

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

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MEMORANDUM

December 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.
County Engineer

Re: Ashby Ridge, Phase 2
Final Plat

The Engineering Department recommends approval of GSM, LLC's final plat of Ashby Ridge, Phase 2. The Development is approximately 19.4 acres with 35 lots at roughly ¼ acre each. The Letter of Credit for the final wearing surface has been received.

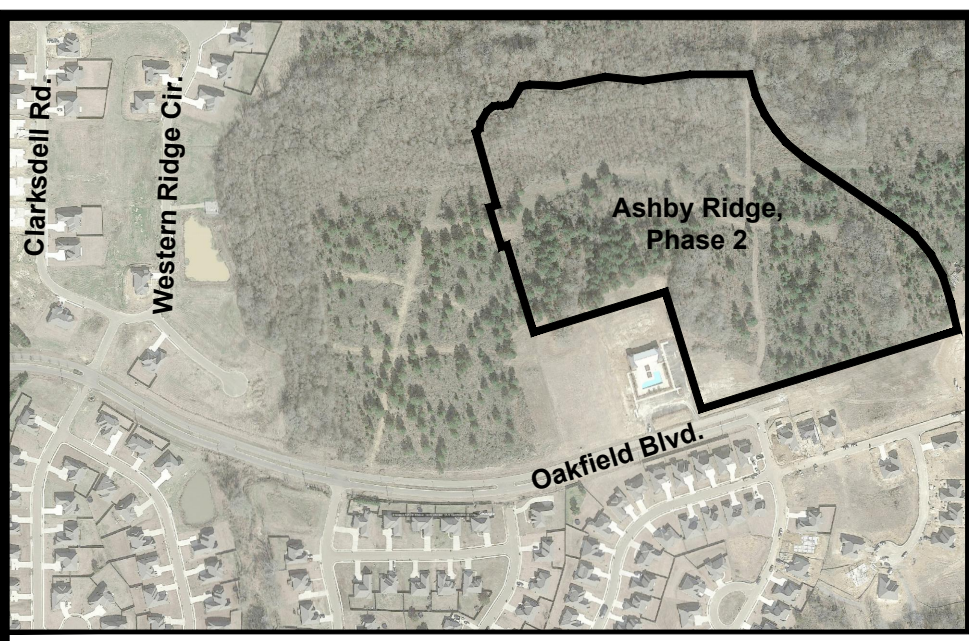
SHEILA JONES
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL BANKS
District Four

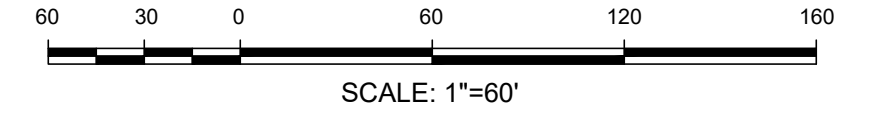
PAUL GRIFFIN
District Five



VICINITY MAP
SCALE: N.T.S.

ASHBY RIDGE, PHASE 2

Situated in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 26, T8N, R2E, Madison County, Mississippi



- 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 SURVEYORS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
 - THERE IS A 15' 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 AND ASHBY DEVELOPMENT, 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 2. THESE EASEMENTS ARE RESERVED NON-EXCLUSIVELY FOR THE BENEFIT OF GSM, LLC AND ASHBY DEVELOPMENT, LLC, ITS SUCCESSORS AND ASSIGNS, AND THE ASHBY RIDGE, PHASE 2 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 AND ASHBY DEVELOPMENT, 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 2.
 - 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 DECEMBER 1, 2021.
 - PLAT PREPARED ON DECEMBER 7, 2021.
 - TOTAL AREA: 19.14 ACRES

PLAT CABINET _____, SLIDE _____



Line	Bearing	Distance
L1	N 16°42'13" W	50.00'
L2	S 73°17'47" E	17.07'
L3	N 73°17'47" E	20.59'
L4	N 50°04'09" E	15.49'
L5	N 05°05'56" E	17.39'
L6	N 29°38'11" E	38.27'
L7	N 51°36'33" E	23.45'
L8	N 81°07'18" E	13.56'
L9	S 84°14'10" E	13.24'
L10	N 74°42'25" E	24.09'
L11	N 30°22'23" E	53.74'
L12	N 78°05'28" E	26.35'
L13	S 86°48'44" E	86.68'
L14	S 15°27'49" E	63.09'
L15	S 25°18'49" E	61.86'
L16	S 35°06'45" E	55.45'
L17	S 39°46'29" E	47.45'
L18	S 50°01'48" E	61.25'
L19	S 51°45'44" E	71.39'
L20	S 39°50'51" E	74.21'
L21	S 29°08'25" E	70.44'
L22	S 16°40'49" E	80.05'
L23	S 13°27'33" E	85.17'
L24	N 72°57'05" E	10.00'
L25	S 27°57'05" W	21.21'
L26	S 62°02'55" E	14.14'
L27	N 27°57'05" E	14.14'
L28	N 61°52'34" W	21.28'
L29	S 28°18'00" W	16.97'
L30	N 61°42'27" W	16.97'
L31	N 33°47'20" E	18.52'
L32	N 73°17'47" E	33.77'
L33	S 61°41'27" E	16.97'
L34	N 28°07'26" E	21.15'
L35	N 73°17'47" E	36.32'
L36	S 27°57'05" W	14.14'
L37	N 62°02'55" W	21.21'

Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	50°33'21"	220.59'	250.00'	118.06'	213.50'	S 81°25'33" E
C2	39°05'57"	170.60'	250.00'	88.77'	167.31'	S 36°35'53" E
C3	233°07'44"	203.44'	50.00'	100.00'	89.44'	S 43°36'46" E
C4	179°16'48"	250.33'	80.00'	127.3342'	160.00'	S 73°17'47" W
C5	178°30'06"	93.56'	30.03'	2296.50'	60.06'	S 73°30'22" W
C6	50°33'21"	176.47'	200.00'	94.45'	170.80'	S 81°25'33" E
C7	39°05'57"	136.48'	200.00'	71.02'	133.85'	S 36°35'53" E

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