

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

December 17, 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: Wildoak, Part 1  
Final Plat

The Engineering Department recommends approval of the final plat of Wildoak, Part 1. The development contains 38 lots on 12.67 acres. The letter of credit has been received for the final wearing surface.

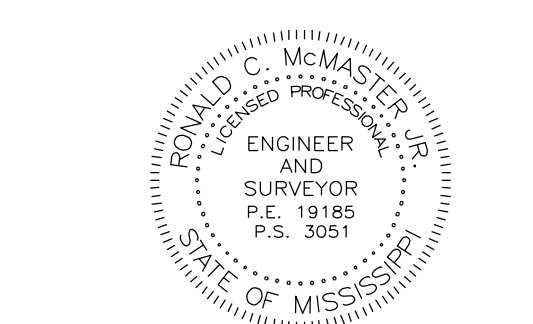
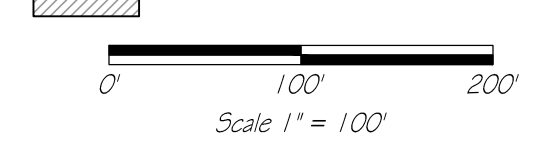
# WILDOAK, PHASE 1

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

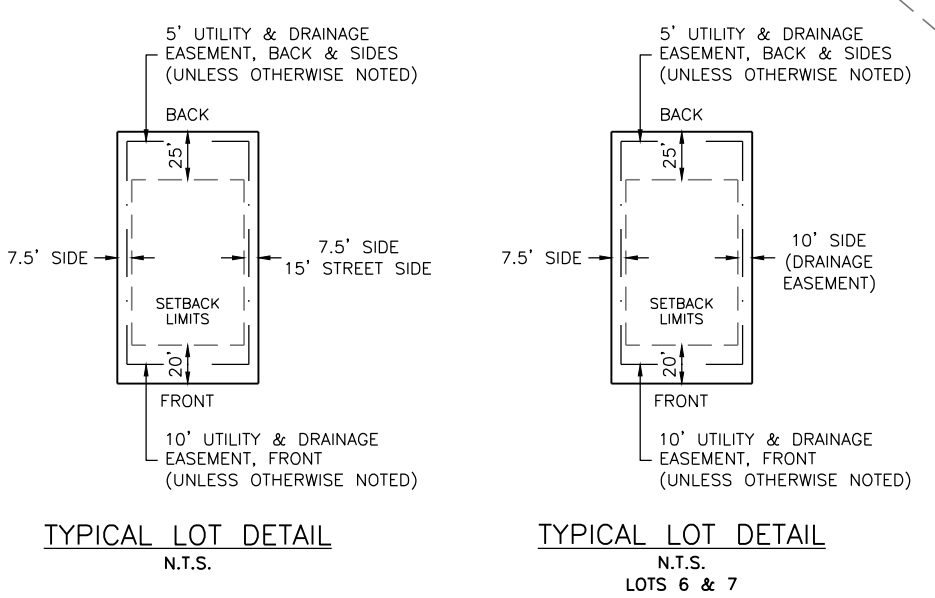
Class "B" Survey  
Bearings Based on Survey Grade  
GPS Observations Taken On  
May 8, 2014  
(Geodetic North)

Our Job No. M-2403-3-Final Plat  
Date of Survey: JULY 15, 2021  
Date of Plat: December 17, 2021  
Scale: 1" = 100'

- POB - Point of Beginning
- POC - Point of Commencement
- Iron Pin (1/2"x1/8" Iron Rebar)
- Iron Pin In Concrete
- Easement Boundary
- Building Setback Line
- Minimum Finished Floor Elevation
- Drainage and/or Utility Easement



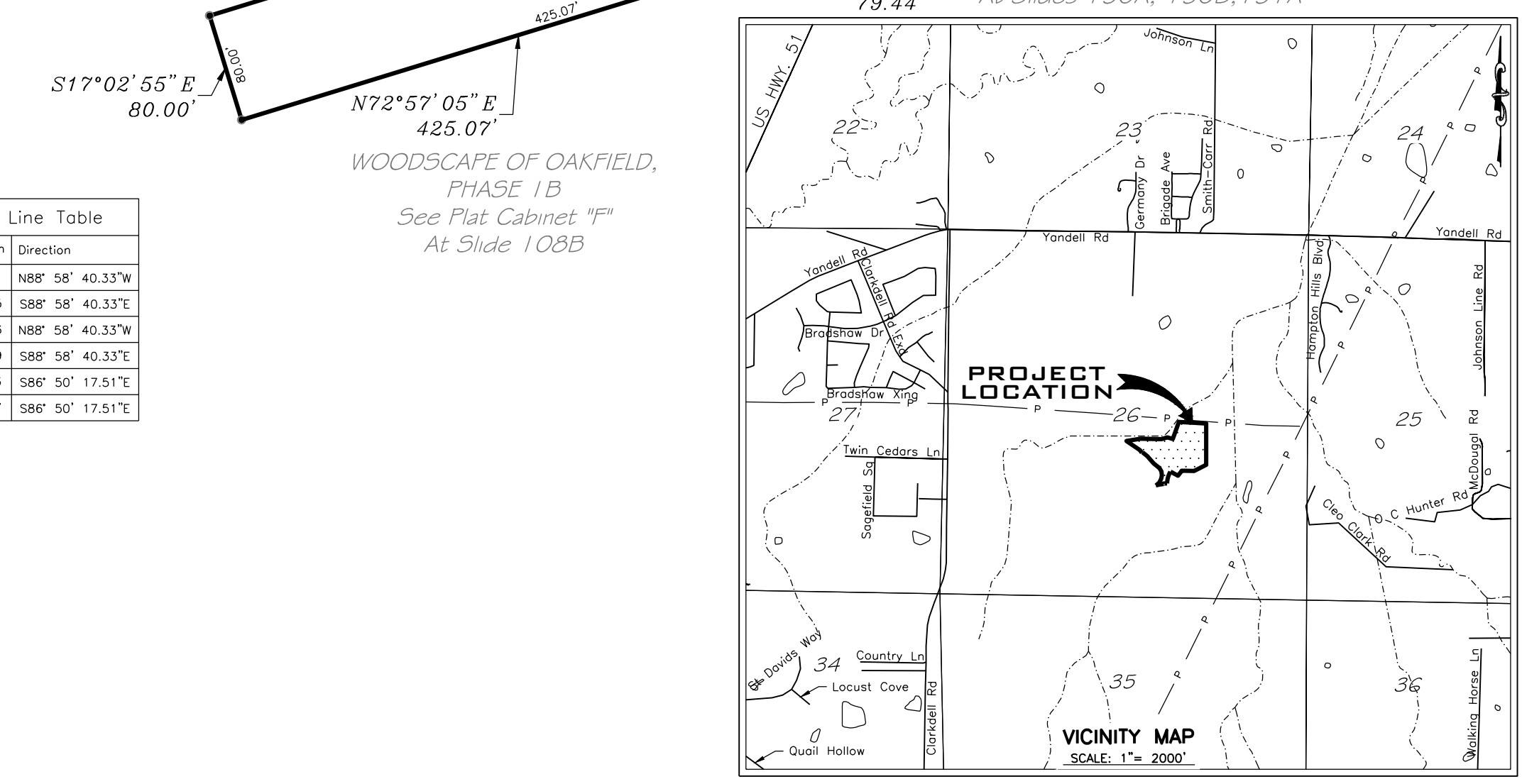
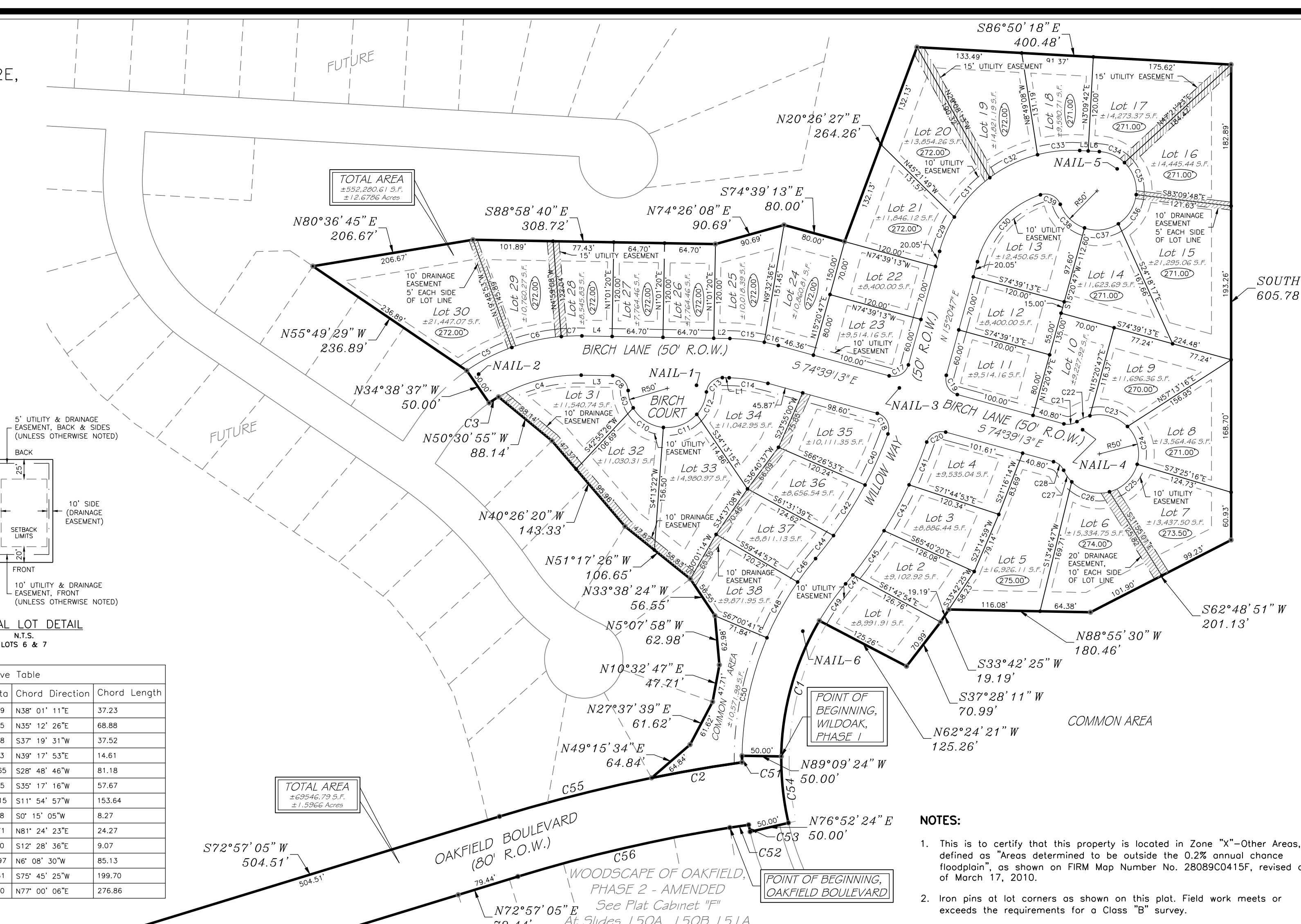
| NAIL NO. | ELEVATION |
|----------|-----------|
| NAIL-1   | 275.67'   |
| NAIL-2   | 270.90'   |
| NAIL-3   | 279.97'   |
| NAIL-4   | 274.07'   |
| NAIL-5   | 270.67'   |
| NAIL-6   | 288.62'   |



| Curve # | Length | Radius  | Delta | Chord Direction | Chord Length |
|---------|--------|---------|-------|-----------------|--------------|
| C1      | 181.54 | 350.00  | 29.72 | S19°42'09"W     | 179.51       |
| C2      | 116.90 | 2040.00 | 3.28  | S80°12'15"W     | 116.88       |
| C3      | 14.38  | 200.00  | 4.12  | S57°24'56"W     | 14.37        |
| C4      | 110.12 | 200.00  | 31.55 | S75°14'54"W     | 108.74       |
| C5      | 64.70  | 250.00  | 14.83 | S62°46'15"W     | 64.52        |
| C6      | 64.70  | 250.00  | 14.83 | S77°36'00"W     | 64.52        |
| C7      | 26.21  | 250.00  | 6.01  | S88°01'06"W     | 26.20        |
| C8      | 29.97  | 20.00   | 85.85 | N48°03'02"W     | 27.24        |
| C9      | 23.18  | 50.00   | 28.56 | S16°24'19"E     | 22.97        |
| C10     | 47.61  | 50.00   | 54.55 | S56°57'51"E     | 45.83        |
| C11     | 47.43  | 50.00   | 54.35 | N68°34'56"E     | 45.67        |
| C12     | 31.62  | 50.00   | 36.24 | N23°17'11"E     | 31.10        |
| C13     | 29.97  | 20.00   | 85.85 | S48°05'41"W     | 27.24        |
| C14     | 50.00  | 200.00  | 14.32 | N81°48'57"W     | 49.87        |
| C15     | 44.15  | 250.00  | 10.12 | N83°55'06"W     | 44.10        |
| C16     | 18.35  | 250.00  | 4.21  | N76°45'23"W     | 18.34        |
| C17     | 31.42  | 20.00   | 90.00 | N80°20'47"E     | 28.28        |
| C18     | 33.13  | 20.00   | 94.91 | N27°11'58"W     | 29.47        |
| C19     | 31.42  | 20.00   | 90.00 | S29°39'13"E     | 28.28        |
| C20     | 29.96  | 20.00   | 85.82 | S62°26'05"W     | 27.23        |
| C21     | 17.45  | 20.00   | 49.99 | N80°20'56"E     | 16.90        |
| C22     | 18.11  | 50.00   | 20.76 | S65°43'49"W     | 18.02        |
| C23     | 52.03  | 50.00   | 59.62 | N74°04'53"W     | 49.71        |
| C24     | 52.03  | 50.00   | 59.62 | N14°27'47"W     | 49.71        |
| C25     | 52.03  | 50.00   | 59.62 | N45°09'20"E     | 49.71        |
| C26     | 52.03  | 50.00   | 59.62 | S75°13'33"E     | 49.71        |
| C27     | 18.11  | 50.00   | 20.76 | S35°02'16"E     | 18.02        |
| C28     | 17.45  | 20.00   | 49.99 | N49°39'23"W     | 16.90        |
| C29     | 47.78  | 175.00  | 15.64 | S23°10'07"W     | 47.64        |
| C30     | 121.80 | 125.00  | 55.83 | S43°15'36"W     | 117.04       |
| C31     | 67.83  | 175.00  | 22.21 | S42°05'41"W     | 67.41        |
| C32     | 67.83  | 175.00  | 22.21 | S84°18'09"W     | 67.41        |
| C33     | 54.23  | 175.00  | 17.76 | S84°17'03"W     | 54.01        |
| C34     | 35.77  | 50.00   | 40.99 | N66°20'39"W     | 35.01        |
| C35     | 45.00  | 50.00   | 51.57 | N20°04'01"W     | 43.50        |
| C36     | 45.00  | 50.00   | 51.57 | N31°29'57"E     | 43.50        |
| C37     | 45.00  | 50.00   | 51.57 | N83°03'55"E     | 43.50        |
| C38     | 44.56  | 50.00   | 51.06 | S45°37'20"E     | 43.10        |
| C39     | 30.97  | 20.00   | 88.73 | N64°27'34"W     | 27.97        |
| C40     | 71.33  | 535.00  | 7.64  | N24°04'27"E     | 71.28        |
| C41     | 59.07  | 585.00  | 5.79  | N22°24'57"E     | 59.04        |
| C42     | 75.93  | 535.00  | 8.13  | N31°57'35"E     | 75.87        |
| C43     | 66.61  | 585.00  | 6.52  | N38°34'13"E     | 66.57        |

| Curve # | Length | Radius  | Delta | Chord Direction | Chord Length |
|---------|--------|---------|-------|-----------------|--------------|
| C44     | 37.24  | 535.00  | 3.99  | N38°01'11"E     | 37.23        |
| C45     | 68.92  | 585.00  | 6.75  | N35°12'26"E     | 66.88        |
| C46     | 37.53  | 400.00  | 5.38  | S37°19'31"W     | 37.52        |
| C47     | 14.61  | 985.00  | 1.43  | N39°17'53"E     | 14.61        |
| C48     | 81.32  | 400.00  | 11.65 | S28°48'44"W     | 81.18        |
| C49     | 57.74  | 350.00  | 9.45  | S35°17'16"W     | 57.67        |
| C50     | 154.60 | 400.00  | 22.15 | S11°54'57"W     | 153.64       |
| C51     | 8.27   | 400.00  | 1.18  | S0°15'05"W      | 8.27         |
| C52     | 24.27  | 1960.00 | 0.71  | N81°24'23"E     | 24.27        |
| C53     | 9.07   | 400.00  | 1.30  | S12°28'36"E     | 9.07         |
| C54     | 85.34  | 350.00  | 13.97 | N0°08'30"W      | 85.13        |
| C55     | 199.78 | 2040.00 | 5.61  | S75°45'25"W     | 199.70       |
| C56     | 277.09 | 1960.00 | 8.10  | N77°50'06"E     | 276.86       |

| Line # | Length | Direction      |
|--------|--------|----------------|
| L1     | 8.66   | N88°58'40.33"W |
| L2     | 20.55  | S88°58'40.33"E |
| L3     | 40.16  | N88°58'40.33"W |
| L4     | 38.49  | S88°58'40.33"E |
| L6     | 14.23  | S86°50'17.51"E |
| L5     | 10.77  | S86°50'17.51"E |



- 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.

**M** M-MASTER & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090



# WILDOAK, PHASE 1

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

AND ALSO:

LEGAL DESCRIPTION-OAKFIELD BOULEVARD

A parcel or tract of land, containing 1.5966 acres, more or less, lying and being situated in the South 1/2 of Section 26, T8N-R2E, Madison County, Mississippi, being a part of the Oakhurst Development, Inc. property as described in Deed Book 3568 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 89 degrees 35 minutes 24 seconds West for a distance of 68.36 feet to the SE corner of Woodscape of Oakfield, Phase 2-Amended as shown on map or plot of same in Plat Cabinet "F" at Slide 150-A 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 Woodscape of Oakfield, Phase 2-Amended to points at each of the following calls;

North 18 degrees 09 minutes 45 seconds West for a distance of 251.03 feet; thence  
North 08 degrees 23 minutes 17 seconds West for a distance of 202.18 feet; thence  
North 05 degrees 49 minutes 17 seconds West for a distance of 193.53 feet; thence  
North 01 degrees 34 minutes 50 seconds West for a distance of 763.50 feet; thence  
North 01 degrees 34 minutes 50 seconds West for a distance of 50.43 feet; thence  
North 08 degrees 56 minutes 54 seconds West for a distance of 120.00 feet to the NE corner of said Woodscape of Oakfield, Phase 2-Amended and POINT OF BEGINNING of the herein described property; thence

24.27 feet along the arc of a 1960.00 foot radius curve to the right, said arc having a 24.27 foot chord which bears North 81 degrees 24 minutes 23 seconds East to an iron pin; thence

9.07 feet along the arc of a 400.00 foot radius curve to the left, said arc having a 9.07 foot chord which bears South 12 degrees 28 minutes 36 seconds East to an iron pin; thence

North 76 degrees 52 minutes 24 seconds East for a distance of 50.00 feet to an iron pin; thence

85.34 feet along the arc of a 350.00 foot radius curve to the right, said arc having a 85.13 foot chord which bears North 06 degrees 08 minutes 30 seconds West to an iron pin; thence

North 89 degrees 09 minutes 24 seconds West for a distance of 50.00 feet to an iron pin; thence

8.27 feet along the arc of a 400.00 foot radius curve to the left, said arc having a 8.27 foot chord which bears South 00 degrees 15 minutes 05 seconds West to an iron pin; thence

116.90 feet along the arc of a 2040.00 foot radius curve to the left, said arc having a 116.88 foot chord which bears South 80 degrees 12 minutes 15 seconds West to an iron pin; thence

199.78 feet along the arc of a 2040.00 foot radius curve to the left, said arc having a 199.70 foot chord which bears South 75 degrees 45 minutes 25 seconds West feet to an iron pin; thence

South 72 degrees 57 minutes 05 seconds West for a distance of 504.51 feet to an iron pin; thence

South 17 degrees 02 minutes 55 seconds East for a distance of 80.00 feet to an iron pin lying on the Northerly boundary of Woodscape of Oakfield, Phase 1B as shown on map or plot of same in Plat Cabinet "F" at Slide 108-B of the Records of said Madison County, Mississippi; thence

North 72 degrees 57 minutes 05 seconds East along the Northerly boundary of said Woodscape of Oakfield, Phase 1B for a distance of 425.07 feet to an iron pin at the NE corner, thereof, said point also being and lying at the NW corner of the above referenced Woodscape of Oakfield, Phase 2-Amended; thence

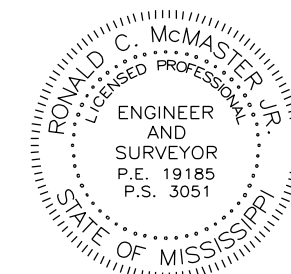
Along the Northerly boundary of said Woodscape of Oakfield, Phase 2-Amended to points at each of the following calls;

North 72 degrees 57 minutes 05 seconds East for a distance of 79.44 feet to an iron pin; thence

277.09 feet along the arc of a 1960.00 foot radius curve to the right, said arc having a 276.86 foot chord which bears North 77 degrees 00 minutes 06 seconds East to the POINT OF BEGINNING of the above described parcel or tract of land.

Witness my signature, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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



212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090

SHEET 3 OF 3