

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

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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
Villas of Bridgewater Phase 3

The Engineering Department recommends the approval of LQR LLC's Final Plat of Villas of Bridgewater Phase . The development is approximately 2.11 acres including 4 lots with an average size of 0.35 acres. The letter of credit for the surface lift of asphalt has been received.

SHEILA JONES
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL BANKS
District Four

PAUL GRIFFIN
District Five

VILLAS OF BRIDGE WATER, PHASE 3

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

PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
4099 NORTH STATE STREET
JACKSON, MISSISSIPPI
16011 362-4886

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 owner, I have subdivided and plotted the following described land being situated in the East 1/2 of the Northwest 1/4 of Section 1, T8N-R1E, Madison County, Mississippi:

Commence at an existing 1/2" iron pin on the East right-of-way line of Bridge Water Drive marking the Southwest corner of Villas of Bridge Water, Phase 1, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk, of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet F at Slides 151B and 152A; said point also being on the arc of a 4,056.57 degree curve bearing to the right having a central angle of 63 degrees 48 minutes 24 seconds and a radius of 1,412.42 feet; run thence northwesterly along said East right-of-way line of Bridge Water Drive and along the arc of said curve an arc length of 644.09 feet to a set 1/2" iron pin marking the POINT OF BEGINNING of the parcel of land herein described; said curve having a chord bearing of North 25 degrees 27 minutes 47 seconds West and a chord distance of 638.53 feet; from said POINT OF BEGINNING, continue thence northwesterly along said East right-of-way line of Bridge Water Drive and along the arc of said curve having a chord bearing of North 07 degrees 28 minutes 08 seconds West and a chord distance of 242.77 feet; leaving said East right-of-way line of Bridge Water Drive and the arc of said curve, run thence South 85 degrees 16 minutes 06 seconds East for a distance of 167.05 feet to an existing 1/4" iron pin; run thence South 21 degrees 25 minutes 48 degrees East for a distance of 37.42 feet to a set 1/2" iron pin; run thence South 82 degrees 49 minutes 06 seconds East for a distance of 105.35 feet to a set 1/2" iron pin; run thence South 76 degrees 01 minutes 29 seconds East for a distance of 82.18 feet to a set 1/2" iron pin; run thence South 61 degrees 54 minutes 17 seconds East for a distance of 40.86 feet to a set 1/2" iron pin; run thence South 16 degrees 44 minutes 33 seconds East for a distance of 88.44 feet to a set 1/2" iron pin; run thence South 10 degrees 48 minutes 55 seconds West for a distance of 96.21 feet to a set 1/2" iron pin; run thence South 64 degrees 07 minutes 50 seconds West for a distance of 86.68 feet to a set 1/2" iron pin; run thence South 82 degrees 16 minutes 35 seconds West for a distance of 76.82 feet to a set 1/2" iron pin; run thence North 39 degrees 19 minutes 53 seconds West for a distance of 94.90 feet to a set 1/2" iron pin; run thence North 00 degrees 33 minutes 49 seconds curve bearing to the left having a central angle of 50 degrees 13 minutes 05 seconds and a radius of 50.00 feet; run thence northwesterly along the arc of said curve an arc length of 43.82 feet to a set 1/2" iron pin; said curve having a chord bearing of North 64 degrees 19 minutes 39 seconds West and a chord distance of 42.43 feet; leaving the arc of said curve, run thence South 80 degrees 46 minutes 54 seconds West for a distance of 125.60 feet to the POINT OF BEGINNING, containing 2.11 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 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 _____ 20_____

Donald L. McDonald, Professional Surveyor

CERTIFICATE AND DEDICATION OF OWNER

STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Wade Quin, Member of LQR, LLC, a Mississippi Limited Liability Company, do hereby certify that the aforementioned subdivision of the land depicted in the foregoing certificate of Donald L. McDonald, Professional Surveyor and that as Member of said LQR, LLC has 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 Limited Liability Company and has designated the same as Villas of Bridge Water, Phase 3 and dedicates the street right-of-ways and drainage easements as shown hereon for public use forever.

Witness my signature this the _____ day of _____ 20_____

LQR, LLC, A Mississippi Limited Liability Company

By: _____
Wade Quin, Member

RESERVATION

The Owner as named below, for itself, its successors and assigns, does hereby except from the dedication of the property and does hereby reserve the exclusive right to construct, reconstruct, alter, maintain and operate a water and sewer distribution and collection system, gas distribution system, telephone, in or of the easements, and in rights-of-way streets, avenues and boulevards shown on this plat; provided, however, the exercise of rights herein reserved in said easements, rights-of-way, streets, avenues and boulevards shall first be approved by the Board of Supervisors of Madison County shall be the acknowledgment of and approval of the reservation of said rights.

Owner does hereby expressly retain ownership for itself, its successors and assigns, any and all sewer lines, water lines, connections, taps, manholes, pipes, valves, fittings and any and all other items that may be used in connection with or attached to said water or sewer distribution and collection system, and any and all of such lines, connections, fittings, and all other items that may be used in connection with or attached to or used in said natural gas distribution system, or TV cable, or other communication cable system, and appurtenances, except telephonic, and placed in, on, or under said easements, rights-of-way, streets, avenues, boulevards, private drive, and common areas as shown on said plat.

Witness my signature this the _____ day of _____
LQR, LLC, a Mississippi Limited Liability Company

By: _____
Wade Quin, Member

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Wade Quin, who acknowledged to me that he is Member of LQR, LLC, a Mississippi Limited Liability Company, the owner, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, for and on behalf of said LQR, LLC, after being authorized so to do and 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: _____

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 Bryon, 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 Member

Attest: _____
Rommy Lett, Chancery Clerk

CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Rommy Lett, Chancery Clerk, and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Villas of Bridge Water, Phase 3 with the original thereon 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 _____ 20_____

Donald L. McDonald, PLS _____ Rommy Lett, Chancery Clerk

By: _____ D.C.

FILED AND RECORDATION

STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Rommy Lett, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Villas of Bridge Water, Phase 3 was filed for record in my office on this the _____ day of _____ 20_____ 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_____

Rommy Lett, Chancery Clerk _____ By: _____ D.C.