

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

3137 South Liberty Street, Canton, MS 39046
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MEMORANDUM

January 19, 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
Woodscape of Oakfield, Phase 3

The Engineering Department recommends the approval of McMaster & Associates Final Plat of Woodscape of Oakfield, Phase 3. The letter of credit has been received.

SHEILA JONES
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL BANKS
District Four

PAUL GRIFFIN
District Five

**WOODSCAPE OF OAKFIELD, PHASE 3
& RESUBDIVISION OF A PART OF
WOODSCAPE OF OAKFIELD, PHASE 1A**
SITUATED IN THE SOUTH 1/2 OF SECTION 26, T8N-R2E,
MADISON COUNTY, MISSISSIPPI

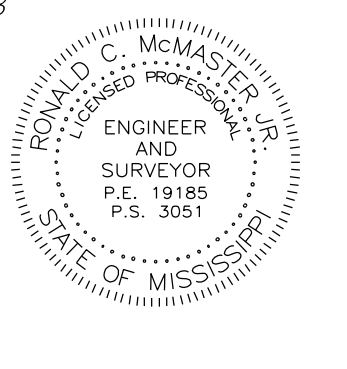
Class "B" Survey
Bearings Based on Solar
Observation Taken On
April 14, 2016

Our Job No. M-2403-1-Final Plat Phase 3
Date of Survey: October 5, 2020
Date of Plat: January 5, 2021
Scale: 1" = 100'
POB - Point of Beginning
POC - Point of Commencement

Iron Pin (1/2"x1/8" Iron Rebar)
Easement Boundary
Building Setback Line
Minimum Finished Floor Elevation

Common Area

Scale 1" = 100'



**NAIL IN CURB
ELEVATION TABLE**

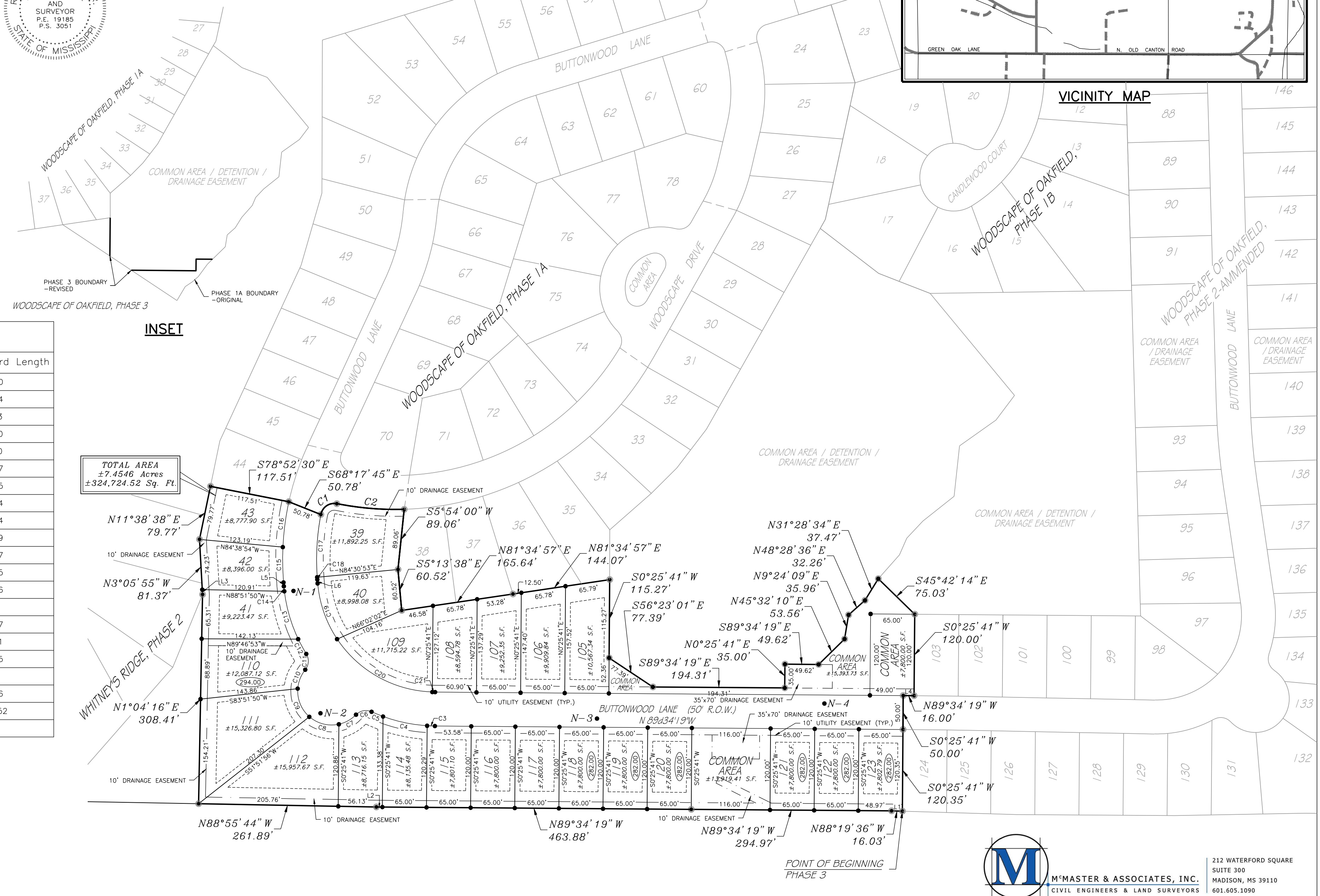
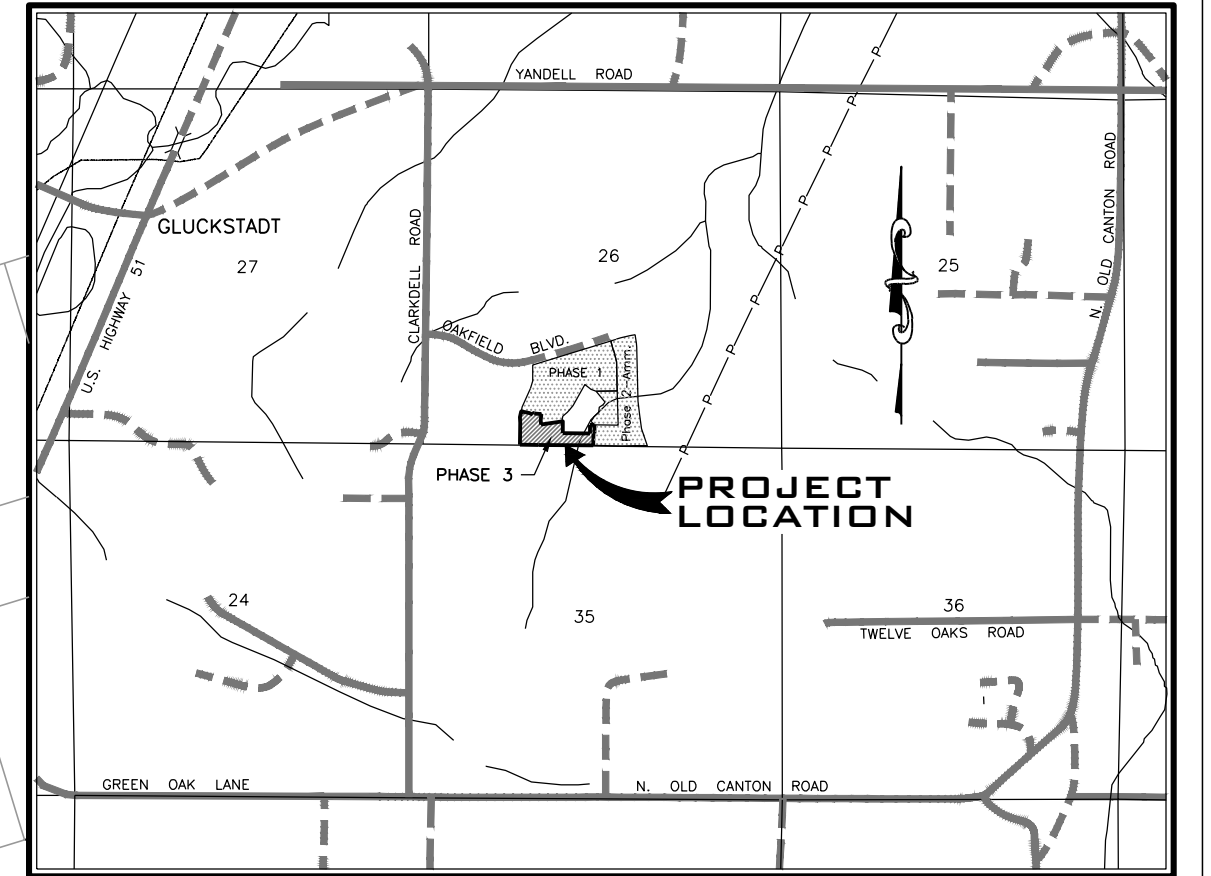
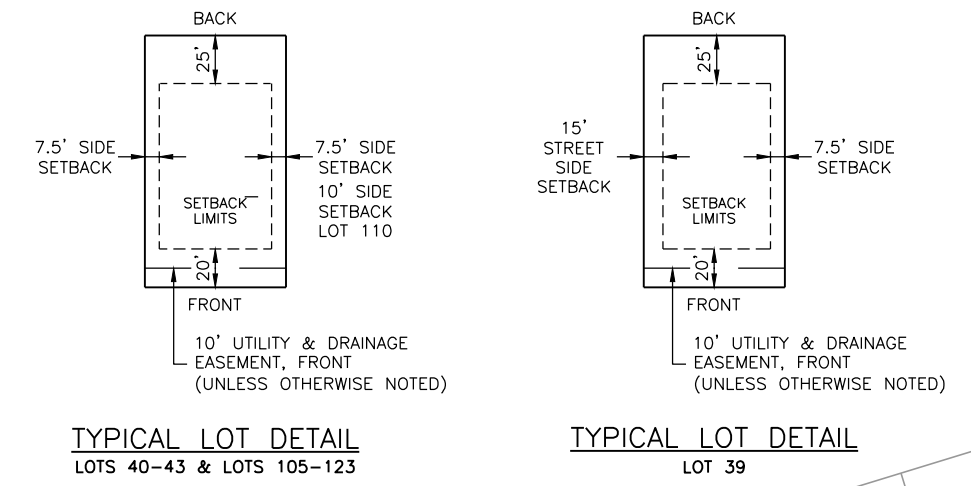
NAIL NO.	ELEVATION
N-1	288.47'
N-2	288.81'
N-3	281.69'
N-4	282.83'

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	31.58	20.00	N56° 09' 55"E	28.40
C2	99.86	435.00	S85° 10' 19"E	99.64
C3	11.43	225.00	S88° 07' 01"E	11.43
C4	66.55	225.00	S78° 11' 21"E	66.30
C5	18.40	225.00	S67° 22' 23"E	18.40
C6	24.84	20.00	S79° 23' 24"W	23.27
C7	29.37	50.00	N60° 38' 17"E	28.95
C8	46.61	50.00	S75° 49' 43"E	44.94
C9	46.61	50.00	S22° 25' 02"E	44.94
C10	30.56	50.00	S21° 47' 50"W	30.09
C11	24.84	20.00	N3° 43' 35"E	23.27
C12	24.86	225.00	S28° 41' 17"E	24.85
C13	73.79	225.00	S16° 07' 37"E	73.46
C14	7.35	225.00	S5° 47' 44"E	7.35
C15	52.11	400.00	S1° 07' 38"E	52.07
C16	67.59	400.00	S7° 26' 44"W	67.51
C17	93.03	350.00	S3° 18' 42"W	92.75
C18	3.40	350.00	S4° 34' 52"E	3.40
C19	87.88	175.00	S19° 14' 44"E	86.96
C20	166.76	175.00	S60° 55' 53"E	160.52
C21	4.10	175.00	S88° 54' 05"E	4.10

Parcel Line Table

Line #	Length	Direction
L1	16.03	N88°19'36"W
L2	8.88	N89°34'19"W
L3	7.14	N3°05'55"W
L4	16.00	N89°34'19"W
L5	5.68	N4°51'34"W
L6	5.68	N4°51'34"W



M McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

WOODSCAPE OF OAKFIELD, PHASE 3 & RESUBDIVISION OF A PART OF WOODSCAPE OF OAKFIELD, PHASE 1A

SITUATED IN THE SOUTH 1/2 OF SECTION 26, T8N-R2E,
MADISON COUNTY, MISSISSIPPI

SURVEYOR'S CERTIFICATE

STATE OF MISSISSIPPI

COUNTY OF MADISON

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor in the State of Mississippi, do hereby certify that at the request of Stillhouse Creek, LLC, the developer, have subdivided and platted the following described land;

A parcel or tract of land, containing 7.4546 acres, more or less, lying and being situated in the South 1/2 of Section 26, T8N-R2E, and the North 1/2 of Section 35, T8N-R2E, Madison County, Mississippi, being a part of the Oakhurst Development, Inc. property as described in Deed Book 3588 at Page 258 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at a found iron rod lying at the SE corner of Section 26, T8N-R2E, Madison County, Mississippi, said point also being and lying at the SE corner of the above referenced Oakhurst Development, Inc. property; run thence

Along the Southerly boundary of said Oakhurst Development, Inc. property to points at each of the following calls;

North 89 degrees 35 minutes 04 seconds West for a distance of 87.32 feet; thence
North 82 degrees 44 minutes 35 seconds West for a distance of 10.88 feet; thence
North 88 degrees 46 minutes 37 seconds West for a distance of 139.27 feet; thence
South 89 degrees 25 minutes 08 seconds West for a distance of 187.31 feet; thence
South 88 degrees 51 minutes 03 seconds West for a distance of 506.59 feet; thence
South 89 degrees 10 minutes 22 seconds West for a distance of 261.57 feet; thence
North 89 degrees 44 minutes 11 seconds West for a distance of 459.65 feet; thence
North 88 degrees 09 minutes 49 seconds West for a distance of 115.46 feet; thence
North 89 degrees 15 minutes 34 seconds West for a distance of 162.48 feet; thence
North 88 degrees 35 minutes 24 seconds West for a distance of 68.36 feet; thence
Continue North 89 degrees 35 minutes 24 seconds West for a distance of 166.50 feet; thence
South 88 degrees 56 minutes 36 seconds West for a distance of 191.41 feet; thence
North 89 degrees 36 minutes 39 seconds West for a distance of 233.23 feet; thence

North 88 degrees 19 minutes 36 seconds West for a distance of 168.05 feet to the SW corner of Woodscope of Oakfield, Phase 2-Amended as shown on map or plot of same in Plot Cabinet "T" at Slide 150-A in the Records of said Madison County, Mississippi and POINT OF BEGINNING of the herein described property; thence

Continue North 88 degrees 19 minutes 36 seconds West for a distance of 16.03 feet; thence
North 89 degrees 34 minutes 19 seconds West for a distance of 294.97 feet; thence
Continue North 89 degrees 34 minutes 19 seconds West for a distance of 463.88 feet; thence

North 88 degrees 55 minutes 44 seconds West for a distance of 261.89 feet to the SE corner of Whitney's Ridge, Phase 2 as shown on map or plot of same in Plot Cabinet "E" at Slide 176-B of the Records of said Madison County, Mississippi; thence

Leaving the Southerly boundary of said Oakhurst Development, Inc. property, run along the Easterly boundary of said Whitney's Ridge, Phase 2 to points at each of the following calls;

North 01 degrees 04 minutes 16 seconds East for a distance of 308.41 feet; thence
North 03 degrees 05 minutes 55 seconds West for a distance of 81.37 feet; thence

North 11 degrees 38 minutes 38 seconds East for a distance of 79.77 feet to the SW corner of Woodscope of Oakfield, Phase 1A as shown on map or plot of same in Plot Cabinet "F" at Slide 81-A of the Records of said Madison County, Mississippi; thence

Leaving the Easterly boundary of said Whitney's Ridge, run along the Southerly boundary of said Woodscope of Oakfield, Phase 1A to points at each of the following calls;

South 78 degrees 52 minutes 30 seconds East for a distance of 117.51 feet; thence
South 68 degrees 17 minutes 45 seconds East for a distance of 50.78 feet; thence

31.58 feet along the arc of a 20.00 foot radius curve to the right, said arc having a 28.40 foot chord which bears North 56 degrees 09 minutes 55 seconds East; thence

99.86 feet along the arc of a 435.00 foot radius curve to the left, said arc having a 99.64 foot chord which bears South 85 degrees 10 minutes 19 seconds East; thence

South 05 degrees 54 minutes 00 seconds West for a distance of 89.06 feet; thence
South 05 degrees 13 minutes 38 seconds East for a distance of 60.52 feet; thence

North 81 degrees 34 minutes 57 seconds East for a distance of 165.64 feet to the SW corner of a parcel of land described as "Detention Area" as shown on map or plot of said Woodscope of Oakfield, Phase 1A; thence

Continue North 81 degrees 34 minutes 57 seconds East for a distance of 144.07 feet to the SE corner of Lot 35 of said Woodscope of Oakfield, Phase 1A; thence

Leaving the Southerly boundary of said Woodscope of Oakfield, Phase 1A, run South 00 degrees 25 minutes 41 seconds West for a distance of 115.27 feet; thence

South 56 degrees 23 minutes 01 seconds East for a distance of 77.39 feet; thence
South 89 degrees 34 minutes 19 seconds East for a distance of 194.31 feet; thence
North 00 degrees 25 minutes 41 seconds East for a distance of 35.00 feet; thence

South 89 degrees 34 minutes 19 seconds East for a distance of 49.62 feet to the Easterly boundary of the above referenced parcel of land described as "Detention Area" as shown on map or plot of Woodscope of Oakfield, Phase 1A; thence

Along the Easterly boundary of said "Detention Area" parcel to points at each of the following calls;

North 45 degrees 32 minutes 10 seconds East for a distance of 53.56 feet; thence
North 09 degrees 24 minutes 09 seconds East for a distance of 35.96 feet; thence
North 48 degrees 28 minutes 36 seconds East for a distance of 32.26 feet; thence

North 31 degrees 28 minutes 34 seconds East for a distance of 37.47 feet to the Westerly boundary of the above referenced Woodscope of Oakfield, Phase 2-Amended; thence

Leaving the Easterly boundary of said "Detention Area" parcel, run along the Westerly boundary of said Woodscope of Oakfield, Phase 2-Amended to points at each of the following calls;

South 45 degrees 42 minutes 14 seconds East for a distance of 75.03 feet; thence
South 00 degrees 25 minutes 41 seconds West for a distance of 120.00 feet; thence
North 89 degrees 34 minutes 19 seconds West for a distance of 16.00 feet; thence
South 00 degrees 25 minutes 41 seconds West for a distance of 50.00 feet; thence
Continue South 00 degrees 25 minutes 41 seconds West for a distance of 120.35 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

Witness my signature, this the _____ day of _____, 2021.

Ronald C. McMaster, Jr., Professional Engineer and Surveyor
Mississippi P.S. No. 3051

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 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 _____, 2021.

Ronald C. McMaster, Jr., Professional Engineer and Surveyor

COUNTY ENGINEER'S RECOMMENDATION

STATE OF MISSISSIPPI

COUNTY OF MADISON

I have examined this plot and find it conforms to all conditions set forth on the preliminary plot approved by the Board of Supervisors of Madison County, Mississippi and thus recommend final approval.

By: Timothy Bryan, P.E.
Madison 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 plot was approved by the Board of Supervisors of Madison County in session on the _____ day of _____, 2021.

Madison County Board of Supervisors Attest:

By: Karl Banks, President Ronny Lott, Chancery Clerk

CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI

COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that we have carefully compared this plot of WOODSCAPE OF OAKFIELD, PHASE 3 with the original thereof, as made by Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and find it to be a true and correct copy of said map or plot.

Given under my hand and seal of office this the _____ day of _____, 2021.

Ronald C. McMaster, Jr., P.E., P.S. Ronny Lott, Chancery Clerk

By: _____ D.C.

FILING AND RECORDATION

STATE OF MISSISSIPPI

COUNTY OF MADISON

I, Ronny Lott, Chancery Clerk in and for said County and State, do hereby certify that the final plot of WOODSCAPE OF OAKFIELD, PHASE 3 was filed for record in my office on this the _____ day of _____, 2021, and was duly recorded in Plot Cabinet _____ of Slide _____ 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 _____, 2021.

Ronny Lott, Chancery Clerk By: _____ D.C.

CERTIFICATE AND DEDICATION OF OWNER

STATE OF MISSISSIPPI

COUNTY OF MADISON

I, J. Blake Cress, Manager of Stillhouse Creek, LLC, a Mississippi Limited Liability Company, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and that as a Manager of said Stillhouse Creek, LLC, have caused the same to be subdivided and plotted as shown hereon, and hereby adopt this plot of said subdivision as the free act and deed of said limited liability company and have designated the same as WOODSCAPE OF OAKFIELD, PHASE 3. All utilities, utility easements, and other easements are as designated and defined hereon. All utilities, utility easements, streets, and street rights-of-way shall be dedicated for public use.

Witness my signature this the _____ day of _____, 2021.

STILLHOUSE CREEK, LLC
A Mississippi Limited Liability Company

By: J. Blake Cress, Manager

ACKNOWLEDGMENT

STATE OF MISSISSIPPI

COUNTY OF MADISON

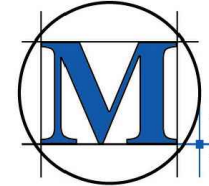
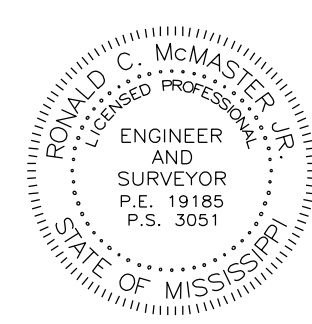
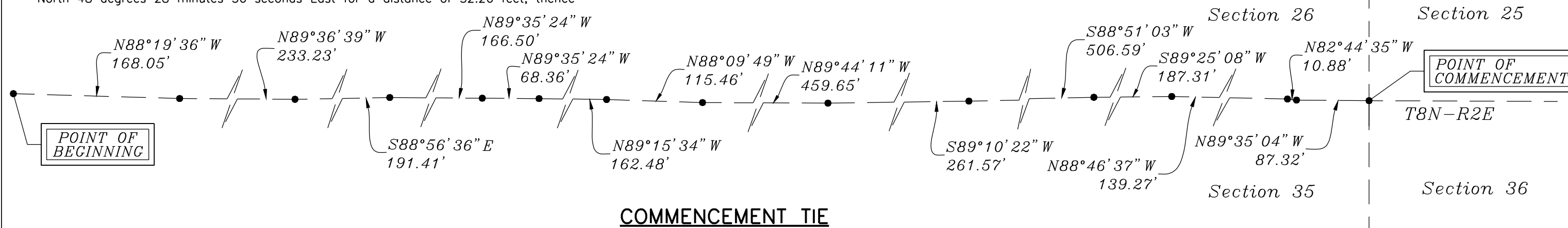
Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named J. Blake Cress, Manager, who acknowledged to me that he is a Manager of Stillhouse Creek, LLC, a Mississippi Limited Liability Company, who acknowledged to me that he signed and delivered this plot and the certificates thereon, for and on behalf of, said Stillhouse Creek, LLC, as its act and deed, after being authorized so to do, and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, who acknowledged to me that he signed and delivered this plot 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 _____, 2021.

Ronny Lott, Chancery Clerk By: _____ D.C.

NOTES:

- This is to certify that this property is located in Zone "X"-Other Areas, defined as "Areas determined to be outside the 0.2% annual chance floodplain", as shown on FIRM Map Number No. 28089C0415F, revised date of March 17, 2010.
- Iron pins at lot corners as shown on this plot. Field work meets or exceeds the requirements for a Class "B" survey.
- No fences or other obstructions may be placed in or otherwise block/interfere with the drainage easements shown.
- No building may be constructed within any drainage or utility easement shown hereon.
- The finish floor elevations shown represent the minimum elevation for the proposed structures, and should be adjusted higher to correspond with existing drainage patterns and surrounding grades. The minimum lot elevations for these lots shall be at or above the 100-year elevation.
- Damage caused to any infrastructure owned or maintained by Madison County resulting from work done by others including, but not limited to, the placing of utilities and fences shall be the financial responsibility of the owner of said work.
- Maintenance of all drainage easements and common areas are the responsibility of the Homeowner's Association.
- The individual lot owners/builders are responsible for additional drainage improvements (i.e. catch basins, storm pipe, french drains etc.) needed to facilitate water flow on or across their lot.
- There is a five (5) foot wide private drainage and utility easement along the sides and rear lines of each lot, unless otherwise noted.
- A relief swale shall be constructed down each lot line and shall be a minimum depth of 18" depth below the finished floor elevation of the home.
- All of the property within this subdivision is subject to the provisions of the covenants and restrictions for Oakfield Subdivision recorded in Book 2671 at Page 313 and Book 3697 at Page 136, together with any amendments or supplements thereto as may be declared by the Declarant and filed of record in the office of the Chancery Clerk of Madison County, Mississippi.



MCMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090