

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

March 31, 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, PE
County Engineer

Re: Final Plat
Lazy Oaks Estates

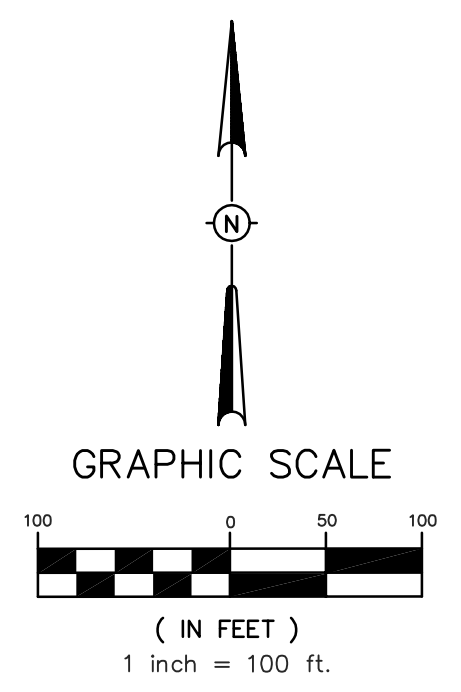
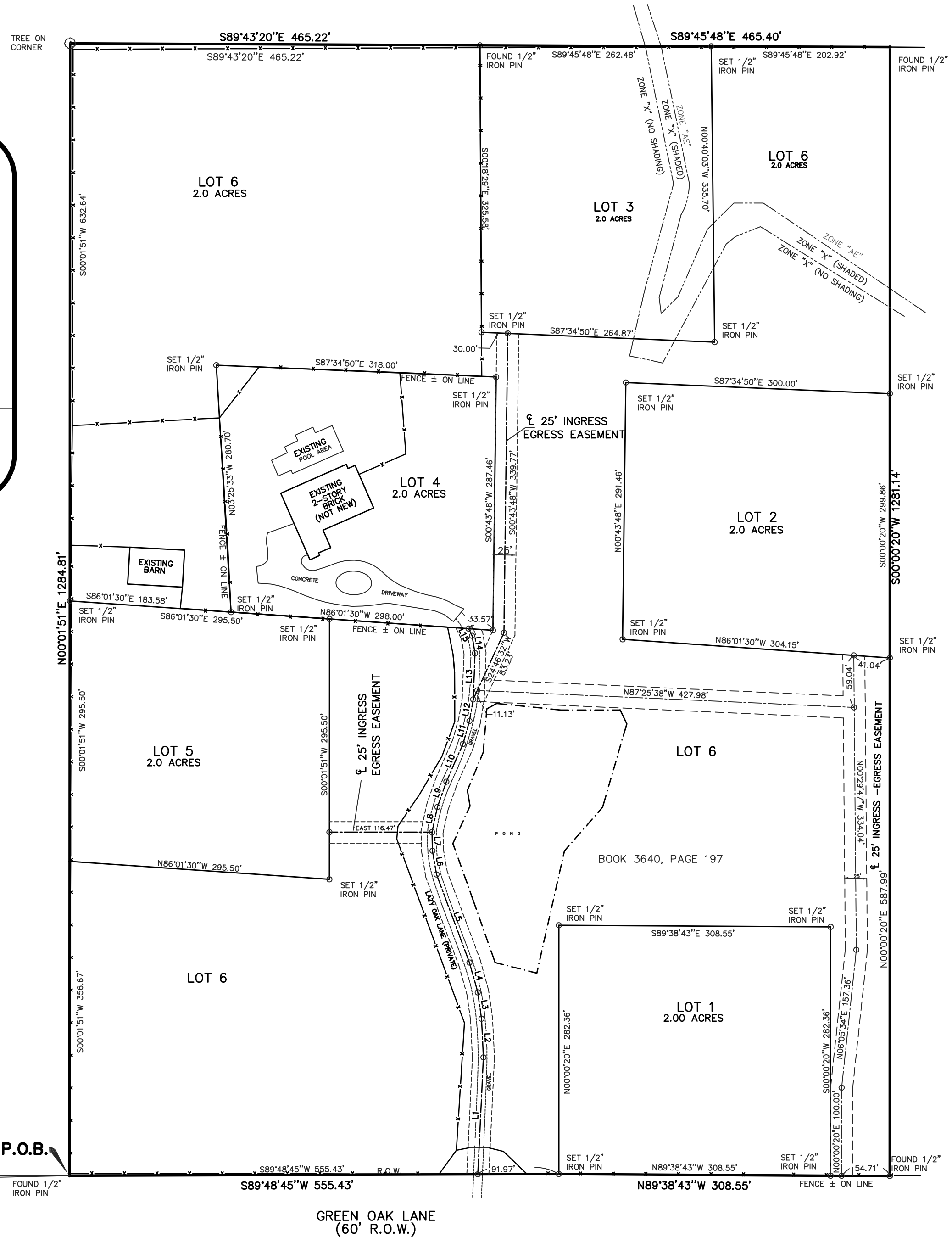
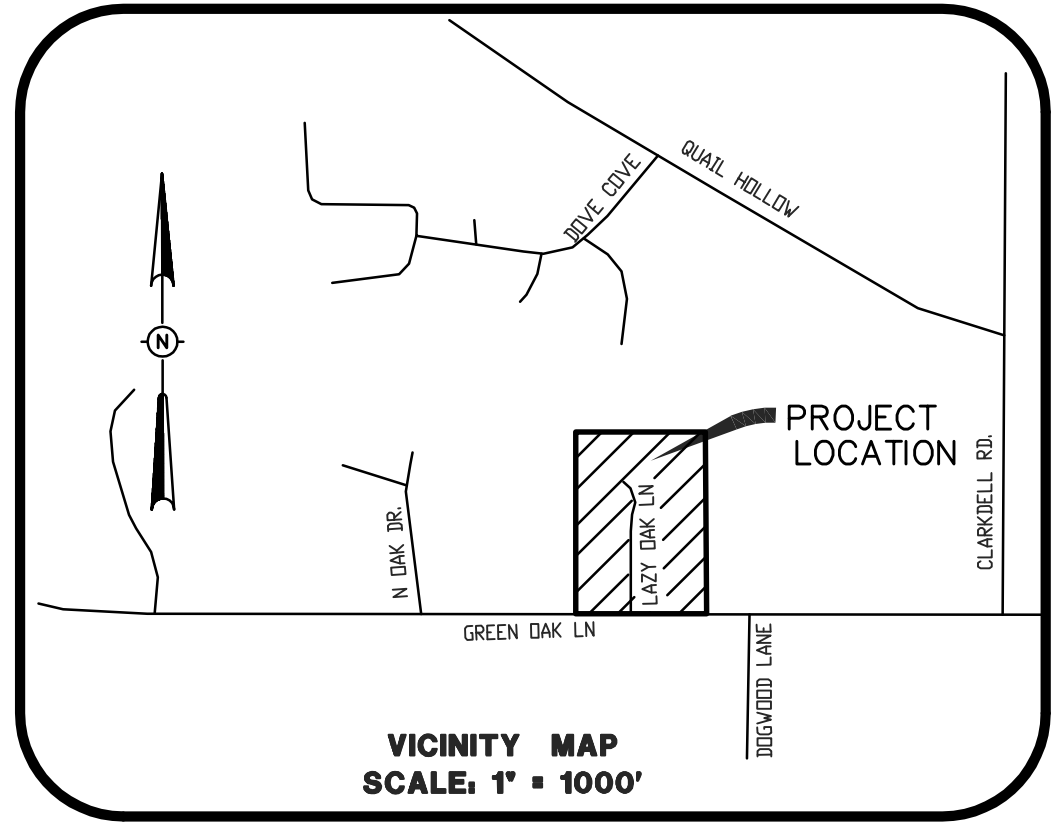
The Engineering Department recommends approval of the Final Plat of Lazy Oaks Estates. The development is 27.39 acres with 6 lots between 2 acres and 17.39 acres. The subdivision contains no public infrastructure.

LAZY OAKS ESTATES

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 8 NORTH, RANGE 2 EAST MADISON COUNTY, MISSISSIPPI

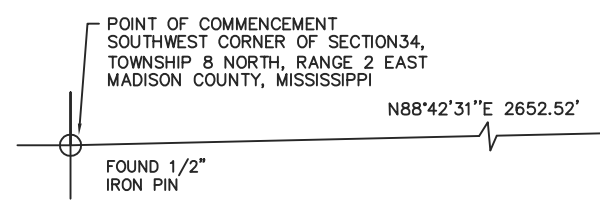
PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
4099 NORTH STATE STREET
JACKSON, MISSISSIPPI
1601 362-4886

- NOTES:
THIS PARCEL OF LAND MAY BE SUBJECT TO THE FOLLOWING:
1. ANY RECORDED, UNRECORDED, OR MISINDEXED INSTRUMENTS WHICH WOULD BE DISCLOSED BY A COMPETENT TITLE EXAMINATION OF SUBJECT PROPERTY.
 2. BEARINGS DERIVED G.P.S. (GRID).
 3. SURVEY CLASSIFICATION "B".
 4. THIS PROPERTY LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "AE", "X" (SHADED) AND "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C0577F EFFECTIVE MARCH 17, 2010
 5. IRON PINS SET AT ALL LOT CORNERS.
 6. AREA = 27.39 ACRES, MORE OR LESS.
 7. DATE OF FIELD SURVEY: JULY 1, 2019.
 8. DATE OF PREPARATION OF PLAT: DECEMBER 6, 2019.



25' INGRESS & EGRESS EASEMENT

NUMBER	DIRECTION	DISTANCE
L1	N 02°44'47" E	132.80'
L2	N 02°51'06" W	43.99'
L3	N 08°02'10" W	30.12'
L4	N 15°33'55" W	35.18'
L5	N 20°31'40" W	106.67'
L6	N 09°36'34" W	27.34'
L7	N 01°28'14" W	21.09'
L8	N 12°05'39" E	29.19'
L9	N 19°25'26" E	30.45'
L10	N 23°47'59" E	46.74'
L11	N 15°56'42" E	27.12'
L12	N 09°42'02" E	24.91'
L13	N 02°15'42" E	52.43'
L14	N 09°46'03" W	20.04'
L15	N 26°08'13" W	9.10'



**LAZY OAKS ESTATES
SITUATED IN THE
SOUTHEAST 1/4 OF SECTION 34,
TOWNSHIP 8 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI**

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SURVEYOR'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Donald L. McDonald, Professional Surveyor, do hereby certify that at the request of the undersigned owners, I have subdivided and platted the following described land being situated in the Southeast 1/4 of Section 34, T8N-R2E, Madison County, Mississippi:

Commence at an existing 1/2" iron pin marking the Southwest corner of the aforesaid Section 34, T8N-R2E and run thence North 88 degrees 42 minutes 31 seconds East for a distance of 2,652.52 feet to an existing 1/2" iron pin on the North right-of-way line of Green Oak Lane marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING and leaving said North right-of-way line of Green Oak Lane, run thence North 00 degrees 01 minutes 51 seconds East for a distance of 1,284.81 feet to a point; run thence South 89 degrees 43 minutes 20 seconds East for a distance of 465.22 feet to an existing 1/2" iron pin; run thence South 89 degrees 45 minutes 48 seconds East for a distance of 465.40 feet to an existing 1/2" iron pin; run thence South 00 degrees 00 minutes 20 seconds West for a distance of 1,281.14 feet to an existing 1/2" iron pin on the aforesaid North right-of-way line of Green Oak Lane; run thence North 89 degrees 38 minutes 43 seconds West along said North right-of-way line of Green Oak Lane for a distance of 308.55 feet to a set 1/2" iron pin; run thence South 89 degrees 48 minutes 45 seconds West along said North right-of-way line of Green Oak Lane for a distance of 555.43 feet to the POINT OF BEGINNING, containing 27.39 acres, more or less.

Witness my signature this the _____ day of _____, 20____.

Donald L. McDonald, Professional Surveyor

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

I, Donald L. McDonald, Professional 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 _____, 20____.

Donald L. McDonald, Professional Surveyor

ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Donald L. McDonald, Professional 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 _____, 20____.

Notary Public

My Commission Expires: _____

CERTIFICATE AND DEDICATION OF OWNER
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, David Rowdy Buck, David N. Buck, Justin Lay, Tara Lay, Nick Olier and Georgia Olier, the owners, do hereby certify that we are the owners of the land described, in the foregoing certificate of Donald L. McDonald, Professional Surveyor, and that we have caused the same to be subdivided and platted as shown hereon, and hereby adopt this plat subdivision as the free act and deed of said Owners and has designated the same as Lazy Oaks Estates and dedicates the easements as shown hereon for public use forever.

Witness our signatures this the _____ day of _____, 20____.

By: _____
David Rowdy Buck
Owner Lots 1

By: _____
Justin Lay
Owner Lot 2

By: _____
Tara Lay
Owner Lot 2

By: _____
Nick Olier
Owner Lot 3

By: _____
Georgia Olier
Owner Lot 3

By: _____
David N. Buck
Owner Lots 4, 5 and 6

ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named David Rowdy Buck, David N. Buck, Justin Lay, Tara Lay, Nick Olier and Georgia Olier the Owners, who acknowledged to me that they signed and delivered this plat and the certificate thereon as their own act and deed, for and on behalf of said Owners, after being authorized so to do, on the day and year herein mentioned.

Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

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: _____
Tim Bryan, P.E., 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 _____, 20____.

Madison County Board of Supervisors

By: _____
Gerald Steen, Board President

Attest: _____
Ronny Lott, Chancery Clerk

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Lazy Oaks Estates with the original thereof, as made by said Donald L. McDonald, 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 this the _____ day of _____, 201____.

Donald L. McDonald, PLS

Ronny Lott, Chancery Clerk

By: _____, D.C.

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 the final plat of Lazy Oaks Estates was filed for record in my office on this the _____ day of _____, _____, and was duly recorded in Plat Cabinet _____ at Slides _____ and _____ 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 _____, 20____.

Ronny Lott, Chancery Clerk

By: _____, D.C.