

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 29, 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

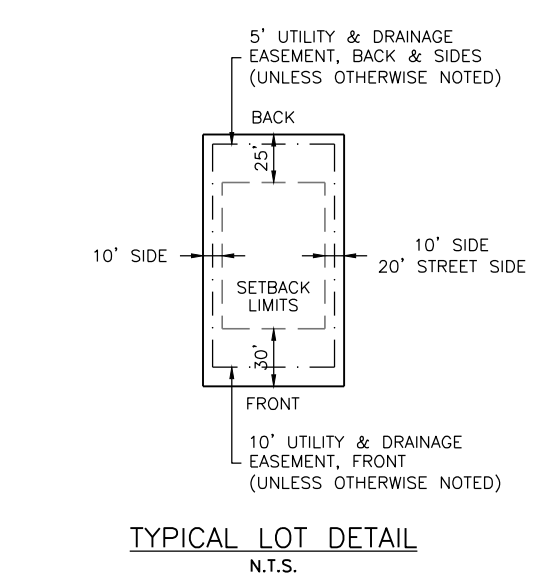
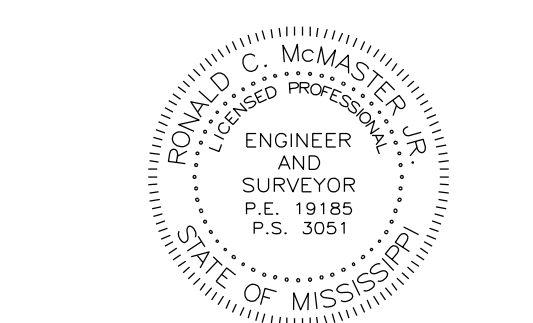
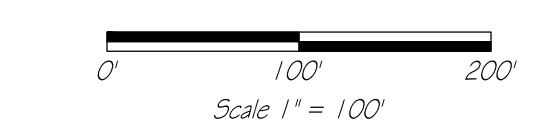
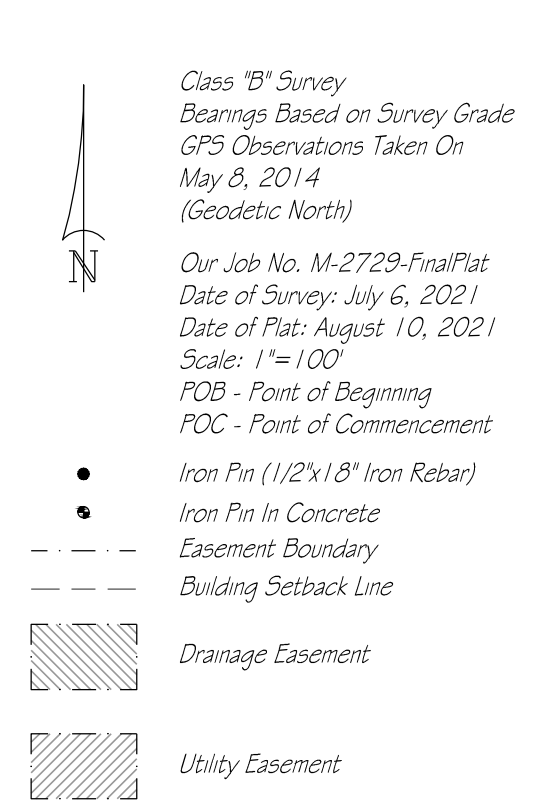
From: Tim Bryan, P.E.
County Engineer

Re: Autumn Crest Subdivision
Final Plat

The Engineering Department recommends approval of McMaster & Associates, Inc. Final Plat of Autumn Crest Subdivision. The Development is approximately 27.83 acres with 60 lots at roughly 1/4 acre each. The Letter of Credit for the final wearing surface has been received.

AUTUMN CREST

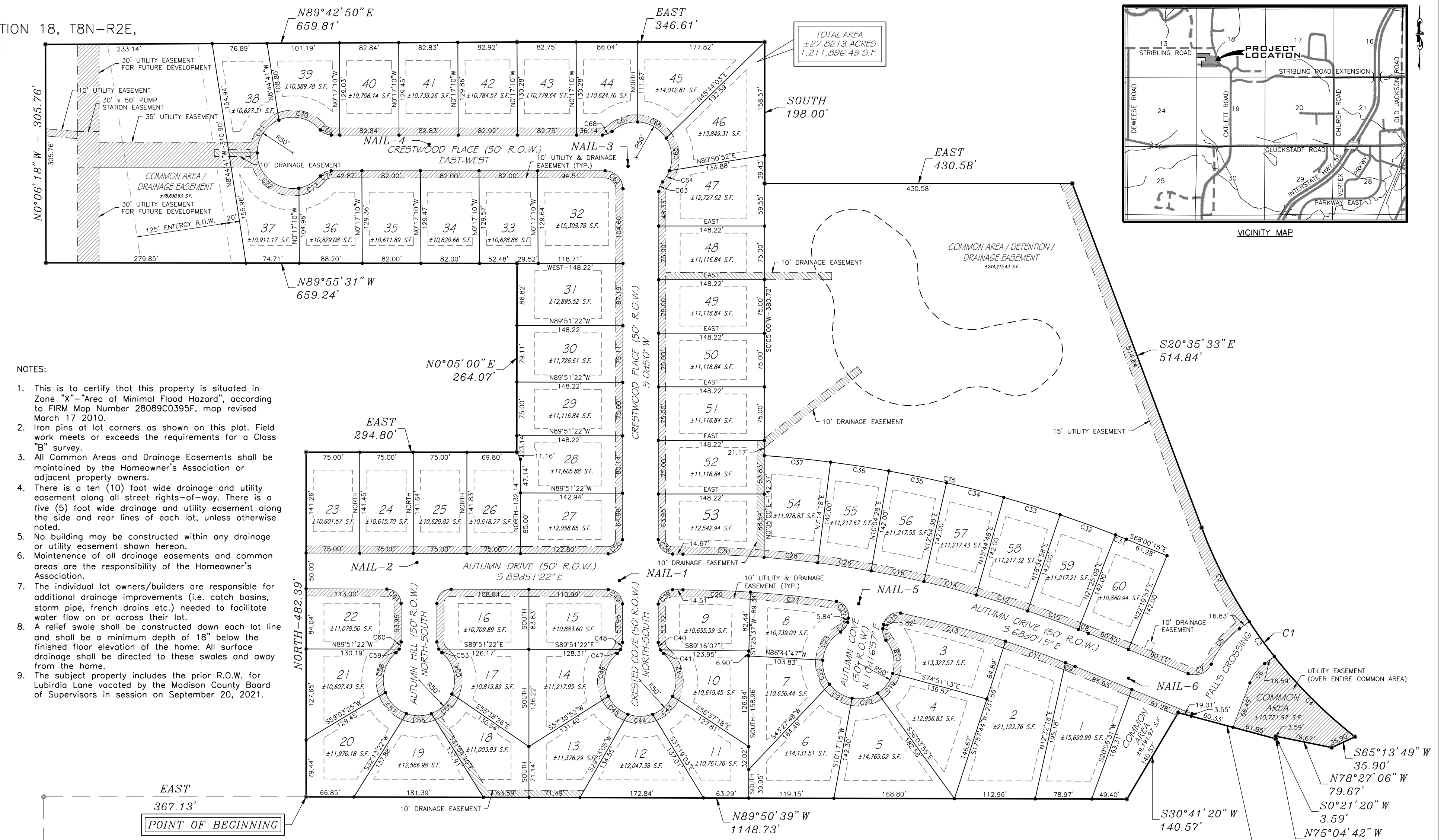
SITUATED IN SW 1/4 OF SECTION 18, T8N-R2E,
MADISON COUNTY, MISSISSIPPI



NAIL-IN-CURB ELEVATION TABLE

NAIL NO.	ELEVATION
NAIL-1	323.36'
NAIL-2	322.35'
NAIL-3	325.48'
NAIL-4	316.21'
NAIL-5	330.88'
NAIL-6	326.21'

POINT OF COMMENCEMENT
Found Concrete Monument
at the SW corner of Section 18,
T8N-R2E, Madison County, Mississippi



- NOTES:**
- This is to certify that this property is situated in Zone "X" - Area of Minimal Flood Hazard, according to FIRM Map Number 28089C0395F, map revised 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.
 - All Common Areas and Drainage Easements shall be maintained by the Homeowner's Association or adjacent property owners.
 - There is a ten (10) foot wide drainage and utility easement along all street rights-of-way. There is a five (5) foot wide drainage and utility easement along the side and rear lines of each lot, unless otherwise noted.
 - No building may be constructed within any drainage or utility easement shown hereon.
 - Maintenance of oil 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.
 - A relief swale shall be constructed down each lot line and shall be a minimum depth of 18" below the finished floor elevation of the home. All surface drainage shall be directed to these swales and away from the home.
 - The subject property includes the prior R.O.W. for Lubridor Lane vacated by the Madison County Board of Supervisors in session on September 20, 2021.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	367.18	671.62	31.32	S36° 15' 17"E	362.63
C2	147.53	671.62	12.59	S26° 53' 07"E	147.23
C3	60.02	671.62	5.12	S35° 44' 18"E	60.00
C4	159.64	671.62	13.62	S45° 06' 28"E	159.26
C5	64.24	120.00	30.67	S38° 41' 47"W	63.48
C6	34.74	60.00	33.17	S37° 26' 52"W	34.25
C7	38.68	25.00	88.64	N67° 40' 39"E	34.93
C8	15.05	1525.00	0.57	N68° 17' 12"W	15.05
C9	14.36	1475.00	0.56	N68° 16' 59"W	14.36
C10	75.48	1525.00	2.84	N69° 59' 14"W	75.47
C11	89.15	1475.00	3.46	N70° 17' 36"W	89.14
C12	75.48	1525.00	2.84	N72° 49' 23"W	75.47
C13	152.06	1475.00	5.91	N74° 58' 42"W	152.00
C14	75.48	1525.00	2.84	N75° 39' 32"W	75.47
C15	32.04	20.00	91.79	S56° 10' 31"W	28.72
C16	75.48	1525.00	2.84	N78° 29' 42"W	75.47
C17	17.45	20.00	49.99	S14° 42' 54"E	16.90
C18	49.33	50.00	56.52	N11° 27' 02"W	47.35
C19	35.37	50.00	40.53	N37° 04' 28"E	34.63
C20	37.48	50.00	42.95	N78° 48' 46"E	36.61
C21	37.96	50.00	43.50	S57° 57' 49"E	37.05
C22	35.74	50.00	40.96	S15° 44' 04"E	34.99
C23	48.46	50.00	55.53	S32° 30' 41"W	46.59
C24	17.45	20.00	49.99	N35° 16' 47"E	16.90
C25	32.03	20.00	91.76	N35° 35' 49"W	28.72

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C26	75.48	1525.00	2.84	N81° 19' 51"W	75.48
C27	121.30	1475.00	4.71	N83° 49' 57"W	121.27
C28	75.48	1525.00	2.84	N84° 10' 01"W	75.47
C29	94.42	1475.00	3.67	N88° 01' 20"W	94.41
C30	113.69	1525.00	4.27	N87° 43' 14"W	113.66
C31	16.48	1667.00	0.57	N68° 17' 14"W	16.48
C32	82.51	1667.00	2.84	N69° 59' 18"W	82.50
C33	82.51	1667.00	2.84	N72° 49' 27"W	82.50
C34	82.51	1667.00	2.84	N75° 39' 36"W	82.50
C35	82.51	1667.00	2.84	N78° 29' 46"W	82.50
C36	82.51	1667.00	2.84	N81° 19' 55"W	82.50
C37	93.23	1667.00	3.20	N84° 21' 08"W	93.22
C38	31.39	20.00	89.94	S44° 53' 11"E	28.27
C39	31.47	20.00	90.14	S45° 04' 19"W	28.32
C40	10.94	20.00	31.34	S15° 40' 03"E	10.80
C41	6.51	20.00	18.66	S40° 39' 54"E	6.48
C42	66.28	50.00	75.95	N12° 01' 06"W	61.53
C43	38.35	50.00	43.95	N47° 55' 59"E	37.42
C44	35.32	50.00	40.47	S89° 51' 27"E	34.59
C45	38.21	50.00	43.79	S47° 43' 49"E	37.29
C46	66.18	50.00	75.83	S12° 04' 43"W	61.45
C47	7.06	20.00	20.23	N39° 52' 43"E	7.03
C48	10.39	20.00	29.76	N14° 52' 52"E	10.27
C49	31.37	20.00	89.86	N44° 55' 41"W	28.25
C50	31.44	20.00	90.06	N45° 06' 49"E	28.30

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C53	6.90	20.00	19.77	S40° 06' 31"E	6.87
C54	63.45	50.00	72.71	N13° 38' 28"W	59.28
C55	40.95	50.00	46.93	N46° 10' 37"E	39.82
C56	35.72	50.00	40.94	S89° 53' 27"E	34.97
C57	42.94	50.00	49.21	S44° 49' 04"E	41.64
C58	61.27	50.00	70.21	S14° 53' 28"W	57.51
C59	6.83	20.00	19.56	N40° 12' 58"E	6.79
C60	10.62	20.00	30.44	N15° 13' 07"E	10.50
C61	31.37	20.00	89.86	N44° 55' 41"W	28.25
C62	39.31	25.00	90.08	N44° 57' 30"W	35.38
C63	14.85	20.00	42.55	S21° 21' 38"W	14.52
C64	18.60	50.00	21.31	N31° 58' 54"E	18.49
C65	47.62	50.00	54.57	N05° 57' 31"W	45.84
C66	47.62	50.00	54.57	N60° 13' 36"W	45.84
C67	39.05	50.00	44.74	S69° 49' 03"W	38.06
C68	14.85	20.00	42.55	N68° 48' 22"E	14.52
C69	17.45	20.00	49.99	S65° 00' 09"E	16.90
C70	63.77	50.00	73.08	N76° 32' 44"W	59.54
C71	58.39	50.00	66.91	S33° 27' 26"W	55.13
C72	86.99	50.00	99.69	S49° 50' 35"E	76.43
C73	35.18	50.00	40.31	N60° 00' 34"E	34.46
C74	17.45	20.00	49.99	S65° 00' 09"W	16.90
C75	522.26	1667.00	17.95	N76° 58' 45"W	520.13



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

AUTUMN CREST

SITUATED IN SW 1/4 OF SECTION 18, T8N-R2E,
MADISON COUNTY, MISSISSIPPI

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

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 AUTUMN CREST, 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.

ACKNOWLEDGMENT STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Scott Shoemaker, Manager of RANDS, LLC, a Mississippi Limited Liability Company, who acknowledged to me that he signed and delivered this plot and the certificates thereon, as his own act and deed, 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.

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 AUTUMN CREST was filed for record in my office on this the _____ day of _____, 2021, and was duly recorded in Plat Cabinet _____ at Slide _____ of the records of maps and plots 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.

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

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 as approved by the Board of Supervisors of Madison County, Mississippi and thus recommend final approval.

By: _____
Timothy Bryan, P.E.
Madison County Engineer

CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, Scott Shoemaker, Manager of RANDS, 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 Manager of said RANDS, LLC, and Owner, 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 owner and have designated the same as AUTUMN CREST.

All utilities, utility easements, and other easements or 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.

Scott Shoemaker, Manager, RANDS, LLC
A Mississippi Limited Liability Company

By: _____
Scott Shoemaker, Manager

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that at the request of Scott Shoemaker, the owner, have subdivided and plotted the following described land, as follows, to-wit:

A parcel or tract of land, containing 27.8213 acres (1,211,896.49 Sq. Ft.), more or less, lying and being situated in the SW 1/4 of Section 18, T8N-R2E, Madison County, Mississippi, being a part of the Dale A. Seaton and Sharon Melissa Seaton property as described in Deed Book 3096 at Page 372 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 concrete monument lying at the SW corner of Section 18, T8N-R2E, Madison County, Mississippi; run thence

North for a distance of 709.90 feet; thence

East for a distance of 367.13 feet to an iron pin lying at the SW corner of the above referenced Dale A. Seaton and Sharon Melissa Seaton property, said point also lying on the Northerly boundary of Fall's Crossing, Phase 5 as shown on map or plot of same in Plat Cabinet "F" at Slide 65-A of the above referenced Records of said Madison County, Mississippi, and POINT OF BEGINNING of the herein described property; thence

Leaving the Northerly boundary of said Fall's Crossing, Phase 5 run North along the Westerly boundary of said Dale A. Seaton and Sharon Melissa Seaton property, for a distance of 482.39 feet to an iron pin lying on the Southerly boundary of the Roy L. Bennett property as described in Deed Book 171 at Page 19 of the Records of said Madison County, Mississippi; thence

Leaving the Westerly boundary of said Dale A. Seaton and Sharon Melissa Seaton property, run East along the Southerly boundary of said Roy L. Bennett property, for a distance of 294.80 feet to an iron pin at the SE corner, thereof, said point also lying on the Westerly boundary of said Dale A. Seaton and Sharon Melissa Seaton property; thence

Along the Westerly boundary of said Dale A. Seaton and Sharon Melissa Seaton property to iron pins at each of the following calls;

North 00 degrees 05 minutes 00 seconds East for a distance of 264.07 feet; thence

North 89 degrees 55 minutes 31 seconds West for a distance of 659.24 feet; thence

North 00 degrees 06 minutes 18 seconds West for a distance of 305.76 feet to the NW corner of said Dale A. Seaton and Sharon Melissa Seaton property, said point also being and lying at the SW corner of the Walter Nicholson and Roosevelt Nichols property as described in Deed Book 3024 at Page 15 of the Records of said Madison County, Mississippi; thence

North 89 degrees 42 minutes 50 seconds East along the Northerly boundary of said Dale A. Seaton and Sharon Melissa Seaton property and the Southerly boundary of said Walter Nicholson and Roosevelt Nichols property for a distance of 659.81 feet to an iron pin at the SE corner of said Walter Nicholson and Roosevelt Nichols property; thence

East along the Northerly boundary of said Dale A. Seaton and Sharon Melissa Seaton property for a distance of 346.61 feet to an iron pin lying at the NW corner of that certain 2.0 acre tract described in Deed Book 1738 at Page 805 of the Records of said Madison County, Mississippi; thence

South along the Northerly boundary of said Dale A. Seaton and Sharon Melissa Seaton property and the Westerly boundary of said 2.0 acre tract, for a distance of 198.00 feet to an iron pin at the SW corner of said 2.0 acre tract; thence

East along the Northerly boundary and the extension thereof of said Dale A. Seaton and Sharon Melissa Seaton property and the Southerly boundary of said 2.0 acre tract, for a distance of 430.58 feet to an iron pin lying on the Westerly Right-Of-Way of Catlett Road (State Aid Project No. SAP-45(34)), as it existed in February, 2020; thence

Leaving the Southerly boundary of said 2.0 acre tract, run along the Westerly Right-Of-Way of said Catlett Road to iron pins at each of the following calls;

South 20 degrees 35 minutes 33 seconds East for a distance of 514.84 feet; thence

367.18 feet along the arc of a 671.62 foot radius curve to the left, said arc having a 362.63 foot chord which bears South 36 degrees 15 minutes 17 seconds East to the Southerly boundary of said Dale A. Seaton and Sharon Melissa Seaton property; thence

Leaving the Westerly Right-Of-Way of said Catlett Road, run along the Southerly boundary of said Dale A. Seaton and Sharon Melissa Seaton property to iron pins at each of the following calls;

South 65 degrees 13 minutes 49 seconds West for a distance of 35.90 feet; thence

North 78 degrees 27 minutes 06 seconds West for a distance of 79.67 feet; thence

South 00 degrees 21 minutes 20 seconds West for a distance of 3.59 feet; thence

Leaving the Southerly boundary of said Dale A. Seaton and Sharon Melissa Seaton property, run North 75 degrees 04 minutes 42 seconds West for a distance of 0.33 feet to an iron pin at the NE corner of Fall's Crossing, Phase 1 as shown on map or plot of same in Plat Cabinet "E" at Slide 175-B of the Records of said Madison County, Mississippi; thence

Along the Northerly boundary of said Fall's Crossing, Phase 1 to iron pins at each of the following calls;

North 75 degrees 04 minutes 42 seconds West for a distance of 141.19 feet; thence

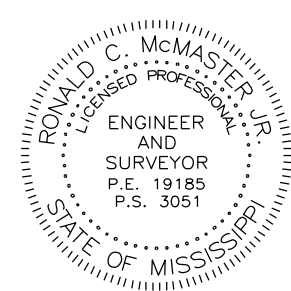
South 30 degrees 41 minutes 20 seconds West for a distance of 140.57 feet to the Southerly boundary of said Dale A. Seaton and Sharon Melissa Seaton property, said point also being and lying at the NE corner of Fall's Crossing, Phase 2 as shown on map or plot of same in Plat Cabinet "E" at Slide 190-A of the Records of said Madison County, Mississippi; thence

Leaving the Northerly boundary of said Fall's Crossing, Phase 1, run North 89 degrees 50 minutes 39 seconds West along the Southerly boundary of said Dale A. Seaton and Sharon Melissa Seaton property and the Northerly boundary of said Fall's Crossing, Phase 2, for a distance of 225.00 feet to the NW corner of said Fall's Crossing, Phase 3, said point also being and lying at the NE corner of the above referenced Fall's Crossing, Phase 5; thence

Continue North 89 degrees 50 minutes 39 seconds West along the Southerly boundary of said Dale A. Seaton and Sharon Melissa Seaton property and the Northerly boundary of said Fall's Crossing, Phase 5, for a distance of 409.92 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 Surveyor,
Mississippi P.S. No. 3051



212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

SHEET 2 OF 2