

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**

January 13, 2021

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  
Ashby Ridge, Phase 1

The Engineering Department recommends the approval of GSM LLC's Final Plat of Ashby Ridge, Phase 1. The development is approximately 15.86 acres including 43 lots with an average size of 0.23 acres. The letter of credit for the surface lift of asphalt has been received.

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SHEILA JONES  
District One

TREY BAXTER  
District Two

GERALD STEEN  
District Three

KARL BANKS  
District Four

PAUL GRIFFIN  
District Five





VICINITY MAP  
SCALE: N.T.S.

# ASHBY RIDGE, PHASE 1

Situated in the Southwest 1/4 of Section 26, T8N, R2E,  
Madison County, Mississippi

## BENCHMARK ENGINEERING & SURVEYING, LLC

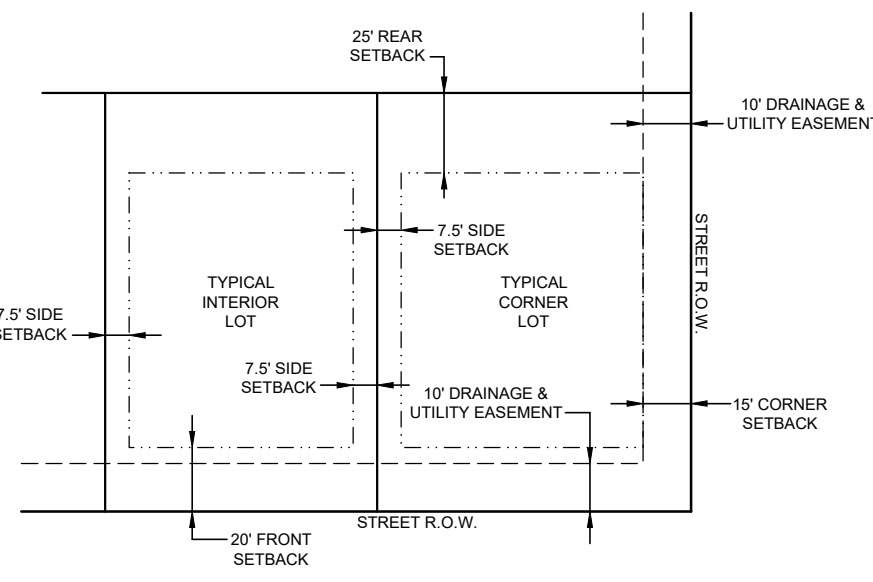
101 Highpointe Court, Suite B, Brandon, Mississippi 39042  
Office: 601-591-1077 Fax: 601-591-0711  
E-mail: mllove@benchmarkms.net



SCALE: 1"=60'

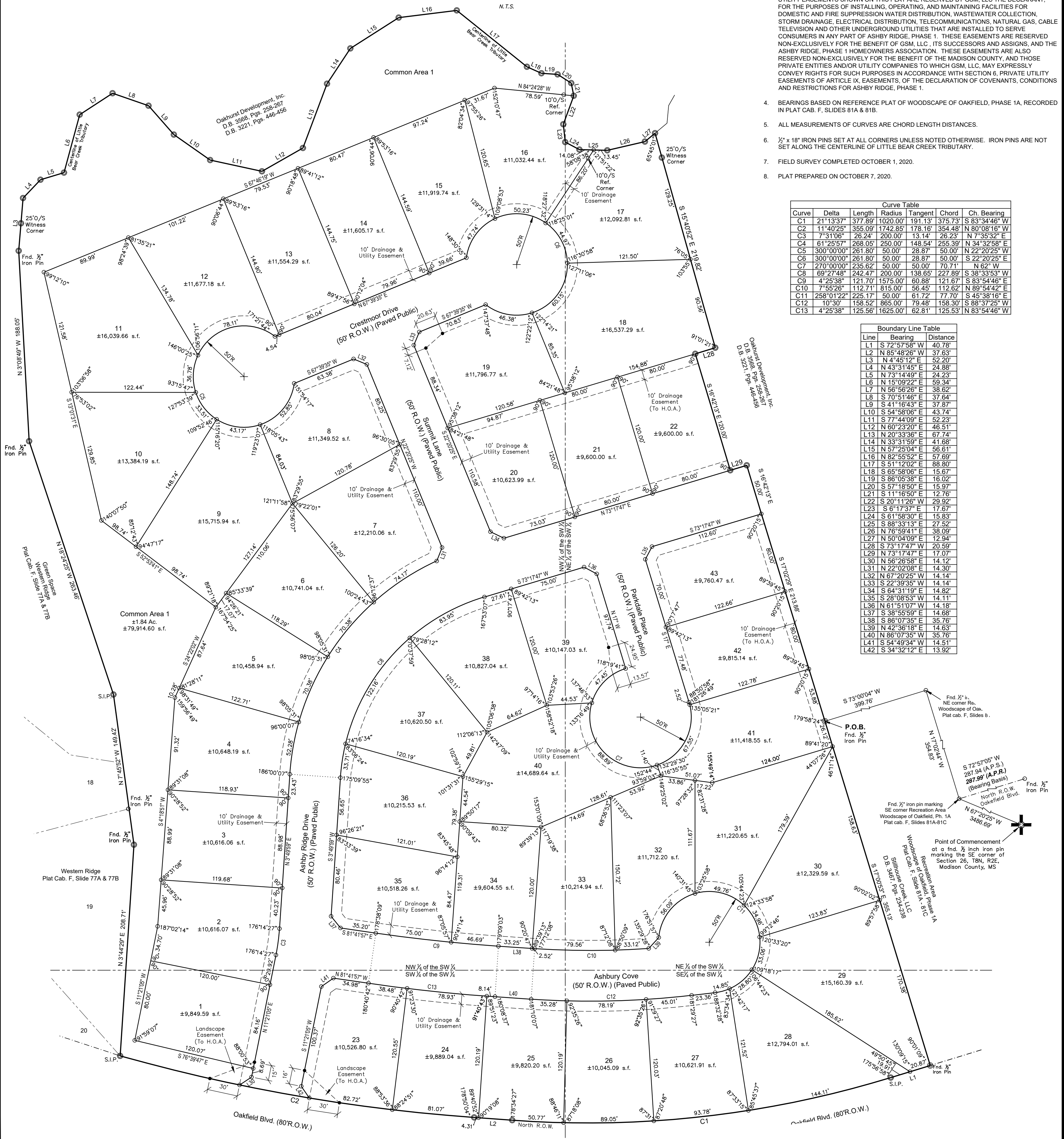
### GENERAL NOTES:

- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0415F, COMMUNITY PANEL NO. 280228 0415 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.
- THERE IS A 10' PRIVATE UTILITY EASEMENT DESIGNATED AND RESERVED WITHIN AND ALONG THE STREET FRONTAGE OF ALL LOTS AND PARCELS SUBDIVIDED HEREON. THE PRIVATE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE RESERVED BY GSM, LLC THE DECLARANT, FOR THE PURPOSES OF INSTALLING, OPERATING, AND MAINTAINING FACILITIES FOR DOMESTIC AND FIRE SUPPRESSION WATER DISTRIBUTION, WASTEWATER COLLECTION, STORM DRAINAGE, ELECTRICAL DISTRIBUTION, TELECOMMUNICATIONS, NATURAL GAS, CABLE TELEVISION AND OTHER UNDERGROUND UTILITIES THAT ARE INSTALLED TO SERVE CONSUMERS IN ANY PART OF ASHBY RIDGE, PHASE 1. THESE EASEMENTS ARE RESERVED NON-EXCLUSIVELY FOR THE BENEFIT OF GSM, LLC, ITS SUCCESSORS AND ASSIGNS, AND THE ASHBY RIDGE, PHASE 1 HOMEOWNERS ASSOCIATION. THESE EASEMENTS ARE ALSO RESERVED NON-EXCLUSIVELY FOR THE BENEFIT OF THE MADISON COUNTY, AND THOSE PRIVATE ENTITIES AND/OR UTILITY COMPANIES TO WHICH GSM, LLC, MAY EXPRESSLY CONVEY RIGHTS FOR SUCH PURPOSES IN ACCORDANCE WITH SECTION 6. PRIVATE UTILITY EASEMENTS OF ARTICLE IX, EASEMENTS, OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ASHBY RIDGE, PHASE 1.
- BEARINGS BASED ON REFERENCE PLAT OF WOODSCAPE OF OAKFIELD, PHASE 1A, RECORDED IN PLAT CAB. F, SLIDES 81A & 81B.
- ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
- 1/2" x 18" IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE. IRON PINS ARE NOT SET ALONG THE CENTERLINE OF LITTLE BEAR CREEK TRIBUTARY.
- FIELD SURVEY COMPLETED OCTOBER 1, 2020.
- PLAT PREPARED ON OCTOBER 7, 2020.



TYPICAL LOT DETAIL WITH SETBACKS  
N.T.S.

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



Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	21°13'37"	377.89'	1020.00'	191.13'	375.73'	S 83°34'46" W
C2	11°40'25"	355.09'	1742.85'	178.16'	354.48'	N 80°08'16" W
C3	7°31'06"	26.24'	200.00'	13.14'	26.23'	N 7°35'32" E
C4	61°25'57"	289.05'	250.00'	148.54'	255.39'	N 34°32'58" E
C5	300°00'00"	281.80'	50.00'	28.87'	50.00'	N 22°20'25" W
C6	300°00'00"	281.80'	50.00'	28.87'	50.00'	S 22°20'25" E
C7	270°00'00"	235.62'	50.00'	50.00'	70.71'	N 62° W
C8	69°27'48"	242.47'	200.00'	138.65'	227.89'	S 38°33'53" W
C9	4°25'38"	121.70'	1575.00'	60.88'	121.67'	S 83°54'46" E
C10	7°55'26"	112.71'	815.00'	56.45'	112.62'	N 89°54'42" E
C11	258°01'22"	225.17'	50.00'	61.72'	77.70'	S 45°38'16" E
C12	10°30'	158.52'	865.00'	79.48'	158.30'	S 88°37'25" W
C13	4°25'38"	125.56'	1625.00'	62.81'	125.53'	N 83°54'46" W

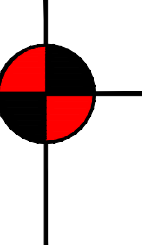
Line	Bearing	Distance
L1	S 72°57'58" W	40.78'
L2	N 85°48'26" W	37.63'
L3	N 4°45'12" E	52.20'
L4	N 43°31'45" E	24.88'
L5	N 73°14'49" E	24.23'
L6	N 15°09'22" E	59.34'
L7	N 58°56'28" E	38.62'
L8	S 70°51'46" E	37.64'
L9	S 41°16'43" E	37.87'
L10	S 54°58'06" E	43.74'
L11	S 77°44'09" E	52.23'
L12	N 60°23'20" E	46.51'
L13	N 20°33'36" E	67.74'
L14	N 33°31'59" E	41.68'
L15	N 57°25'04" E	56.61'
L16	N 82°55'52" E	57.69'
L17	S 51°12'02" E	88.80'
L18	S 65°58'06" E	15.67'
L19	S 86°05'38" E	16.02'
L20	S 77°18'50" E	15.97'
L21	S 11°16'50" E	12.76'
L22	S 20°11'26" W	29.92'
L23	S 61°17'37" E	17.67'
L24	S 61°58'30" E	15.83'
L25	S 88°33'13" E	27.52'
L26	N 76°59'41" E	38.09'
L27	N 50°04'09" E	12.94'
L28	S 73°17'47" W	20.59'
L29	N 73°17'47" E	17.07'
L30	S 56°26'58" E	14.12'
L31	N 22°02'08" E	14.30'
L32	N 67°20'25" W	14.14'
L33	S 22°39'35" W	14.14'
L34	S 64°31'19" E	14.82'
L35	S 28°08'53" W	14.11'
L36	N 61°51'07" W	14.18'
L37	S 38°55'59" E	14.68'
L38	S 86°07'35" E	35.76'
L39	N 42°36'18" E	14.63'
L40	N 86°07'35" W	35.76'
L41	S 54°49'34" W	14.51'
L42	S 34°32'12" E	13.92'



# ASHBY RIDGE, PHASE 1

Situated in the Southwest 1/4 of Section 26, T8N, R2E,  
Madison County, Mississippi

101 Highpointe Court, Suite B, Brandon, Mississippi 39042  
Office: 601-591-1077 Fax: 601-591-0711  
E-mail: mlove@benchmarkms.net



### 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

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

GSM, LLC, the undersigned owner, does hereby certify that GSM, 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 ASHBY RIDGE, PHASE 1 hereon and in conjunction therewith hereby dedicate the streets, rights-of-way and drainage and utility easements to Madison County, Mississippi as shown hereon for public use forever.

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

\_\_\_\_\_  
James T. Weaver, Managing Member  
GSM, LLC

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

I, Michael R. Love, Professional Surveyor, do hereby certify that at the request of GSM, LLC, the Owner, I have subdivided and platted the following described land situated in the Southwest 1/4 of Section 26, Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

**Commencing** at a found 1/2 inch iron pin marking the Southeast corner of said Section 26; run thence North 67 degrees 20 minutes 25 seconds West for a distance of 3,486.69 feet to the found 1/2 inch iron pin marking the Southeast corner of a parcel of land described as "Recreation Area" on the plat or map of Woodscape of Oakfield, Phase 1A as recorded in Plat Cabinet F, Slides 81A-81C in the Office of the Chancery Clerk of Madison County; thence  
North 17 degrees 02 minutes 44 seconds West along the East line of said "Recreation Area" for a distance of 354.83 feet to a found 1/2 inch iron pin marking the Northeast corner of said "Recreation Area"; thence  
South 73 degrees 00 minutes 04 seconds West along the North line of said "Recreation Area", for a distance of 399.76 feet to a found 1/2 inch iron pin marking the Northwest corner of said "Recreation Area" and the **Point of Beginning** of the herein described property; thence

South 17 degrees 00 minutes 53 seconds East along the West line of said "Recreation Area" for a distance of 355.13 feet to a found 1/2 inch iron pin marking the Southwest corner of said "Recreation Area" and the North right of way of Oakfield Boulevard; thence

Continue along said North right of way of Oakfield Boulevard as follows:  
South 72 degrees 57 minutes 58 seconds West for a distance of 40.78 feet a set 1/2 inch iron pin; thence

Southwesterly along the arc of a curve to the right for a distance of 377.89 feet, said curve having a radius of 1,020.00 feet, and a delta angle of 21 degrees 13 minutes 37 seconds, chord bearing and distance, South 83 degrees 34 minutes 46 seconds West 375.73 feet to a found 1/2 inch iron pin; thence

North 85 degrees 48 minutes 26 seconds West for a distance of 37.63 feet to a set 1/2 inch iron pin; thence  
Northwesterly along the arc of a curve to the right for a distance of 355.09 feet, said curve having a radius of 1,742.85 feet, and a delta angle of 11 degrees 40 minutes 25 seconds, chord bearing and distance, North 80 degrees 08 minutes 16 seconds West 354.48 feet to a set 1/2 inch iron pin marking the Southeast corner of Western Ridge as recorded in Plat Cabinet F at Slides 77A and 77B in the Office of the Chancery Clerk of Madison County; thence

Continue along the East line of said Western Ridge as follows:  
North 3 degrees 44 minutes 29 seconds East for a distance of 208.71 feet to a found 1/2 inch iron pin; thence  
North 7 degrees 45 minutes 52 seconds West for a distance of 149.42 feet to a set 1/2 inch iron pin; thence

North 18 degrees 24 minutes 25 seconds West for a distance of 263.46 feet to a found 1/2 inch iron pin; thence  
North 3 degrees 08 minutes 49 seconds West for a distance of 188.05 feet to a found 1/2 inch iron pin; thence

North 4 degrees 45 minutes 12 seconds East for a distance of 52.20 feet to the meandering centerline of Little Bear Creek Tributary; thence  
Continue along said meandering centerline of Little Bear Creek Tributary as follows:

North 43 degrees 31 minutes 45 seconds East for a distance of 24.88 feet; thence  
North 73 degrees 14 minutes 49 seconds East for a distance of 24.23 feet; thence  
North 15 degrees 09 minutes 22 seconds East for a distance of 59.34 feet; thence

North 56 degrees 56 minutes 26 seconds East for a distance of 38.62 feet; thence  
South 70 degrees 51 minutes 46 seconds East for a distance of 37.64 feet; thence  
South 41 degrees 16 minutes 43 seconds East for a distance of 37.87 feet; thence

South 54 degrees 58 minutes 06 seconds East for a distance of 43.74 feet; thence  
South 77 degrees 44 minutes 09 seconds East for a distance of 52.23 feet; thence  
North 60 degrees 23 minutes 20 seconds East for a distance of 46.51 feet; thence

North 20 degrees 33 minutes 36 seconds East for a distance of 67.74 feet; thence  
North 33 degrees 31 minutes 59 seconds East for a distance of 41.68 feet; thence  
North 57 degrees 25 minutes 04 seconds East for a distance of 56.61 feet; thence

North 82 degrees 55 minutes 52 seconds East for a distance of 57.69 feet; thence  
South 51 degrees 12 minutes 02 seconds East for a distance of 88.80 feet; thence  
South 65 degrees 58 minutes 06 seconds East for a distance of 15.67 feet; thence

South 86 degrees 05 minutes 38 seconds East for a distance of 16.02 feet; thence  
South 57 degrees 18 minutes 50 seconds East for a distance of 15.97 feet; thence  
South 11 degrees 16 minutes 50 seconds East for a distance of 12.76 feet; thence

South 20 degrees 11 minutes 26 seconds West for a distance of 29.92 feet; thence  
South 6 degrees 17 minutes 37 seconds East for a distance of 17.67 feet; thence  
South 61 degrees 58 minutes 30 seconds East for a distance of 15.83 feet; thence

South 88 degrees 33 minutes 13 seconds East for a distance of 27.52 feet; thence  
North 76 degrees 59 minutes 41 seconds East for a distance of 38.09 feet; thence  
North 50 degrees 04 minutes 09 seconds East for a distance of 12.94 feet; thence

South 15 degrees 40 minutes 52 seconds East leaving said meandering centerline of Little Bear Creek Tributary for a distance of 219.82 feet to a set 1/2 inch iron pin; thence  
South 73 degrees 17 minutes 47 seconds West for a distance of 20.59 feet to a set 1/2 inch iron pin; thence

South 16 degrees 42 minutes 13 seconds East for a distance of 120.00 feet to a set 1/2 inch iron pin; thence  
North 73 degrees 17 minutes 47 seconds East for a distance of 17.07 feet to a set 1/2 inch iron pin; thence

South 16 degrees 42 minutes 13 seconds East for a distance of 50.00 feet to a set 1/2 inch iron pin; thence  
South 17 degrees 02 minutes 29 seconds East for a distance of 213.88 feet the **Point of Beginning**, containing **15.86 acres**, more or less.

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

\_\_\_\_\_  
Michael R. Love, P.S.

### 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 this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
President of Board of Supervisors  
Madison County, Mississippi

Attest: \_\_\_\_\_  
Chancery Clerk  
Madison County, MS

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

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named James T. Weaver, Managing Member of GSM, 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 GSM, 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: \_\_\_\_\_

### 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 ASHBY RIDGE, PHASE 1, was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020, and was duly recorded in Plat Cabinet \_\_\_\_\_ at Slides \_\_\_\_\_ and \_\_\_\_\_ 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

### 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.



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

We, Ronny Lott, Chancery Clerk, and Michael R. Love, Professional Surveyor, do hereby certify that we have carefully compared this plat of ASHBY RIDGE, PHASE 1 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.



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

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

\_\_\_\_\_  
Michael R. Love, P.S.

