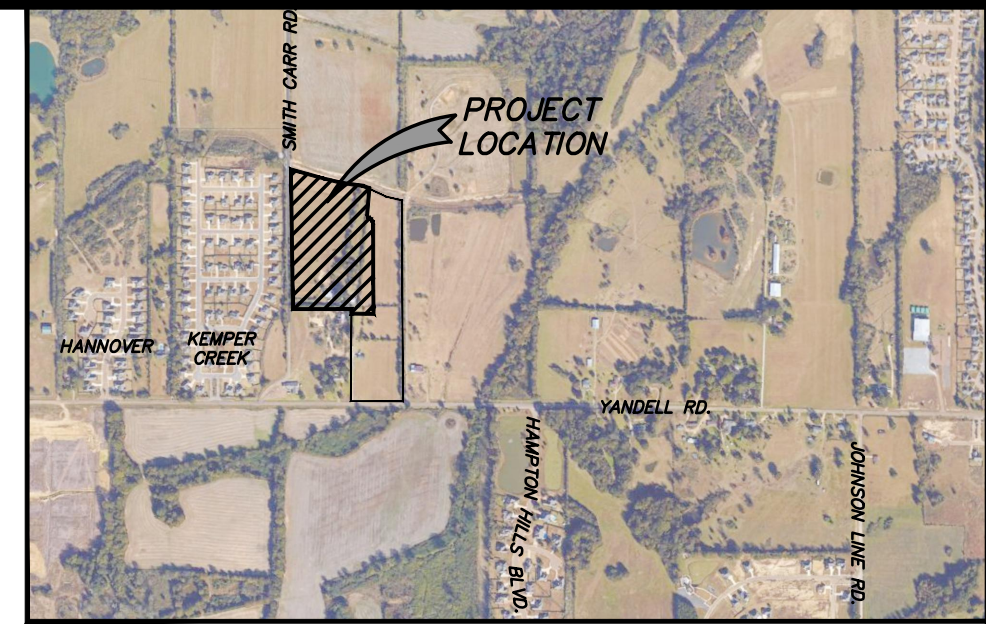
Re: Coventry, Part 2
Final Plat

The Engineering Department recommends approval of GSM, LLC's Final Plat of Coventry, Part 2. The Development is approximately 11.61 acres with 26 lots ranging from approximately .3 to .5 acres. The Letter of Credit for the final wearing surface has been received for this development.



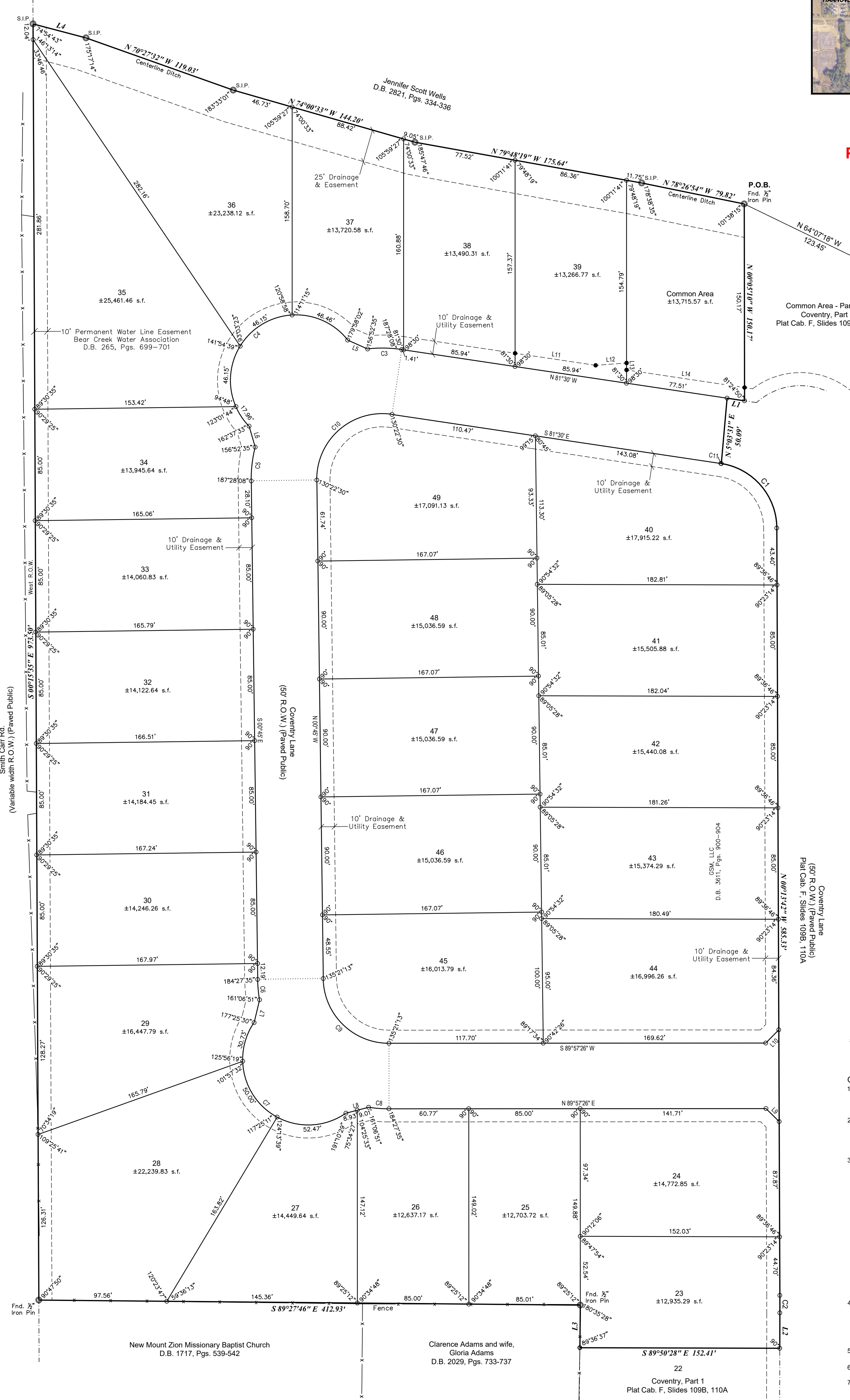
COVENTRY, PART 2

Situated in the Southeast 1/4 of Section 23, T8N, R2E,
Madison County, Mississippi



VICINITY MAP
SCALE: 1" = 1,000'

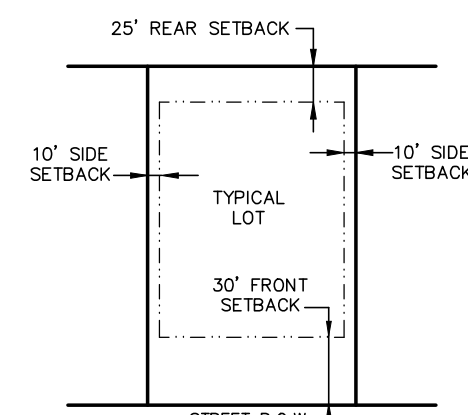
PLAT CABINET _____, SLIDE _____



P.O.C. (Convergence Point)
At a 1/2" x 1/2" flat iron marking the NW corner of the Price Property, said corner being 293.92' East of and 2,968.80' North of the SW corner of Section 24, T8N, R2E, Madison County, Mississippi as per plat attached to deed by Roger T. Ellison recorded in D.B. 2869, Pages 177-181 and dated 08/17/12 with Job # AS-033-76-12 N 1100485.45 E 2382773.19

Line	Bearing	Distance
L1	S 81°30' E	13.49'
L2	N 00°09'32" E	26.96'
L3	S 00°32'54" W	32.46'
L4	N 75°10'18" W	41.86'
L5	N 65°50'43" W	16.69'
L6	S 16°24'17" E	16.69'
L7	S 13°40'33" W	17.94'
L8	N 75°31'52" E	17.94'
L9	S 45°08'08" E	14.17'
L10	S 44°51'52" W	14.12'
L11	N 81°30' W	62.14'
L12	S 85°43'52" W	23.61'
L13	North	5.28'
L14	N 81°30' W	90.99'

Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	80°58'10"	70.66'	50.00'	42.68'	64.92'	N 40°42'47" W
C2	00°23'14"	13.34'	1975.00'	6.67'	13.34'	N 00°02'05" W
C3	14°56'17"	26.07'	100.00'	13.11'	26.00'	N 88°58'08" W
C4	185°59'54"	162.31'	50.00'	954.32'	99.86'	S 48°52'30" W
C5	14°56'17"	26.07'	100.00'	13.11'	26.00'	S 6°43'08" E
C6	8°55'11"	15.57'	100.00'	7.80'	15.55'	S 5°12'35" E
C7	159°05'23"	138.83'	50.00'	270.96'	98.34'	S 45°23'47" E
C8	8°55'11"	15.57'	100.00'	7.80'	15.55'	S 85°34'59" E
C9	89°17'34"	77.92'	50.00'	49.39'	70.27'	N 45°23'47" W
C10	99°15'00"	86.61'	50.00'	58.80'	76.18'	N 48°52'30" E
C11	00°18'11"	0.26'	50.00'	0.13'	0.26'	S 81°20'54" E



TYPICAL LOT DETAIL WITH SETBACKS
N.T.S.



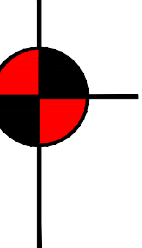
SCALE: 1"=50'

- GENERAL NOTES:
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0420F, COMMUNITY PANEL NO. 280228 0420 F, EFFECTIVE DATE: MARCH 17, 2010.
 - THIS SURVEY MEETS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYORS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
 - THERE IS A 10' PRIVATE UTILITY EASEMENT DESIGNATED AND RESERVED WITHIN AND ALONG THE STREET FRONTAGE OF ALL LOTS AND PARCELS SUBDIVIDED HEREON. THE PRIVATE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE RESERVED BY GSM, LLC THE DECLARANT, FOR THE PURPOSES OF INSTALLING, OPERATING, AND MAINTAINING FACILITIES FOR DOMESTIC AND FIRE SUPPRESSION WATER DISTRIBUTION, WASTEWATER COLLECTION, STORM DRAINAGE, ELECTRICAL DISTRIBUTION, TELECOMMUNICATIONS, NATURAL GAS, CABLE TELEVISION AND OTHER UNDERGROUND UTILITIES THAT ARE INSTALLED TO SERVE CONSUMERS IN ANY PART OF COVENTRY, PART 2 NAME. THESE EASEMENTS ARE RESERVED NON-EXCLUSIVELY FOR THE BENEFIT OF GSM, LLC, ITS SUCCESSORS AND ASSIGNS, AND THE COVENTRY, PART 2 HOMEOWNERS ASSOCIATION. THESE EASEMENTS ARE ALSO RESERVED NON-EXCLUSIVELY FOR THE BENEFIT OF THE MADISON COUNTY, AND THOSE PRIVATE ENTITIES AND/OR UTILITY COMPANIES TO WHICH GSM, LLC, MAY EXPRESSLY CONVEY RIGHTS FOR SUCH PURPOSES IN ACCORDANCE WITH SECTION 6, PRIVATE UTILITY EASEMENTS OF ARTICLE IX, EASEMENTS, OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COVENTRY, PART 2.
 - BEARINGS ARE DERIVED FROM PERFORMING GPS OBSERVATIONS AND BASED UPON THE NORTH AMERICAN DATUM 1983 (NAD83), MISSISSIPPI STATE PLANE, GRID COORDINATE SYSTEM, WEST ZONE. CONVERGENCE ANGLE 00°09'01.27259" SCALE FACTOR 0.999958507
 - ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
 - 1/2" x 1/2" IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 - FIELD SURVEY COMPLETED JUNE 28, 2018.

COVENTRY, PART 2

Situated in the Southeast 1/4 of Section 23, T8N, R2E,
Madison County, Mississippi

101 Highpointe Court, Suite B, Brandon, Mississippi 39042
Office: 601-591-1077 Fax: 601-591-0711
E-mail: mlove@benchmarkms.net



COUNTY ENGINEER'S RECOMMENDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Tim Bryan, P.E., have examined this plat and find 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

CERTIFICATE OF OWNERSHIP - COUNTY OF MADISON - STATE OF MISSISSIPPI

GSM, LLC, the undersigned owner, does hereby certify that GSM, LLC is the owner of the land described in the foregoing Certificate of Michael R. Love, Professional Surveyor, and have caused the same to be subdivided and platted as COVENTRY, PART 2 hereon and in conjunction therewith hereby dedicate the streets, rights-of-way and drainage and utility easements to Madison County, Mississippi as shown hereon for public use forever.

WITNESS MY SIGNATURE, this the _____ day of _____, 2020.

James T. Weaver, Managing Member
GSM, LLC

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

I, Michael R. Love, Professional Surveyor, do hereby certify that at the request of GSM, LLC, the Owner, I have subdivided and platted the following described land situated in the Southeast 1/4 of Section 23, Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

This description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/CORS 96 (EPOCH 2002.000), grid values, using a Convergence Angle of 00 degrees 09 minutes 01.27259 seconds, and a Scale Factor 0.999958507 developed using INET.

Commencing at a found 2 inch flat iron marking the Northwest corner of the Price Property, said corner being 293.92 feet East and 2,968.80 feet North of the Southwest corner of Section 24, Township 8 North, Range 2 East as depicted on the plat by Roger T. Ellison (dated 08/17/12-Job # AS-033-78-12) attached to the deed recorded in Deed Book 2869, Pages 177-181, said flat iron being the point of determination of the above cited convergence angle and scale factor, and being defined as N 1100485.45, E 2382773.19 on the above referenced coordinate system; run thence

SOUTH for a distance of 2,953.49 feet; thence

WEST for a distance of 914.15 feet to a found 1/2 inch iron pin in an existing fence line marking the East line of said GSM, LLC property as recorded in Deed Book 3611, Pages 900-904 in the Office of the Chancery Clerk of Madison County and the West line of the Yeh property as recorded in Deed Book 2322, Pages 548-551 in the Office of the Chancery Clerk of Madison County and the North right of way of Yandell Road and has the following coordinates: N 1097531.96, E 2381859.04; thence

North 00 degrees 13 minutes 20 seconds West along the existing fence line marking said East line of said GSM, LLC property and said West line of the Yeh property for a distance of 1,400.70 feet to a found 1/2 inch iron pin marking the Northeast corner of said GSM, LLC property and the Northwest corner of said Yeh property; thence

North 75 degrees 47 minutes 51 seconds West along the North line of said GSM, LLC property and the meandering center of a ditch for a distance of 119.04 feet to a set 1/2 inch iron pin; thence

North 64 degrees 07 minutes 18 seconds West along said North line of said GSM, LLC property and said meandering center of a ditch for a distance of 123.45 feet to a found 1/2 inch iron pin marking the Northwest corner of said GSM, LLC property, the Northeast corner of the Pope property as recorded in Deed Book 329, Pages 513-514 in the Office of the Chancery Clerk of Madison County and the Point of Beginning of the herein described property; thence

Continue along said meandering center of a ditch and the North line of said Pope property as follows:

North 78 degrees 26 minutes 54 seconds West for a distance of 79.82 feet to a set 1/2 inch iron pin; thence

North 79 degrees 48 minutes 19 seconds West for a distance of 175.64 feet to a set 1/2 inch iron pin; thence

North 74 degrees 00 minutes 33 seconds West for a distance of 144.20 feet to a set 1/2 inch iron pin; thence

North 70 degrees 27 minutes 32 seconds West for a distance of 119.03 feet to a set 1/2 inch iron pin; thence

North 75 degrees 10 minutes 18 seconds West for a distance of 41.86 feet to a set 1/2 inch iron pin marking the East right of way of Smith Carr Road and the Northwest corner of said Pope property; thence

South 00 degrees 15 minutes 35 seconds East along said East right of way of Smith Carr Road and the West line of said Pope property for a distance of 973.50 feet to a found 1/2 inch iron pin marking the Northwest corner of the New Mount Zion Missionary Baptist Church property as recorded in Deed Book 1717, Pages 539-542 in the Office of the Chancery Clerk of Madison County and the Southwest corner of said Pope property; thence

South 89 degrees 27 minutes 46 seconds East along the North line of said New Mount Zion Missionary Baptist Church property and the North line of the Adams property as recorded in Deed Book 2029, Pages 733-737 in the Office of the Chancery Clerk of Madison County and the South line of said Pope property for a distance of 412.93 feet to a found 1/2 inch iron pin marking the Northeast corner of said Adams property and the West line of said GSM, LLC property; thence

South 00 degrees 32 minutes 54 seconds West for a distance of 32.46 feet to a set 1/2 inch iron pin marking the West line of Coventry, Part 1 as recorded in Plat cabinet F, Slides 109B & 110A as recorded in the Office of the Chancery Clerk of Madison County; thence

South 89 degrees 50 minutes 28 seconds East along said North line of Coventry, Part 1 for a distance of 152.41 feet to a set 1/2 inch iron pin marking said West line of Coventry, Part 1; thence

Continue along said West line of Coventry, Part 1 as follows:

North 00 degrees 09 minutes 32 seconds East for a distance of 26.96 feet to a set 1/2 inch iron pin; thence

Northwesterly along the arc of a curve to the left for a distance of 13.34 feet, said curve having a radius of 1,975.00 feet, and a deflection angle of 00 degrees 23 minutes 14 seconds, (chord bearing and distance, North 00 degrees 02 minutes 05 seconds West, 13.34 feet) to a set 1/2 inch iron pin; thence

North 00 degrees 13 minutes 42 seconds West for a distance of 585.33 feet to a set 1/2 inch iron pin; thence

Northwesterly along the arc of a curve to the left for a distance of 70.66 feet, said curve having a radius of 50.00 feet, and a deflection angle of 80 degrees 58 minutes 10 seconds, (chord bearing and distance, North 40 degrees 42 minutes 47 seconds West, 64.92 feet) to a set 1/2 inch iron pin; thence

North 5 degrees 03 minutes 31 seconds East for a distance of 50.09 feet to a set 1/2 inch iron pin; thence

South 81 degrees 30 minutes for a distance of 13.49 feet to a set 1/2 inch iron pin; thence

North 00 degrees 05 minutes 10 seconds West for a distance of 150.17 feet to the Point of Beginning, containing 11.61 acres, more or less.

WITNESS MY SIGNATURE on this the _____ day of _____, 2020.

Michael R. Love, P.S.



BOARD OF SUPERVISORS - COUNTY OF MADISON - STATE OF MISSISSIPPI

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors in session on this the _____ day of _____, 2020.

President of Board of Supervisors
Madison County, Mississippi

Attest: _____
Chancery Clerk
Madison County, MS

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named James T. Weaver, Managing Member of GSM, LLC, the Owner, who acknowledged to me that, after first having been authorized so to do, he signed and delivered this Plat and Certificate thereon on behalf of GSM, LLC on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2020.

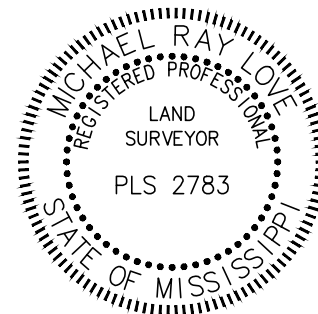
Notary Public _____ My Commission Expires: _____

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Michael R. Love, Professional Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plan and plat shown hereon are a true and correct representation of a survey performed to the accuracy designated in the subdivision regulation for Madison County, Mississippi.

WITNESS MY SIGNATURE, this the _____ day of _____, 2020.

Michael R. Love, P.S.



FILING AND RECORDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Ronny Lott, Clerk of the Chancery Court in and for the said County and State, do hereby certify that the final plat of COVENTRY, PART 2, was filed for record in my office on this the _____ day of _____, 2019, and was duly recorded in Plat Cabinet _____ at Slides _____ and _____ of the records of maps and plats of land of Madison County, Mississippi.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2020.

Ronny Lott
Chancery Clerk

Deputy Clerk

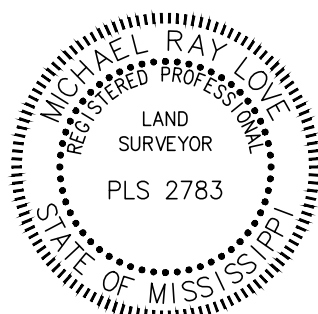
CERTIFICATE OF COMPARISON - COUNTY OF MADISON - STATE OF MISSISSIPPI

We, Ronny Lott, Chancery Clerk, and Michael R. Love, Professional Surveyor, do hereby certify that we have carefully compared this plat of COVENTRY, PART 2 with the original thereof, 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 _____, 2020.

Ronny Lott
Chancery Clerk

Michael R. Love, P.S.



ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the within named Michael R. Love, Professional Surveyor, who acknowledged to me that he signed and delivered this Plat and Certificate thereon on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2020.

Notary Public _____ My Commission Expires: _____