

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

October 14, 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: Panther Crossing
Final Plat

The Engineering Department recommends approval of the final plat of Panther Crossing Subdivision. The development is within the limits of Panther Creek and contains no public infrastructure.

PANTHER CROSSING

A SUBDIVISION OF LOT 12A & 12B, PANTHER CREEK (AN UNRECORDED SUBDIVISION)

SITUATED IN SEC 32, T-9-N, R-2-E,
AND SEC 5, T-8-N, R-2-E,
MADISON COUNTY, MS

* * * * *

CERTIFICATE OF FILING AND RECORDATION

STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ronnie Lott, Clerk of the Chancery Court, in and for said County and State, do hereby certify that the Final Plat of SUBDIVISION OF LOT 12A & 12B PANTHER CREEK, 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 plats of land at Madison County, Mississippi.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Ronnie Lott
Chancery Clerk of Madison County

OWNERS CERTIFICATE STATE OF MISSISSIPPI COUNTY OF MADISON

I, Frank Brumfield, do hereby certify that I am the owner of the land described in the foregoing certificate of Roger T. Ellison, Registered Land Surveyor, and I have caused the same to be subdivided and platted as shown hereon, and have designated the same as SUBDIVISION OF LOT 12A & LOT 12B PANTHER CREEK, and that I hereby adopt this plat of subdivision as my free act and deed.

WITNESS MY SIGNATURE, this the _____ day of _____, 2021.

Frank Brumfield, Owner

APPROVAL OF THE BOARD OF SUPERVISORS

STATE OF MISSISSIPPI COUNTY OF MADISON

This plat of SUBDIVISION OF LOT 12A & 12 B PANTHER CREEK is hereby approved by the Board of Supervisors of Madison County, Mississippi, pursuant to the authority of an Order and Resolution of said Board duly adopted, this the _____ day of _____, 2021.

MADISON COUNTY BOARD
OF SUPERVISORS

ATTEST:

Karl Banks
President, Board of Supervisors

Ronnie Lott
Chancery Clerk of Madison County, Mississippi

COUNTY ENGINEER'S APPROVAL

STATE OF MISSISSIPPI COUNTY OF MADISON

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

Tim Bryan, P.E.
County Engineer

SURVEYOR'S ACKNOWLEDGEMENT STATE OF MISSISSIPPI COUNTY OF MADISON

PERSONALLY, appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Roger T. Ellison, Registered Land Surveyor, who acknowledged to me that he signed and delivered this plat and certificate thereon as his act and deed on the date and in the year therein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2021.

My Commission Expires: _____

Notary Public

OWNERS ACKNOWLEDGEMENT STATE OF MISSISSIPPI COUNTY OF MADISON

PERSONALLY, appeared before me, the undersigned authority in and for the said County and State, the within named, Frank Brumfield, the Owner, who acknowledged to me that he signed and delivered this plat and the certificate thereon as his own act and deed after being authorized to do so on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2021.

My commission expires: _____

Notary Public

SURVEYOR'S CERTIFICATE

STATE OF MISSISSIPPI COUNTY OF MADISON

I, Roger T. Ellison, Registered Land Surveyor, do hereby certify that at the request of Frank Brumfield, the Owner, I have subdivided and platted the following described land being situated in Section 32, Township 9 North, Range 2 East, and in Section 5, Township 8 North, Range 2 East, Madison County, Mississippi, as follows, to-wit:

COMMENCE at a found 1/2" rebar at the SouthWest corner of Lot 12B, Panther Creek, (an unrecorded subdivision whose deed is located in Book 2355 at page 0760 in the Office of the Chancery Clerk of Madison County), reference to said deed being made as a part of this description, and said pin being 2377.44 feet S89°24'10"W of a concrete monument marking the SouthEast corner of the NorthWest 1/4 of the NorthWest 1/4 of Section 4, Township 8 North, Range 2 East, Madison County, Mississippi; run thence East for a distance of 15.10 feet; thence North for a distance of 40.78 feet to a found iron pin on the East right of way line of Lakeshire Parkway and the POINT OF BEGINNING for the parcel herein described;

From said point of beginning, run along said right of way 643.61 feet along the arc of a 1405.00 foot radius curve to the left, said arc having a 638.00 foot chord bearing N06°04'16"E; thence run 265.54 feet along the arc of a 1820.00 foot radius curve to the right, said arc having a 265.30 foot chord bearing N02°51'26"W; thence N01°19'20"E for a distance of 948.30 feet; thence leave said right of way and run N50°56'13"E for a distance of 308.89 feet; thence N70°56'12"E for a distance of 65.00 feet; thence S88°03'48"E for a distance of 165.42 feet; thence S88°03'48"E for a distance of 144.58 feet; thence S06°03'16"E for a distance of 371.88 feet; thence S06°03'16"E for a distance of 342.74 feet; thence S49°39'53"E for a distance of 393.27 feet; thence S00°00'18"W for a distance of 1076.53 feet; thence S89°24'10"W for a distance of 1062.49 feet to the POINT OF BEGINNING.

The above parcel contains 40.01 acres (1,742,900.98 square feet), more or less.

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

Roger T. Ellison
Mississippi Registration No. 2710
Registered Land Surveyor

CERTIFICATE OF COMPARISON

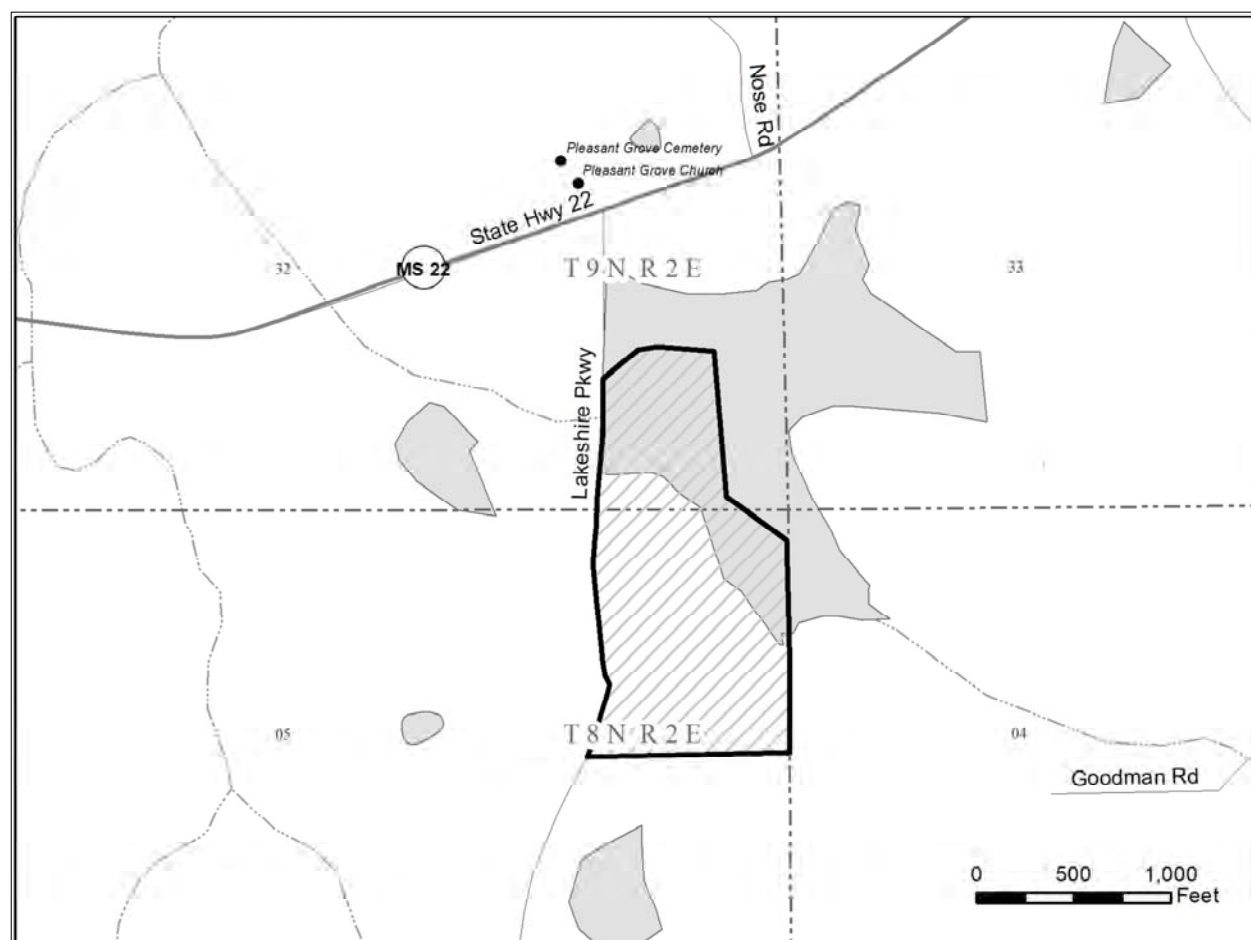
STATE OF MISSISSIPPI COUNTY OF MADISON

We, Ronnie Lott, Chancery Clerk, in and for said County and State and Roger T. Ellison, Registered Land Surveyor, do hereby certify that we have carefully compared this plat of SUBDIVISION OF LOT 12A & LOT 12B PANTHER CREEK with the original thereof, as made by the said Roger T. Ellison, Registered Land 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 _____, 2021.

Roger T. Ellison
Mississippi Registration No. 2710

Ronny Lott Chancery Clerk



VICINITY MAP
1"=1,000'

AS²I

AFFORDABLE SURVEYING
SOLUTIONS, INC.

452 HOLLY HEDGE DRIVE
MADISON, MS 39110

CELL (601)954-3785
FAX (601) 853-4956
romans58@comcast.net
JOB #: 366-01-21