

Department of Engineering
Tim Bryan, P.E., County Engineer

3137 South Liberty Street, Canton, MS 39046
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MEMORANDUM

September 16, 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

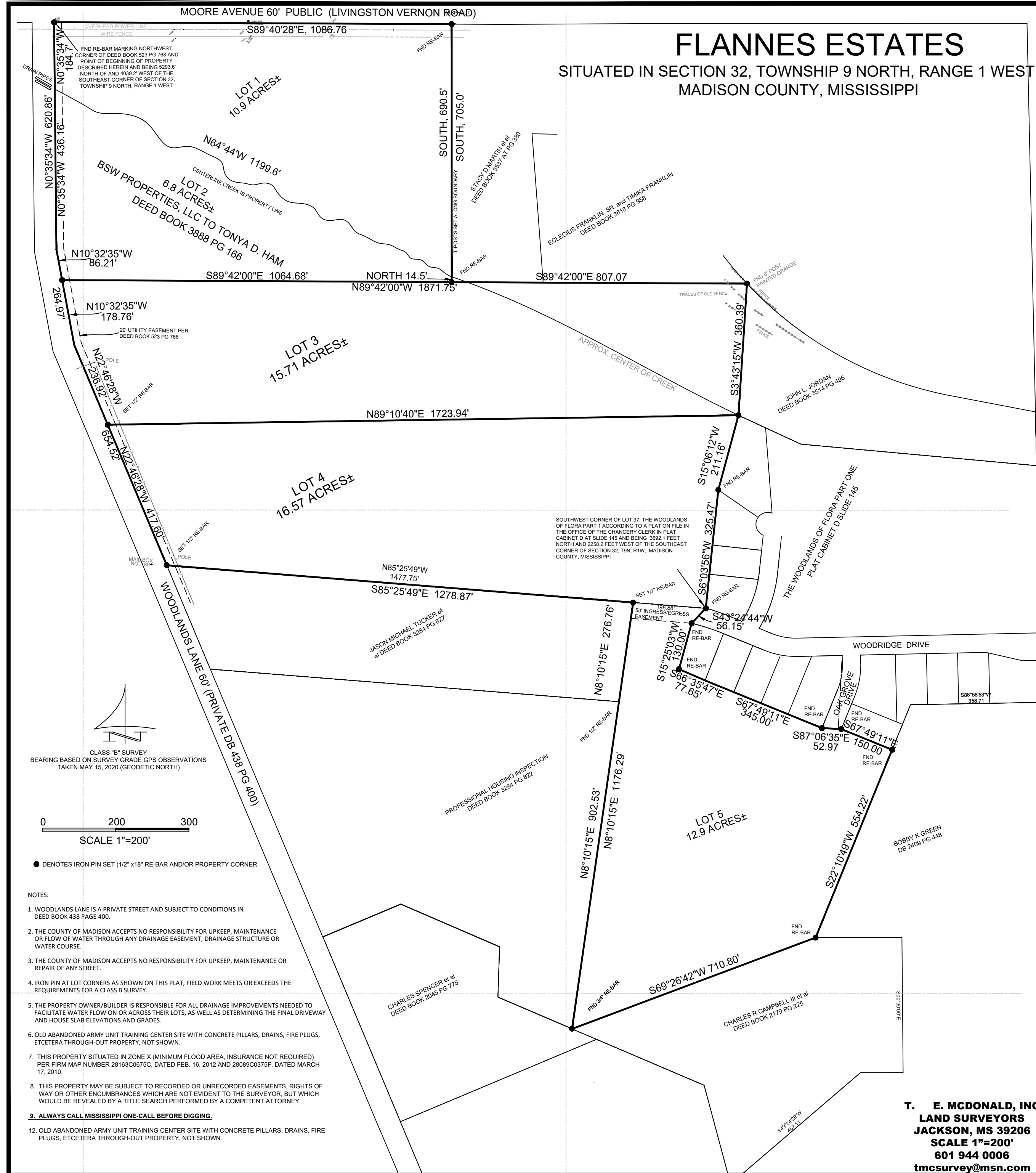
From: Tim Bryan, P.E., PTOE
County Engineer

Re: Final Plat
Flannes Estates

The Engineering Department recommends the approval of BSW Properties LLC and Tonya Ham's Final Plat of Flannes Estates. The development is approximately 62.88 acres with 5 lots ranging in size from 6.8 acres to 16.57 acres. There will be no county maintained facilities in this development.

FLANNES ESTATES

SITUATED IN SECTION 32, TOWNSHIP 9 NORTH, RANGE 1 WEST,
MADISON COUNTY, MISSISSIPPI



OWNER'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

WE, ROBERT ROY WARD, MEMBER OF BSW PROPERTIES, LLC AND TONYA D. HAM, OWNER OF LOT 2, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE FOREGOING CERTIFICATE OF THOMAS E. McDONALD, REGISTERED LAND SURVEYOR, AND WE CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, AND HAVE DESIGNATED THE SAME AS FLANNES ESTATES THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION AS ITS FREE ACT AND DEED.

WITNESS MY SIGNATURE, THIS THE _____ DAY OF _____, 20____.

BSW PROPERTIES, LLC

BY: ROBERT ROY WARD, MEMBER TONYA D. HAM, OWNER OF LOT 2

OWNER'S ACKNOWLEDGMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, ROBERT ROY WARD, MEMBER OF BSW PROPERTIES, LLC AND TONYA D. HAM, OWNER OF LOT 2, EACH OF WHOM HAVE ACKNOWLEDGED TO ME, THAT THEY SIGNED, SEALED, AND DELIVERED THIS PLAT OF FLANNES ESTATES AND THE CERTIFICATE THEREON AS THEIR OWN ACT AND DEED FOR THE PURPOSES THEREIN STATES ON THE DATE HEREIN SET FORTH, AFTER HAVING BEEN AUTHORIZED TO DO SO.

GIVEN UNDER HAND AND OFFICIAL SEAL OF OFFICE ON THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

COUNTY ENGINEER'S RECOMMENDATIONS
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, THE UNDERSIGNED, HAVE EXAMINED THIS PLAT AND FIND IT CONFIRMS TO ALL CONDITIONS SET FORTH ON THE PRELIMINARY RECOMMENDATIONS AS THUS RECOMMEND FINAL APPROVAL.

TIM BRYAN, MADISON COUNTY ENGINEER

BOARD OF SUPERVISORS
STATE OF MISSISSIPPI
COUNTY OF MADISON

I HEREBY CERTIFY THIS IS A TRUE COPY AND THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS IN SESSION ON THE _____ DAY OF _____, 20____.

PRESIDENT
MADISON COUNTY, MISSISSIPPI

CERTIFICATE OF FILING AND RECORDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, _____ CLERK OF THE CHANCERY COURT, IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FINAL PLAT OF FLANNES ESTATES WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 20____, AND WAS DULY RECORDED IN PLAT CABINET _____ AT SLIDE _____ OF THE RECORDS OF MAPS AND PLATS OF LAND OF MADISON COUNTY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

CHANCERY CLERK

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

WE, _____ CHANCERY CLERK, AND _____ REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT WE HAVE CAREFULLY COMPARED THIS PLAT OF FLANNES ESTATES WITH THE ORIGINAL THEREOF, AS MADE BY THE SAID LAND SURVEYOR, AND FIND IT TO BE TRUE AND CORRECT COPY OF SAID MAP OR PLAT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

REGISTERED LAND SURVEYOR CHANCERY CLERK

SURVEYOR'S ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY CAME AND APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE JURISDICTION AFORESAID, THE WITHIN NAMED, THOMAS E. McDONALD, REGISTERED LAND SURVEYOR, WHO ACKNOWLEDGED TO ME THAT HE SIGNED AND DELIVERED THIS PLAT AND CERTIFICATE THEREON AS HIS ACT AND DEED ON THIS DATE IN THE YEAR THEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, THOMAS E. McDONALD REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT AT THE REQUEST OF BSW PROPERTIES, LLC AND TONYA D. HAM, THE OWNERS HAVE SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED LAND, AS FOLLOWS, TO-WIT:

A PARCEL OF LAND LYING AND BEING SITUATED IN THE NORTH 2/3 OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 1 WEST, MADISON COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 1 WEST AND RUN THENCE NORTH 89 DEGREES 59 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 2,650.24 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF A RAILROAD, THENCE RUN NORTH 22 DEGREES 46 MINUTES 28 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY, FOR A DISTANCE OF 2103.20 FEET TO A POINT; THENCE SOUTH 89 DEGREES 42 MINUTES EAST ALONG THE WEST AND SOUTH SIDE OF SAID EASTERLY RIGHT OF WAY, FOR A DISTANCE OF 25.0 FEET TO A POINT; THENCE RUN NORTH 22 DEGREES 46 MINUTES 28 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY FOR A DISTANCE OF 3654.20 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY WITH THE SOUTHERLY RIGHT OF WAY OF MOORE AVENUE, THENCE RUN NORTH 89 DEGREES 40 MINUTES 28 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY, FOR A DISTANCE OF 862.78 FEET TO A POINT OF THE EASTERLY RIGHT OF WAY OF A SIXTY FOOT WIDE PRIVATE DRIVE (aka WOODLANDS LANE) MARKING THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN DEED BOOK 523 PAGE 768 AND THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN, AND BEING 5293.6 FEET NORTH OF AND 4039.2 WEST OF THE AFORESAID SOUTHEAST CORNER OF SECTION 32, FROM SAID POINT OF BEGINNING RUN SOUTH 89 DEGREES 40 MINUTES 28 SECONDS EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF SAID MOORE AVENUE, FOR A DISTANCE OF 1086.76 FEET TO A POINT; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY, RUN SOUTH ALONG THE WEST LINE OF A CERTAIN 3.03 ACRE TRACT AS DESCRIBED IN DEED BOOK 3537 PAGE 380 FOR A DISTANCE OF 705.0 FEET TO A POINT; THENCE THE FOLLOWING BEARINGS AND DISTANCES ALONG THE SOUTH LINE OF SAID 3.03 ACRE TRACT AND AN EXTENSION THEREOF A DISTANCE OF 807.07 FEET TO A POINT; THENCE SOUTH 03 DEGREES 43 MINUTES 15 SECONDS WEST ALONG THE WEST LINE OF A 4.16 ACRE TRACT DESCRIBED IN DEED BOOK 3514 PAGE 496 FOR A DISTANCE OF 360.39 FEET TO A POINT IN THE CENTER OF A CREEK AND THE NORTHWEST CORNER OF THE WOODLANDS OF FLORA, PART ONE ACCORDING TO A MAP OR PLAT ON FILE IN THE OFFICE OF THE CHANCERY CLERK AT CANTON, MADISON COUNTY, MISSISSIPPI IN PLAT CABINET D AT SLIDE 145; THENCE THE FOLLOWING BEARINGS AND DISTANCES ALONG THE WEST AND SOUTH SIDE OF SAID SUBDIVISION; SOUTH 15 DEGREES 06 MINUTES 12 SECONDS WEST A DISTANCE OF 211.16 FEET; SOUTH 06 DEGREES 03 MINUTES 56 SECONDS WEST A DISTANCE OF 325.47 FEET; SOUTH 43 DEGREES 24 MINUTES 44 SECONDS WEST A DISTANCE OF 56.15 FEET; SOUTH 15 DEGREES 25 MINUTES 03 SECONDS WEST A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE CONTINUE ALONG SAID SUBDIVISION SOUTH 66 DEGREES 35 MINUTES 47 SECONDS EAST A DISTANCE OF 77.65 FEET; SOUTH 67 DEGREES 49 MINUTES 11 SECONDS EAST A DISTANCE OF 345.00 FEET; SOUTH 17 DEGREES 06 MINUTES 35 SECONDS EAST A DISTANCE OF 52.97 FEET; SOUTH 67 DEGREES 49 MINUTES 11 SECONDS EAST A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID SUBDIVISION RUN SOUTH 22 DEGREES 10 MINUTES 49 SECONDS WEST ALONG THE EAST LINE OF SAID PROPERTY IN DEED BOOK 523 PAGE 768 AND THE WEST LINE OF 7.55 ACRE TRACT DESCRIBED IN DEED BOOK 2409 PAGE 448 FOR A DISTANCE OF 554.22 FEET TO THE SOUTHWEST CORNER OF SAID 7.55 ACRE TRACT; THENCE SOUTH 69 DEGREES 16 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE OF A 3.3 ACRE TRACT DESCRIBED IN DEED BOOK 2179 PAGE 225 FOR A DISTANCE OF 710.8 FEET TO NORTHWEST CORNER OF SAID 3.3 ACRE TRACT; THENCE NORTH 08 DEGREES 10 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF A 15.0 ACRE TRACT DESCRIBED IN DEED BOOK 3284 PAGE 822 FOR A DISTANCE OF 902.53 FEET TO THE NORTHEAST CORNER OF SAID 15.0 ACRE TRACT; THENCE CONTINUE NORTH 08 DEGREES 10 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF A CERTAIN 7.53 ACRE TRACT DESCRIBED IN DEED BOOK 3284 PAGE 827 A DISTANCE OF 276.76 FEET TO THE NORTHEAST CORNER OF SAID 7.53 ACRE TRACT; THENCE NORTH 85 DEGREES 25 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF SAID 7.53 ACRE TRACT A DISTANCE OF 1278.87 FEET TO THE NORTHWEST CORNER OF SAID 7.53 ACRE TRACT IN THE AFORESAID EAST RIGHT OF WAY OF WOODLANDS LANE (PRIVATE); THENCE NORTH 22 DEGREES 46 MINUTES 28 SECONDS WEST ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 654.52 FEET TO A POINT; THENCE CONTINUE NORTH 10 DEGREES 32 MINUTES 35 SECONDS WEST ALONG SAID WOODLANDS LANE A DISTANCE OF 264.97 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY NORTH 00 DEGREES 35 MINUTES 34 SECONDS WEST A DISTANCE OF 620.86 FEET TO THE POINT OF BEGINNING, CONTAINING 62.88 ACRES, MORE OR LESS.

WITNESS MY SIGNATURE ON THIS THE _____ DAY OF _____, 20____.

THOMAS E. McDONALD, RLS
REGISTERED LAND SURVEYOR NUMBER 1661

T. E. McDONALD, INC
LAND SURVEYORS
JACKSON, MS 39206
SCALE 1"=200'
601 944 0006
tmcsurvey@msn.com

CLASS "B" SURVEY
BEARING BASED ON SURVEY GRADE GPS OBSERVATIONS
TAKEN MAY 15, 2020, (GEODETTIC NORTH)

0 200 300
SCALE 1"=200'

● DENOTES IRON PIN SET (1/2" x 18" RE-BAR AND/OR PROPERTY CORNER)

- NOTES:
- WOODLANDS LANE IS A PRIVATE STREET AND SUBJECT TO CONDITIONS IN DEED BOOK 438 PAGE 400.
 - THE COUNTY OF MADISON ACCEPTS NO RESPONSIBILITY FOR UPKEEP, MAINTENANCE OR FLOW OF WATER THROUGH ANY DRAINAGE EASEMENT, DRAINAGE STRUCTURE OR WATER COURSE.
 - THE COUNTY OF MADISON ACCEPTS NO RESPONSIBILITY FOR UPKEEP, MAINTENANCE OR REPAIR OF ANY STREET.
 - IRON PIN AT LOT CORNERS AS SHOWN ON THIS PLAT, FIELD WORK MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY.
 - THE PROPERTY OWNER/BUILDER IS RESPONSIBLE FOR ALL DRAINAGE IMPROVEMENTS NEEDED TO FACILITATE WATER FLOW ON OR ACROSS THEIR LOTS, AS WELL AS DETERMINING THE FINAL DRIVEWAY AND HOUSE SLAB ELEVATIONS AND GRADES.
 - OLD ABANDONED ARMY UNIT TRAINING CENTER SITE WITH CONCRETE PILLARS, DRAINS, FIRE PLUGS, ETCETERA THROUGH-OUT PROPERTY, NOT SHOWN.
 - THIS PROPERTY SITUATED IN ZONE X (MINIMUM FLOOD AREA, INSURANCE NOT REQUIRED) PER FIRM MAP NUMBER 28163C0675C, DATED FEB. 16, 2012 AND 28089C0375F, DATED MARCH 17, 2010.
 - THIS PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES WHICH ARE NOT EVIDENT TO THE SURVEYOR, BUT WHICH WOULD BE REVEALED BY A TITLE SEARCH PERFORMED BY A COMPETENT ATTORNEY.
 - ALWAYS CALL MISSISSIPPI ONE-CALL BEFORE DIGGING.
 - OLD ABANDONED ARMY UNIT TRAINING CENTER SITE WITH CONCRETE PILLARS, DRAINS, FIRE PLUGS, ETCETERA THROUGH-OUT PROPERTY, NOT SHOWN.