

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

June 25, 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., PTOE  
County Engineer

Re: Final Plat  
Tall Pines

The Engineering Department recommends approval of the final plat of Tall Pines. This is a 3 lot subdivision with no associated public infrastructure and thus has no performance bond requirement.

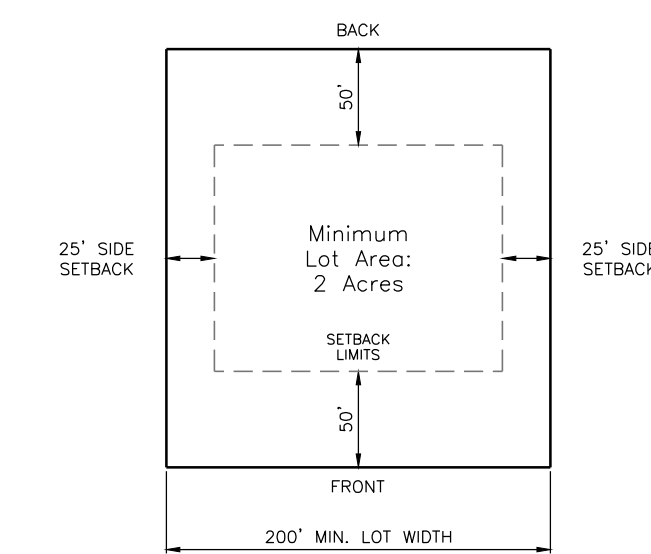
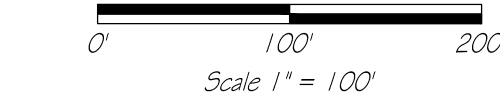
# TALL PINES

SITUATED IN THE EAST 1/2 OF WEST 1/2 OF SECTION 30, T8N-R2E, MADISON COUNTY, MISSISSIPPI

Class "B" Survey  
 Bearings Based on Survey  
 Grade GPS Observations  
 Taken September 3, 2013  
 (Geodetic North)

Our Job No. M-1931 Final Plat  
 Date of Survey: May 27, 2020  
 Date of Plat: June 26, 2020  
 POB - Point of Beginning  
 POC - Point of Commencement  
 CPS - Cotton Picker Spindle

- Iron Pin (1/2" x 8" Iron Rebar)
- Cotton Picker Spindle
- - - Easement Boundary
- - - Building Setback Line
- 281.00' Minimum Finished Floor Elevation
- ▨ Common Area

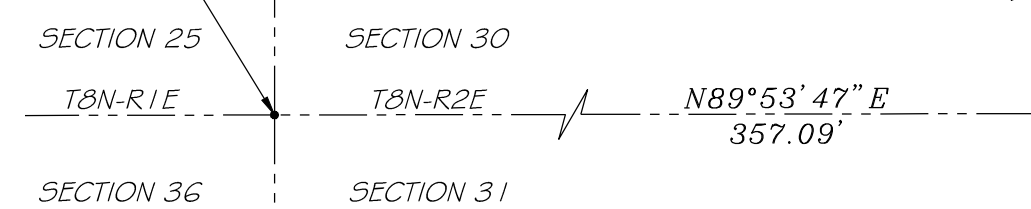


TYPICAL LOT DETAIL

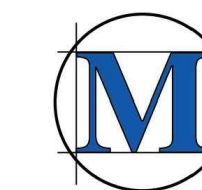
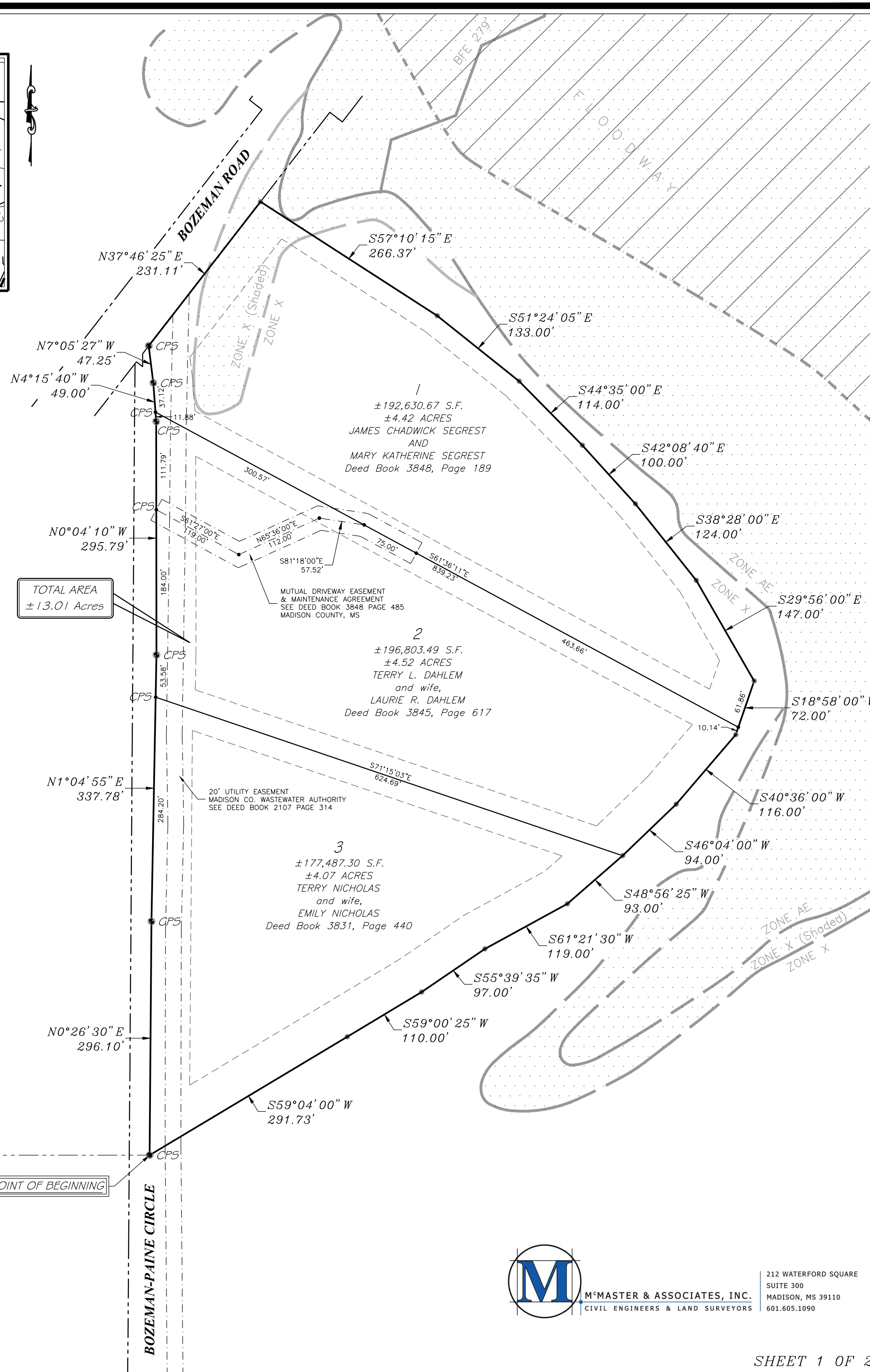
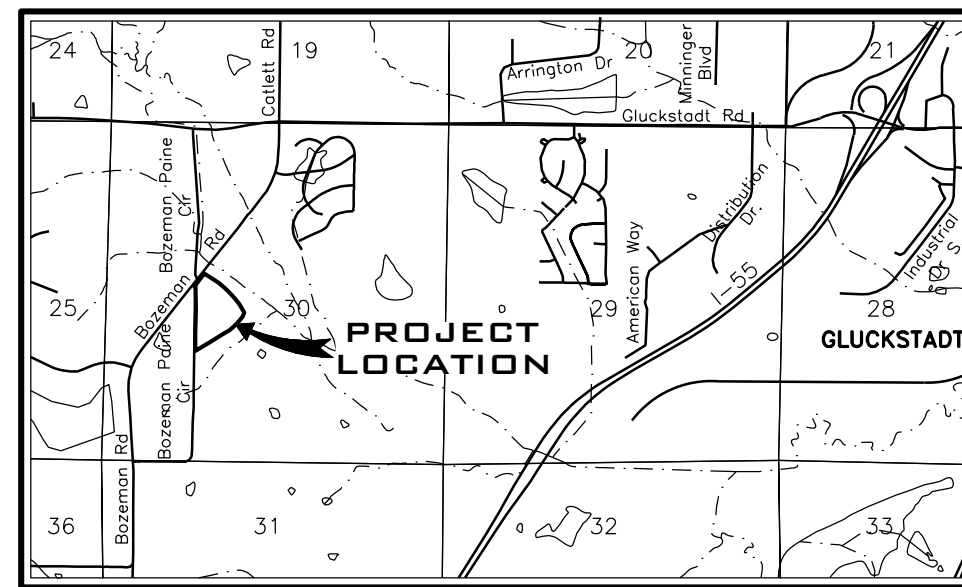
**NOTES:**

1. This is to certify that this property is situated in "Other Flood Areas-Zone X." Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. ALSO: The premises are situated in "Other Areas-Zone X." Areas determined to be outside the 0.2% annual chance floodplain. All zones referenced above are further described and shown on FIRM Map Number 28089C0395F, effective date of March 17, 2010.
2. Iron pins at lot corners as shown on this plot. Field work meets or exceeds the requirements for a Class "B" survey.
3. The individual lot owners/builders are responsible for drainage improvements (i.e. catch basins, storm pipe, french drains etc.) needed to facilitate water flow on or across their lot.

POINT OF COMMENCEMENT,  
 SW Corner of SW 1/4,  
 Section 30, T8N-R2E,  
 Madison County, Mississippi



VICINITY MAP  
 SCALE: 1"=3000'



M'MASTER & ASSOCIATES, INC.  
 CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE  
 SUITE 300  
 MADISON, MS 39110  
 601.405.1090

# TALL PINES

SITUATED IN THE EAST 1/2 OF WEST 1/2 OF SECTION 30, T8N-R2E, MADISON COUNTY, MISSISSIPPI

## 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 plot of TALL PINES 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 plot.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

By: \_\_\_\_\_ D.C.

## 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 plot of TALL PINES, was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020, and was duly recorded in Plat Cabinet \_\_\_\_\_ at Side \_\_\_\_\_ 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 \_\_\_\_\_, 2020.

Ronny Lott, Chancery Clerk By: \_\_\_\_\_ D.C.

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

I have examined this plot and find it conforms to all conditions set forth and thus recommend final approval.

By: \_\_\_\_\_  
Timothy Byon, 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 plot was approved by the Board of Supervisors of Madison County in session on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Madison County Board of Supervisors Attest:  
By: \_\_\_\_\_  
Gerald Steen, 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 plot 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 \_\_\_\_\_, 2020.

Ronald C. McMaster, Jr., Professional Engineer and Surveyor

## ACKNOWLEDGMENT OF SIGNATURES STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the within named JAMES CHADWICK SEGREST and wife, MARY KATHERINE SEGREST, TERRY L. DAHLEM and wife, LAURIE R. DAHLEM, and TERRY W. NICHOLAS and wife, EMILY R. NICHOLAS, who acknowledged to me that they signed and delivered this plot and the certificates thereon as their 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 plot and the certificates thereon as his own act and deed, on the day and year herein mentioned, all for the purpose therein contained.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Ronny Lott, Chancery Clerk

By: \_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

## CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

We, JAMES CHADWICK SEGREST and wife, MARY KATHERINE SEGREST, and TERRY L. DAHLEM and wife, LAURIE R. DAHLEM, and TERRY W. NICHOLAS and wife, EMILY R. NICHOLAS, 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 Owners have caused the same to be subdivided and plotted as shown hereon, and hereby adopt this plot of said subdivision as the free act and deed of said Owners and have designated the same as TALL PINES. All utilities, utility easements, and other easements are as designated and defined hereon. All utilities, utility easements, and streets shall be dedicated for public use.

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_  
James Chadwick Segrest Mary Katherine Segrest

## STATE OF MISSISSIPPI COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, within my jurisdiction, the within named James Chadwick Segrest and Mary Katherine Segrest, who acknowledged that they executed the foregoing plot of TALL PINES.

By: \_\_\_\_\_

Notary Public  
My commission expires: \_\_\_\_\_

Terry L. Dahlem Laurie R. Dahlem

## STATE OF MISSISSIPPI COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, within my jurisdiction, the within named Terry L. Dahlem and Laurie R. Dahlem, who acknowledged that they executed the foregoing plot of TALL PINES.

By: \_\_\_\_\_

Notary Public  
My commission expires: \_\_\_\_\_

Terry W. Nicholas Emily R. Nicholas

## STATE OF MISSISSIPPI COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, within my jurisdiction, the within named Terry W. Nicholas and Emily R. Nicholas, who acknowledged that they executed the foregoing plot of TALL PINES.

By: \_\_\_\_\_

Notary Public  
My commission expires: \_\_\_\_\_

## SURVEYORS CERTIFICATE STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor in the State of Mississippi, do hereby certify that at the request of the Owners, have subdivided and plotted the following described land, as follows, to-wit:

A parcel or tract of land, containing 13.01 acres, more or less, lying and being situated in the East 1/2 of the West 1/2 of Section 30, T8N-R2E, Madison County, Mississippi, being a part of Tract 4 of the Minnie J. Bozeman Family Limited Partnership property as described in Deed Book 349 of Page 65 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 the SW corner of the SW 1/4 of Section 30, T8N-R2E, Madison County, Mississippi; run thence

North 89 degrees 53 minutes 47 seconds East for a distance of 357.09 feet; thence  
North for a distance of 1696.62 feet; thence

East for a distance of 964.64 feet to a cotton picker spindle lying in the centerline of Bozeman-Paine Circle, as it existed in September, 2014 and POINT OF BEGINNING of the herein described property; thence

Along the centerline of said Bozeman-Paine Circle to cotton picker spindles at each of the following calls:

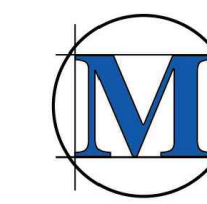
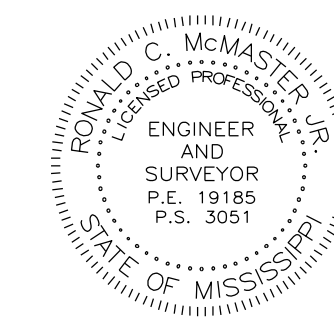
North 00 degrees 26 minutes 30 seconds East for a distance of 296.10 feet; thence  
North 01 degrees 04 minutes 55 seconds East for a distance of 337.78 feet; thence  
North 00 degrees 04 minutes 10 seconds West for a distance of 295.79 feet; thence  
North 04 degrees 15 minutes 40 seconds West for a distance of 49.00 feet; thence  
North 07 degrees 05 minutes 27 seconds West for a distance of 47.25 feet to the Easterly Right-Of-Way of Bozeman Road (State Aid Project No. SAP-45(44)), as it existed in September, 2014; thence

Leaving the centerline of said Bozeman-Paine Circle, run North 37 degrees 46 minutes 25 seconds East along the Easterly Right-Of-Way of said Bozeman Road, for a distance of 231.11 feet to an iron pin; thence

Leaving the Easterly Right-Of-Way of said Bozeman Road, run to iron pins at each of the following calls:  
South 57 degrees 10 minutes 15 seconds East for a distance of 266.37 feet to an iron pin; thence  
South 51 degrees 24 minutes 05 seconds East for a distance of 133.00 feet to an iron pin; thence  
South 44 degrees 35 minutes 00 seconds East for a distance of 114.00 feet to an iron pin; thence  
South 42 degrees 08 minutes 40 seconds East for a distance of 100.00 feet to an iron pin; thence  
South 38 degrees 28 minutes 00 seconds East for a distance of 124.00 feet to an iron pin; thence  
South 29 degrees 56 minutes 00 seconds East for a distance of 147.00 feet to an iron pin; thence  
South 18 degrees 58 minutes 00 seconds West for a distance of 72.00 feet to an iron pin; thence  
South 40 degrees 36 minutes 00 seconds West for a distance of 116.00 feet to an iron pin; thence  
South 46 degrees 04 minutes 00 seconds West for a distance of 94.00 feet to an iron pin; thence  
South 48 degrees 56 minutes 25 seconds West for a distance of 93.00 feet to an iron pin; thence  
South 61 degrees 21 minutes 30 seconds West for a distance of 119.00 feet to an iron pin; thence  
South 55 degrees 39 minutes 35 seconds West for a distance of 97.00 feet to an iron pin; thence  
South 59 degrees 00 minutes 25 seconds West for a distance of 110.00 feet to an iron pin; thence  
South 59 degrees 04 minutes 00 seconds West for a distance of 291.73 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

Witness my signature, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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



MCMASTER & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

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MADISON, MS 39110  
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