

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

September 1, 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: Request to Abandon Luebirdia Lane
Autumn Crest Subdivision

The Engineering Department requests that the Board approve to begin the process to abandon Luebirdia Lane through Autumn Crest Subdivision. Leubirdia is a county maintained road but has no right-of-way associated with it. As part of the subdivision construction, a new asphalt roadway, Autumn Crest Drive, will take the place of the existing gravel road but will be relocated to the north approximately 50 ft. It is the developers intend to turn this new road over to the county for public use after the requirements of the Subdivision Ordinance are met. During construction of the subdivision, Luebirdia will remain open and will only be closed once Autumn Crest Drive and the realigned Falls Crossing have been constructed.

MONTGOMERY McGRAW, PLLC
ATTORNEYS-AT-LAW

151 WEST PEACE STREET
POST OFFICE BOX 1039
CANTON, MISSISSIPPI 39046

601-859-3616: TELEPHONE
601-859-3622: FACSIMILE

Don A. McGraw, Jr., Esq.
dmcgraw@montgomerymcgraw.com

August 19, 2020

Madison County Board of Supervisors
146 W. Center Street
Canton, MS 39046

Re: Autumn Crest Subdivision/Luebirdia Lane

Dear Board Members:

We are representing Rands, LLC, the Developer of Autumn Crest Subdivision. The preliminary plat for Autumn Crest has previously been approved by the Board. As noted on the preliminary plat, Luebirdia Lane, a county maintained gravel road, runs East to West across Autumn Crest Subdivision.

Rands, LLC is requesting that Luebirdia Lane be abandoned. Access to the public will be granted from Catlett Road to Falls Crossing to Autumn Drive as reflected on the preliminary plat of Autumn Crest.

Rands, LLC will maintain Luebirdia Lane and Falls Crossing during construction of Autumn Crest so that the users of Luebirdia Lane and Falls Crossing will not be disrupted. Once the final plat of Autumn Crest is approved, the traffic will be diverted to Falls Crossing and Autumn Drive.

If you any questions, please do hesitate to contact me.

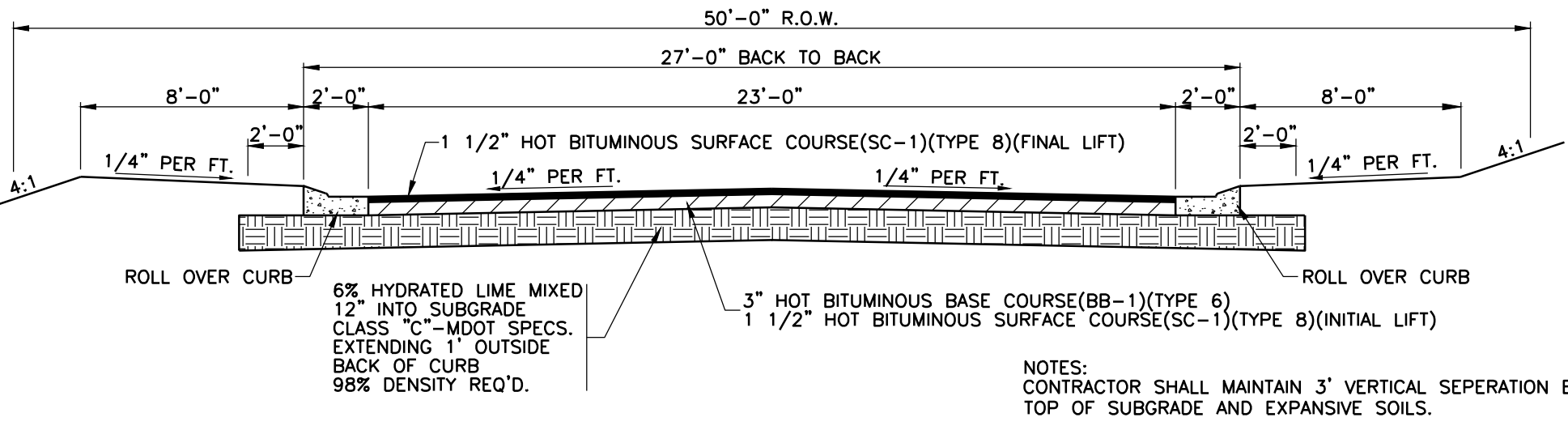
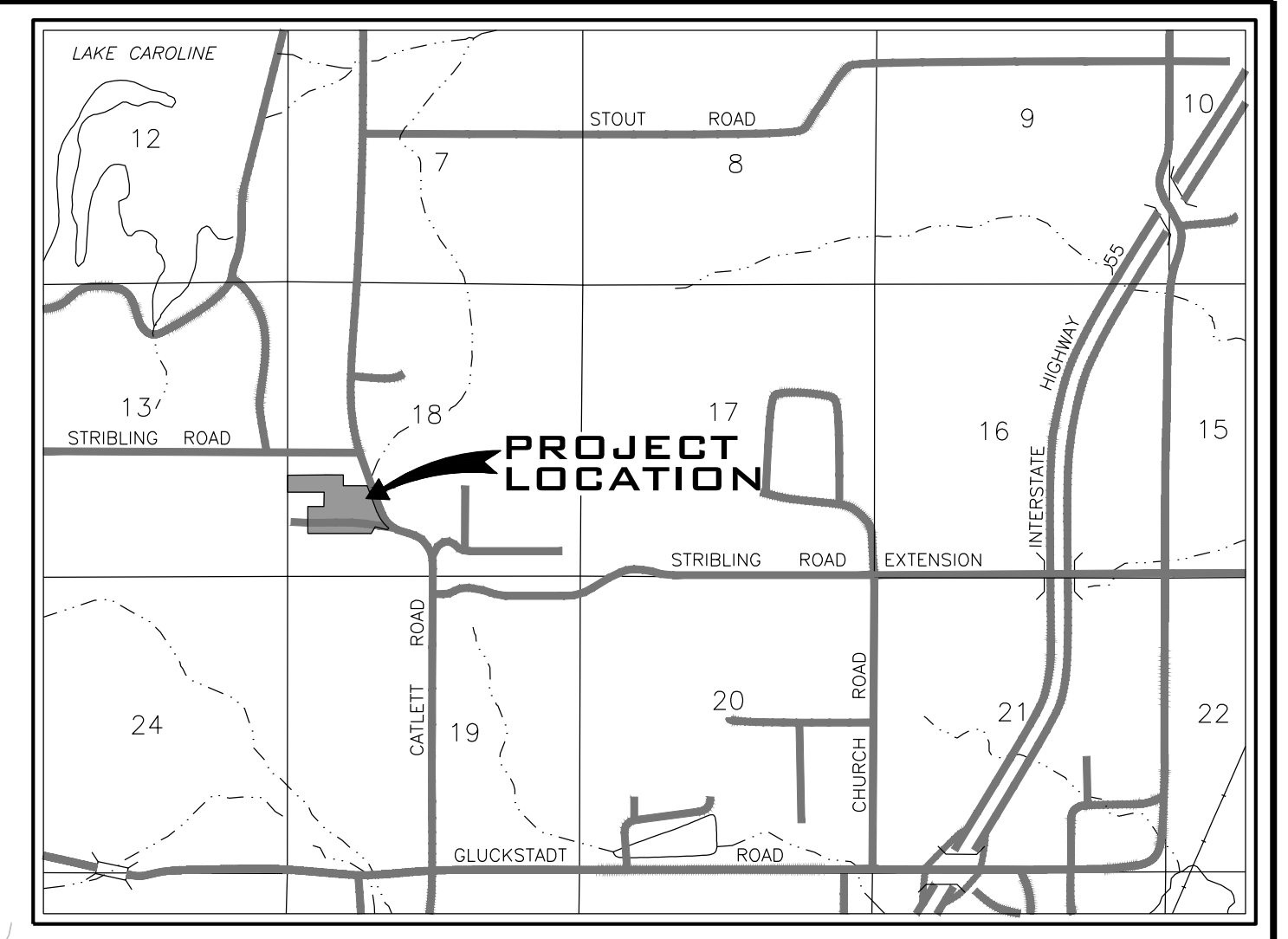
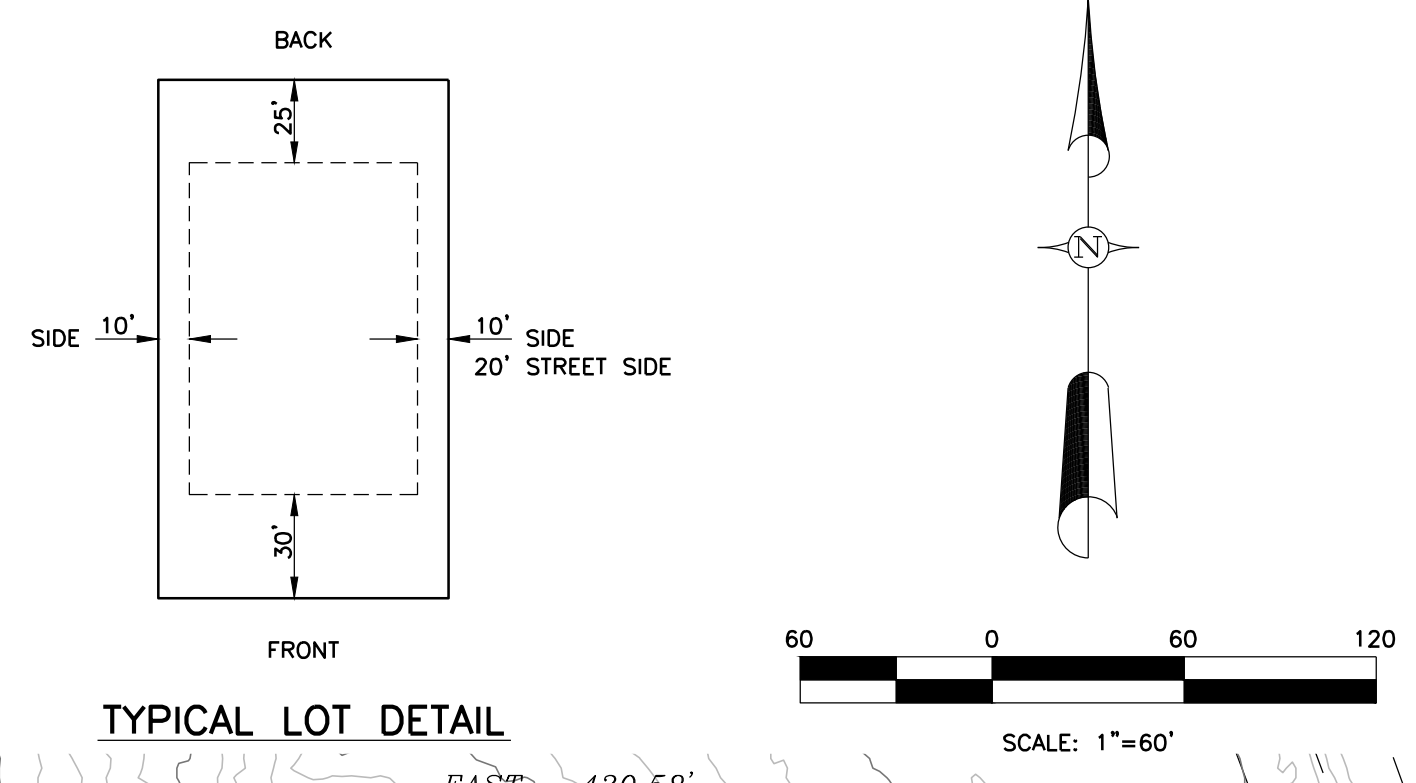
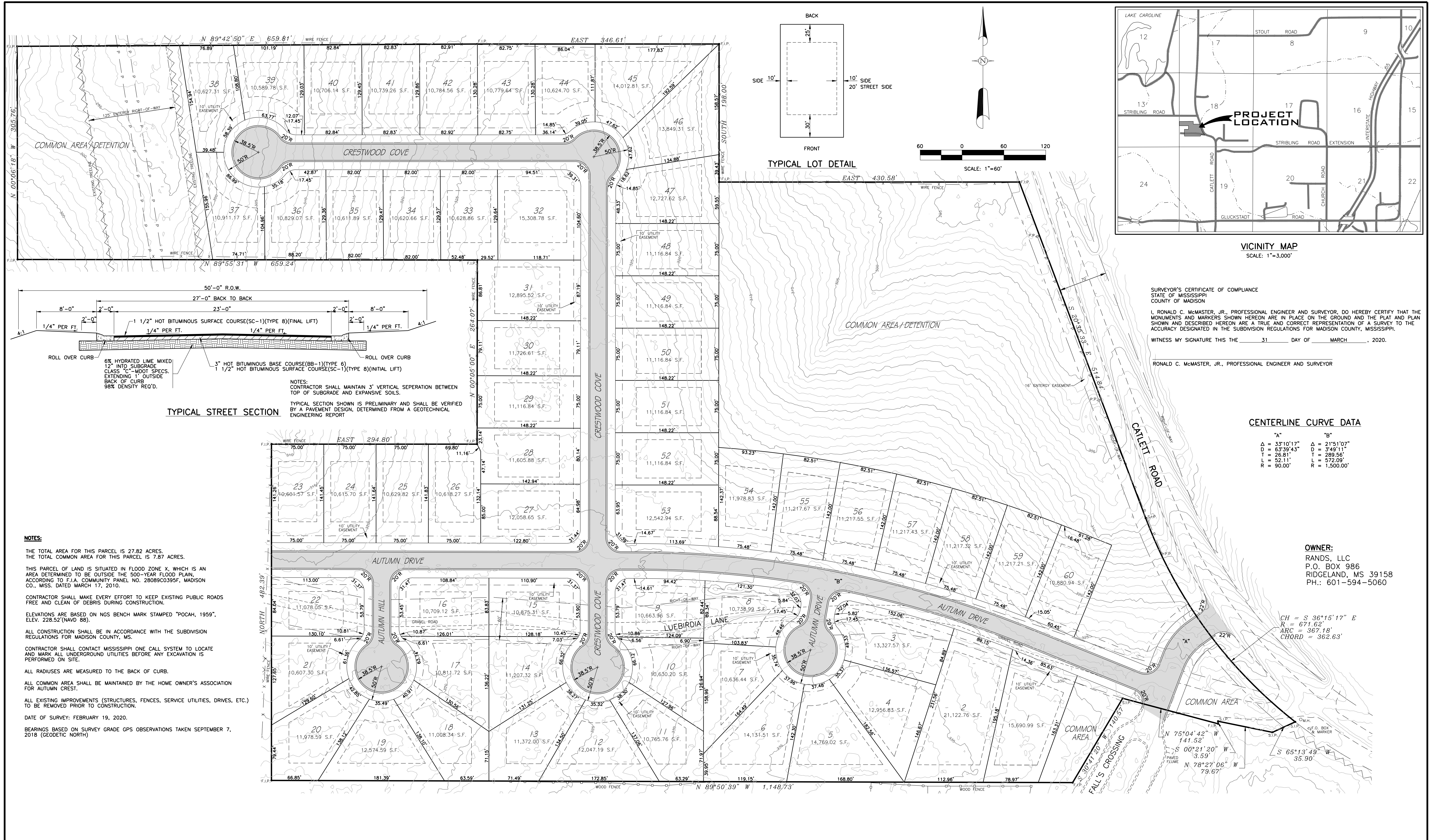
Sincerely,



Don A. McGraw, Jr.

cc: Rands, LLC
McMaster & Associates, Inc.





TYPICAL STREET SECTION

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 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 31 DAY OF MARCH, 2020.

RONALD C. McMASTER, JR., PROFESSIONAL ENGINEER AND SURVEYOR

CENTERLINE CURVE DATA

A"	B"
$\Delta = 33^{\circ}10'17''$	$\Delta = 21^{\circ}51'07''$
$D = 63^{\circ}39'43''$	$D = 3^{\circ}49'11''$
$L = 26.81'$	$L = 299.56'$
$R = 90.00'$	$R = 1,500.00'$

OWNER:
 RANDS, LLC
 P.O. BOX 986
 RIDGELAND, MS 39158
 PH.: 601-594-5060

NOTES:

THE TOTAL AREA FOR THIS PARCEL IS 27.82 ACRES.
 THE TOTAL COMMON AREA FOR THIS PARCEL IS 7.87 ACRES.

THIS PARCEL OF LAND IS SITUATED IN FLOOD ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, ACCORDING TO F.I.A. COMMUNITY PANEL NO. 28089C0395F, MADISON CO., MISS. DATED MARCH 17, 2010.

CONTRACTOR SHALL MAKE EVERY EFFORT TO KEEP EXISTING PUBLIC ROADS FREE AND CLEAR OF DEBRIS DURING CONSTRUCTION.

ELEVATIONS ARE BASED ON NGS BENCH MARK STAMPED "POCAH, 1959", ELEV. 228.52 (NAVD 88).

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR MADISON COUNTY, MS.

CONTRACTOR SHALL CONTACT MISSISSIPPI ONE CALL SYSTEM TO LOCATE AND MARK ALL UNDERGROUND UTILITIES BEFORE ANY EXCAVATION IS PERFORMED ON SITE.

ALL RADIIUSES ARE MEASURED TO THE BACK OF CURB.

ALL COMMON AREA SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION FOR AUTUMN CREST.

ALL EXISTING IMPROVEMENTS (STRUCTURES, FENCES, SERVICE UTILITIES, DRIVES, ETC.) TO BE REMOVED PRIOR TO CONSTRUCTION.

DATE OF SURVEY: FEBRUARY 19, 2020.

BEARINGS BASED ON SURVEY GRADE GPS OBSERVATIONS TAKEN SEPTEMBER 7, 2018 (GEODETTIC NORTH)

$CH = S 36^{\circ}15'17'' E$
 $R = 671.62'$
 $ARC = 367.18'$
 $CHORD = 362.63'$

<p>Revisions</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Date</th> <th>Nature</th> <th>By</th> <th>App'd.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	#	Date	Nature	By	App'd.																					<p>Project No. M-2729</p> <p>Date 3-31-20</p> <p>Scale SEE ABOVE</p>	<p>Designed By R.C.M.</p> <p>Drawn By D.P.</p> <p>Checked By R.C.M.</p>	<h2 style="margin:0;">AUTUMN CREST</h2> <p style="margin:0;">MADISON COUNTY, MISSISSIPPI</p>	<p style="margin:0;">McMASTER & ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS</p>	<p>212 WATERFORD SQUARE SUITE 300 MADISON, MS 39110 601.605.1090</p>		<p>PRELIMINARY PLAT</p> <h1 style="font-size: 2em; margin:0;">1</h1>
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