

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**

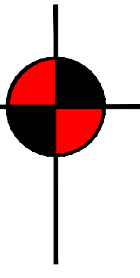
August 12, 2020

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  
Endris Estates

The Engineering Department recommends approval of the Final Plat of Endris Estates. The development is 88.25 acres with 8 lots between 10.25 acres and 12.94 acres. The subdivision contains no public infrastructure.



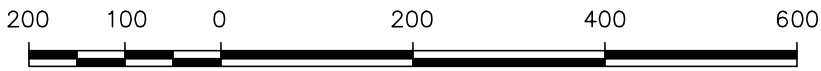
# ENDRIS ESTATES

Situated in the NE 1/4 of Section 10 and the NW 1/4 of Section 11 and the SW 1/4 of Section 2 and in the SE 1/4 of Section 3, T8N, R2E, Madison County, Mississippi

PLAT CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_



SCALE: 1"=200'



### GENERAL NOTES:

- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C040F, COMMUNITY PANEL NO. 280228 0440 F, EFFECTIVE DATE: MARCH 17, 2010.
- THIS SURVEY MEETS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
- BEARINGS BASED ON PREVIOUS PLAT PREPARED BY McMASTER & ASSOCIATES CIVIL ENGINEERING AND LAND SURVEYING, DATED OCTOBER 4, 2011.
- 1/2" x 18" IRON PINS SET AT ALL CORNERS.
- FIELD SURVEY COMPLETED JULY 1, 2020.

### 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 ENDRIS ESTATES, was filed for record in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, and was duly recorded in Plat Cabinet \_\_\_\_\_ at Slide \_\_\_\_\_ 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

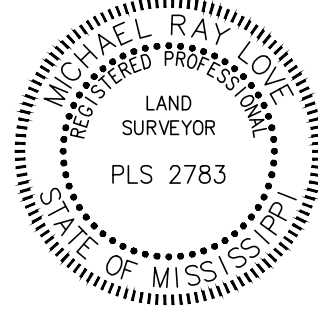
### CERTIFICATE OF COMPARISON - COUNTY OF MADISON - STATE OF MISSISSIPPI

We, Ronny Lott, Chancery Clerk, and MICHAEL R. LOVE, Professional Land Surveyor, do hereby certify that we have carefully compared this plat of ENDRIS ESTATES 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.



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

I, Michael R. Love, Professional Surveyor, do hereby certify that at the request of Endris Estates, LLC, the Owner, I have subdivided and platted the following described land situated in the NE 1/4 of Section 10 and the NW 1/4 of Section 11 and the SW 1/4 of Section 2 and in the SE 1/4 of Section 3, T8N, R2E, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

**Beginning** at the found 1/2 inch iron pin marking the Southeast corner of the Smith property as recorded in Deed Book 3345, Pages 542-546 in the Office of the Chancery Clerk of Madison County, said iron pin being NORTH of and a distance of 711.26 feet from the Southeast corner of the West 1/2 of the Northwest 1/4 of said Section 11, as depicted on the plat by Ronald C. McMaster, PS-2441, Job M-1786, dated October, 2011 furnished to Benchmark Engineering and Land Surveying, LLC; run thence

WEST along the South line of said Smith property for a distance of 1,315.05 feet to a found 1/2 inch iron pin marking the Southwest corner of said Smith property; thence

Continue along the West line of said Smith property as follows:

NORTH for a distance of 1,018.92 feet to a found 1/2 inch iron pin; thence

WEST for a distance of 111.00 feet to a set 1/2 inch iron pin in the center Endris Road; thence

Continue along said West line and said center of Endris Road as follows:

North 35 degrees 08 minutes 45 seconds East for a distance of 67.52 feet to a set 1/2 inch iron pin; thence

North 3 degrees 58 minutes East for a distance of 211.00 feet to a set 1/2 inch iron pin; thence

North 5 degrees 53 minutes East for a distance of 242.00 feet to a set 1/2 inch iron pin; thence

North 1 degrees 44 minutes East for a distance of 371.00 feet to a set 1/2 inch iron pin; thence

NORTH for a distance of 62.55 feet to a set 1/2 inch iron pin; thence

North for a distance of 570.65 feet to a set 1/2 inch iron pin; thence

Departing said center of Endris Road and continue along said West line of the Smith property as follows:

North 79 degrees 30 minutes East for a distance of 31.81 feet to a found 1/2 inch iron pin; thence

North 79 degrees 30 minutes East for a distance of 141.00 feet to a set 1/2 inch iron pin; thence

NORTH for a distance of 324.60 feet to a found 1/2 inch iron pin; thence

NORTH for a distance of 0.44 feet to a found 1/2 inch iron pin marking the Northwest corner of said Smith property; thence

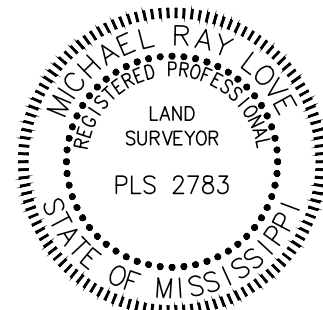
EAST departing from said West line of the Smith property run along the North line of said Smith property for a distance of 1,177.03 feet to a found 1/2 inch iron pin marking the Northeast corner of said Smith property; thence

South 00 degrees 47 minutes 45 seconds West along the East line of said Smith property for a distance of 989.83 feet to a set 1/2 inch iron pin; thence

SOUTH along said East line of the Smith property for a distance of 1,928.74 feet to the **Point of Beginning**, containing 88.25 acres, more or less.

WITNESS MY SIGNATURE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Michael R. Love, P.S.



### CERTIFICATE OF OWNERSHIP - COUNTY OF MADISON - STATE OF MISSISSIPPI

Endris Estates, LLC, the undersigned owner, does hereby certify that Endris Estates, 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 ENDRIS ESTATES hereon and in conjunction therewith hereby dedicate the roadway, drainage and utility easements to Madison County, Mississippi as shown hereon for public use forever.

WITNESS MY SIGNATURE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Andrew I. Smith, Member  
Endris Estates, LLC

### 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: \_\_\_\_\_

### ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Andrew I. Smith, Member of Endris Estates, 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 Endris Estates, 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.



### 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.

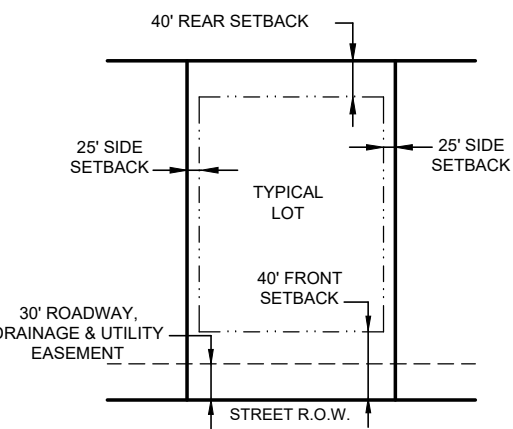
Tim Bryan, P.E.  
County Engineer

### BOARD OF SUPERVISORS - COUNTY OF MADISON - STATE OF MISSISSIPPI

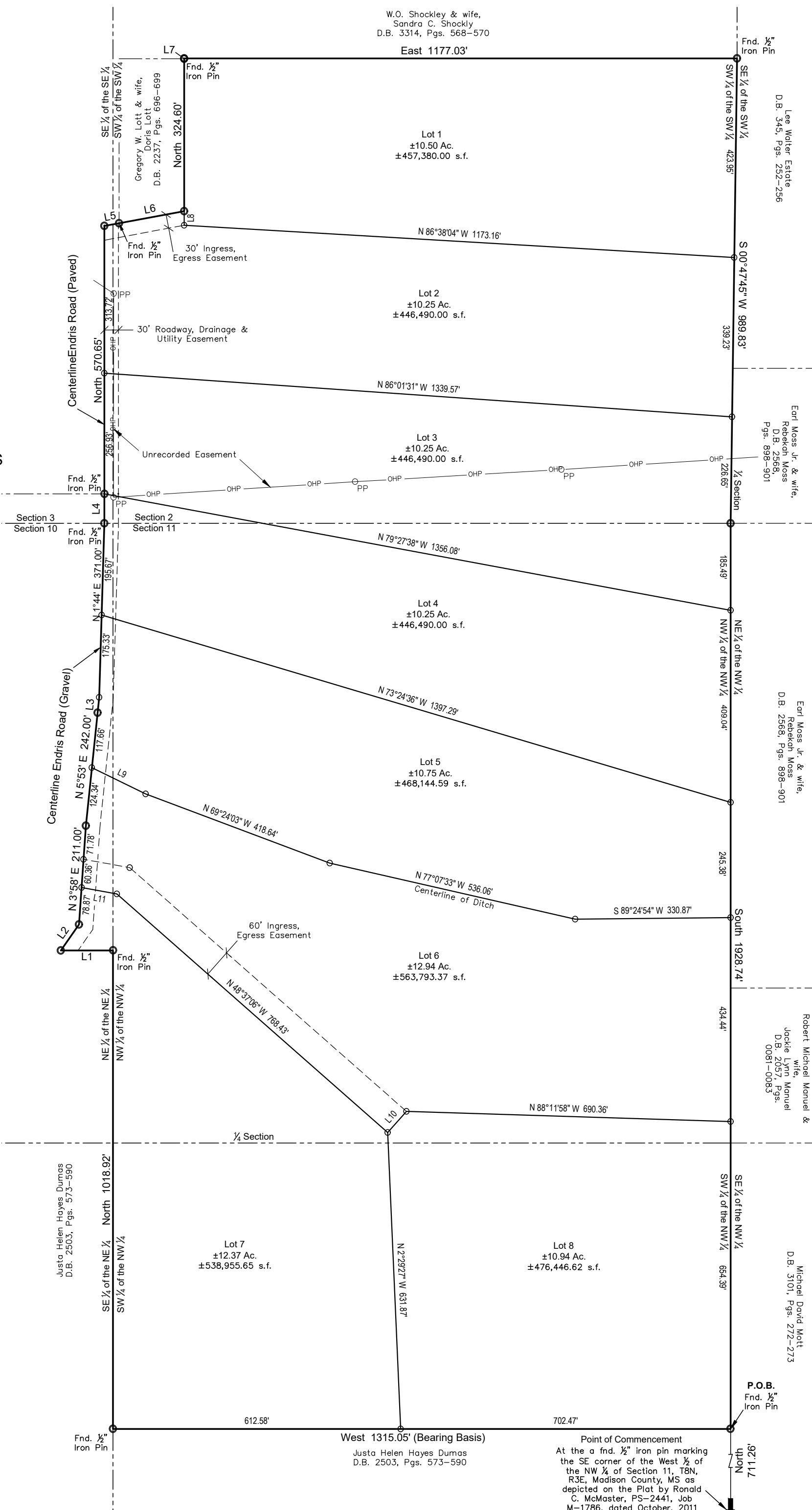
I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors in session on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

President of Board of Supervisors  
Madison County, Mississippi

Line	Bearing	Distance
L1	West	111.00'
L2	N 35°08'45" E	67.52'
L3	N 5°53' E	32.74'
L4	North	62.55'
L5	N 79°30' E	31.81'
L6	N 79°30' E	141.00'
L7	North	0.44'
L8	North	30.00'
L9	N 63°53'41" W	127.55'
L10	N 41°41'09" E	60.00'
L11	N 79°47'46" W	76.44'



TYPICAL LOT DETAIL WITH SETBACKS  
N.T.S.



W.O. Shockley & wife,  
Sandra C. Shockley  
D.B. 3314, Pgs. 568-570  
East 1177.03'

Lee Walter Estate  
D.B. 345, Pgs. 252-256  
SE 1/4 of the SW 1/4 423.95'

Earl Moss Jr. & wife,  
Rebekah Moss  
D.B. 2588, Pgs. 898-901  
S 00°47'45" W 989.83'

Earl Moss Jr. & wife,  
Rebekah Moss  
D.B. 2588, Pgs. 898-901  
1/2 Section 262.85'

Earl Moss Jr. & wife,  
Rebekah Moss  
D.B. 2588, Pgs. 898-901  
NE 1/4 of the NW 1/4 409.94'

Robert Michael Manuel &  
Jocile Marie Manuel  
D.B. 2057, Pgs. 0081-0083  
South 1928.74'

Michael David Mott  
D.B. 3101, Pgs. 272-273  
SE 1/4 of the NW 1/4 644.38'

P.O.B.  
Fnd. 1/2" Iron Pin  
North 111.26'

Justo Helen Hayes Dumas  
D.B. 2503, Pgs. 573-590  
NE 1/4 of the NE 1/4 North 1018.92'

Justo Helen Hayes Dumas  
D.B. 2503, Pgs. 573-590  
SW 1/4 of the NW 1/4 631.87'

Point of Commencement  
At the fnd. 1/2" iron pin marking the SE corner of the West 1/2 of the NW 1/4 of Section 11, T8N, R2E, Madison County, MS as depicted on the Plat by Ronald C. McMaster, PS-2441, Job M-1786, dated October, 2011