

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

May 10, 2022

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: Avondale Estates  
Final Plat

The Engineering Department recommends approval of the final plat of Avondale Estates. The development contains 12 lots on 23.4 acres. There is no new public infrastructure associated with this development.

# AVONDALE ESTATES

SITUATED IN SECTION 23, T9N-R3E,  
MADISON COUNTY, MISSISSIPPI

Class "B" Survey  
Bearings Based on Survey Grade  
GPS Observations Taken On  
May 13, 2021  
(Geodetic North)

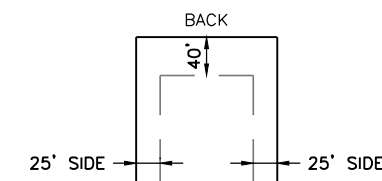
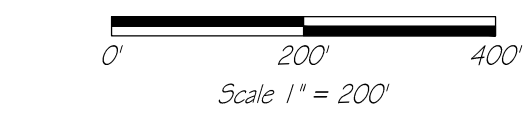
Our Job No. M-2025-Final Plat  
Date of Survey: July 13, 2021  
Date of Plat: December 6, 2021  
Scale: 1"=200'

POB - Point of Beginning  
POC - Point of Commencement

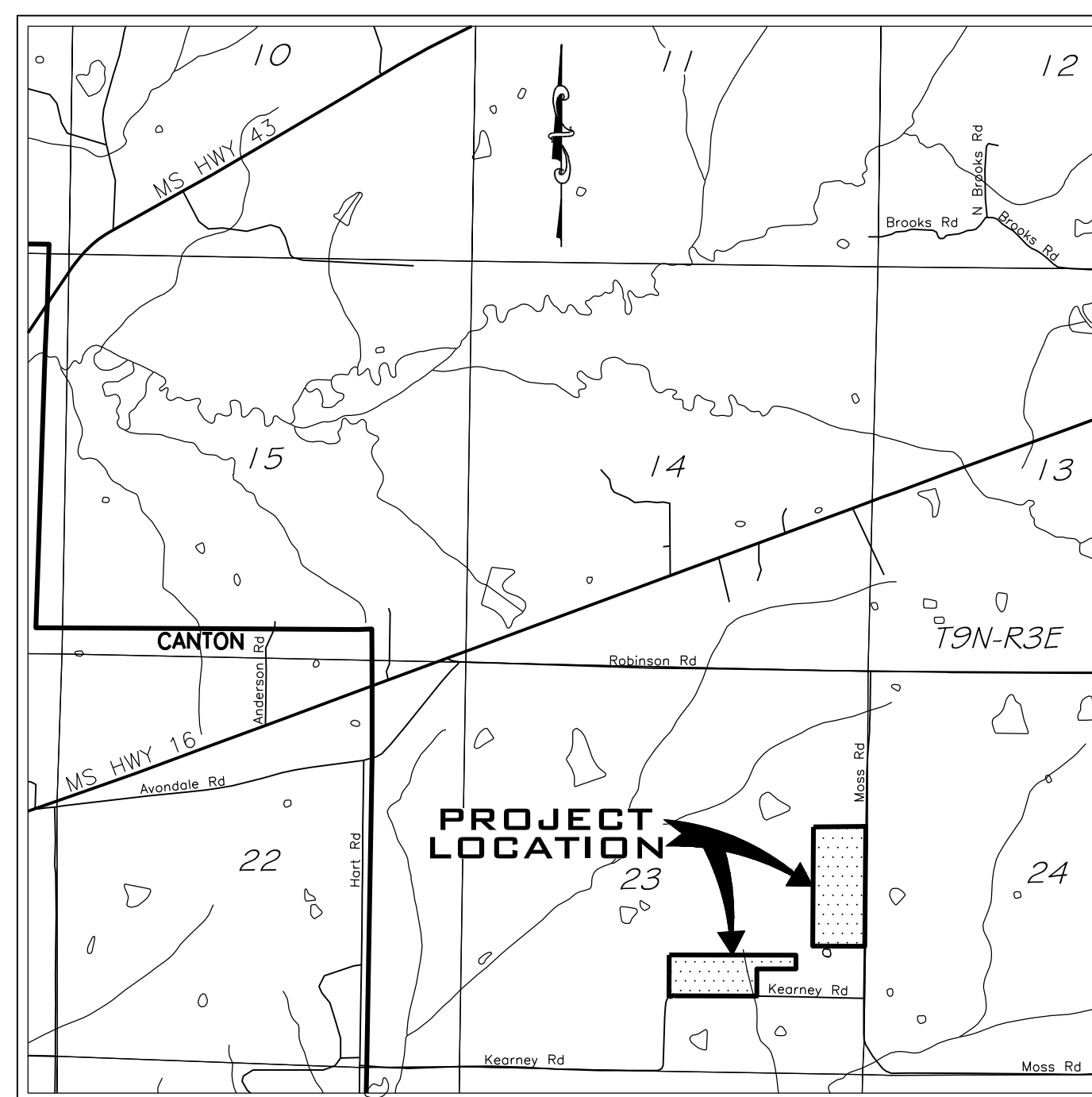
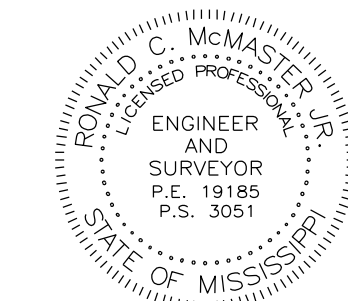
Iron Pin (1/2"x1/8" Iron Rebar)  
Iron Pin In Concrete

Easement Boundary  
Building Setback Line

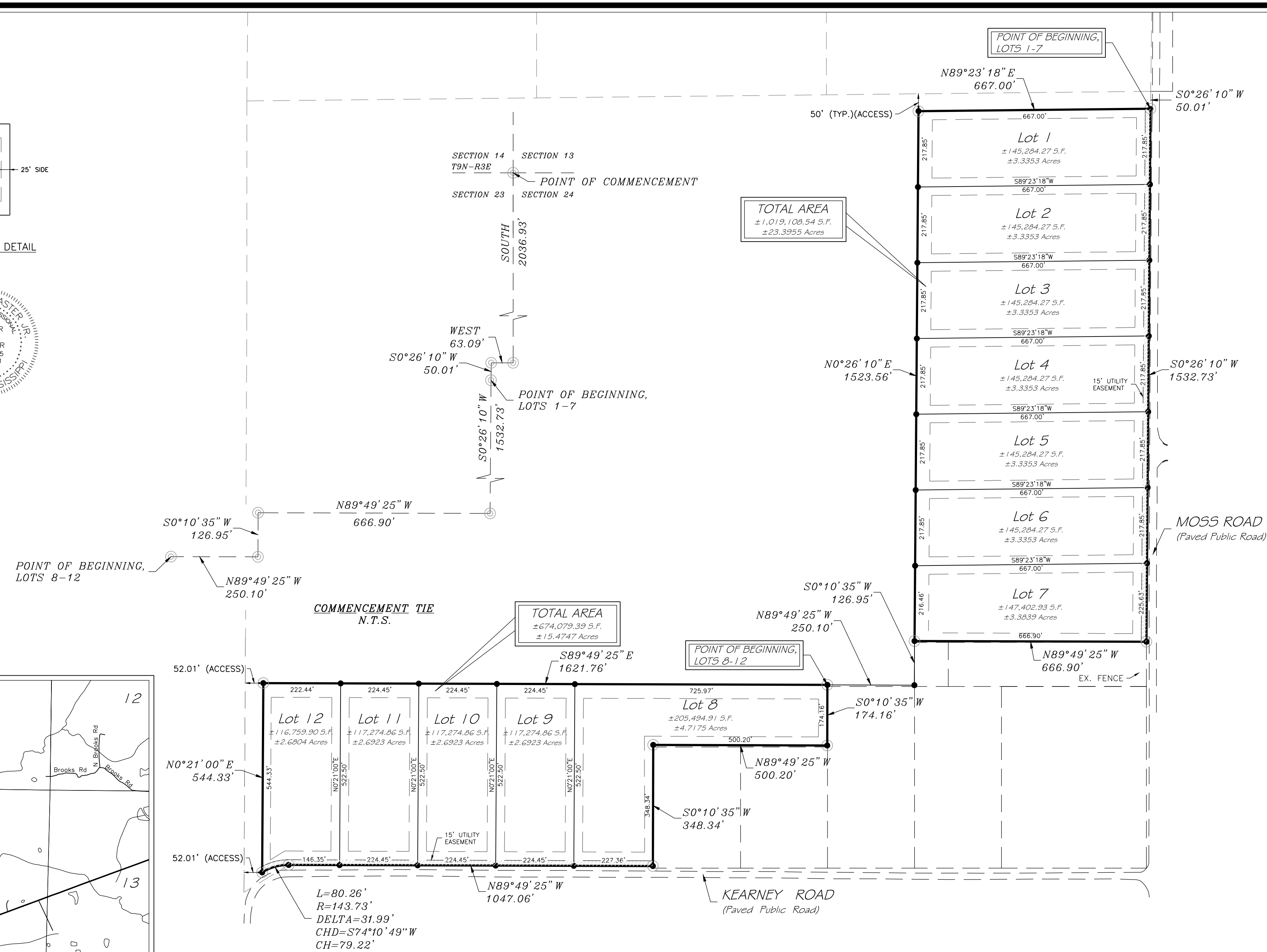
Utility Easement



TYPICAL LOT DETAIL  
N.T.S.

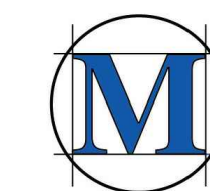


VICINITY MAP  
SCALE: 1"= 2000'



**NOTES:**

1. THIS PARCEL OF LAND IS SITUATED IN FLOOD ZONE X, OTHER AREAS, DEFINED AS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN, AS SHOWN ON TO F.E.M.A. F.I.R.M. MAP NO. FM28089C0430F, DATED MARCH 17, 2010.
2. IRON PINS AT LOT CORNERS AS SHOWN ON THIS PLAT. FIELD WORK MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY.
3. NO BUILDING MAY BE CONSTRUCTED WITHIN ANY DRAINAGE OR UTILITY EASEMENT SHOWN HEREON.
4. 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.
5. 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.



MCMMASTER & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090

# AVONDALE ESTATES

SITUATED IN SECTION 23, T9N-R3E,  
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 plat 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 plat of AVONDALE ESTATES, 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 plat.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 Stuart Warren, Managing Member of EVS Warren Investments, LLC, who acknowledged to me that he signed and delivered this plat 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 plat 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Ronny Lott, Chancery Clerk

## 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 plat of AVONDALE ESTATES was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and was duly recorded in Plat Cabinet \_\_\_\_\_ at 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Ronny Lott, Chancery Clerk

## APPROVAL OF THE BOARD OF SUPERVISORS STATE OF MISSISSIPPI COUNTY OF MADISON

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors of Madison County in session on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Madison County Board of Supervisors Attest:

By: \_\_\_\_\_  
Paul Griffen, President      Ronny Lott, Chancery Clerk

## COUNTY ENGINEER'S RECOMMENDATION STATE OF MISSISSIPPI COUNTY OF MADISON

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

By: \_\_\_\_\_  
Timothy Bryon, P.E.  
Madison County Engineer

## CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, Stuart Warren, Managing Member of EVS Warren Investments, LLC, 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 Managing Member of said EVS Warren Investments, LLC, and owner, have caused the same to be subdivided and platted as shown hereon, and hereby adopt this plat of said subdivision as the free act and deed of said EVS Warren Investments, LLC, and owner and have designated the same as AVONDALE ESTATES.

All utilities, utility easements, and other easements are as designated and defined hereon. All utilities and utility easements shall be dedicated for public use.

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

EVS Warren Investments, LLC,  
A Mississippi Limited Liability Company

By: \_\_\_\_\_  
Stuart Warren, Managing Member

## 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 EVS Warren Investments, LLC, the owner, have subdivided and platted the following described land, as follows, to-wit:

### LEGAL DESCRIPTION (LOTS 1 - 7)

A parcel or tract of land, containing 23.9955 acres (1,019,108.54 Sq. Ft.), more or less, lying and being situated in Section 23, T9N-R3E, Madison County, Mississippi, being a part of the Evs Warren Investments, LLC property as described in Deed Book 3934 at Page 42 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 an iron pin lying at the NE corner of said Section 23, T9N-R3E, Madison County, Mississippi; run thence

South for a distance of 2,036.93 feet; thence

West for a distance of 63.09 feet to an iron pin lying at the NE corner of the above referenced Evs Warren Investments, LLC property said point also lying on the Westerly boundary of Moss Road, as it existed in December, 2021; thence

South 00 degrees 26 minutes 10 seconds West along the Easterly boundary of said Evs Warren Investments, LLC property and the Westerly boundary of said Moss Road, for a distance of 50.01 feet to an iron pin at the POINT OF BEGINNING of the herein described property; thence

Continue South 00 degrees 26 minutes 10 seconds West along the Easterly boundary of said Evs Warren Investments, LLC property and the Westerly boundary of said Moss Road for a distance of 1,532.73 feet to an iron pin lying at the NE corner of the Jasper Banks and Melvin Banks property as described in Deed Book 480 at Page 473 of the Records of said Madison County, Mississippi; thence

Leaving the Westerly boundary of said Moss Road, run North 89 degrees 49 minutes 25 seconds West along the Southerly boundary of said Evs Warren Investments, LLC property and the Northerly boundary of said Jasper Banks and Melvin Banks property and the Northerly boundary of the Patrick M. Thomas and Rhonda B. Thomas property as described in Deed Book 445 at Page 452 of the Records of said Madison County, Mississippi, for a distance of 666.90 feet to an iron pin lying at the NW corner of said Patrick M. Thomas and Rhonda B. Thomas property; thence

Leaving the Southerly boundary of said Evs Warren Investments, LLC property, run North 00 degrees 26 minutes 10 seconds East for a distance of 1,523.56 feet to an iron pin; thence

North 89 degrees 23 minutes 18 seconds East for a distance of 667.00 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

### LEGAL DESCRIPTION (LOTS 8 - 12)

A parcel or tract of land, containing 15.4747 acres (674,079.39 Sq. Ft.), more or less, lying and being situated in Section 23, T9N-R3E, Madison County, Mississippi, being a part of the Evs Warren Investments, LLC property as described in Deed Book 3934 at Page 42 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 an iron pin lying at the NE corner of said Section 23, T9N-R3E, Madison County, Mississippi; run thence

South for a distance of 2,036.93 feet; thence

West for a distance of 63.09 feet to an iron pin lying at the NE corner of the above referenced Evs Warren Investments, LLC property said point also lying on the Westerly boundary of Moss Road, as it existed in December, 2021; thence

South 00 degrees 26 minutes 10 seconds West along the Easterly boundary of said Evs Warren Investments, LLC property and the Westerly boundary of said Moss Road, for a distance of 50.01 feet to an iron pin; thence

Continue South 00 degrees 26 minutes 10 seconds West along the Easterly boundary of said Evs Warren Investments, LLC property and the Westerly boundary of said Moss Road for a distance of 1,532.73 feet to an iron pin lying at the NE corner of the Jasper Banks and Melvin Banks property as described in Deed Book 480 at Page 473 of the Records of said Madison County, Mississippi; thence

Leaving the Westerly boundary of said Moss Road, run North 89 degrees 49 minutes 25 seconds West along the Southerly boundary of said Evs Warren Investments, LLC property and the Northerly boundary of said Jasper Banks and Melvin Banks property and the Northerly boundary of the Patrick M. Thomas and Rhonda B. Thomas property as described in Deed Book 445 at Page 452 of the Records of said Madison County, Mississippi, for a distance of 666.90 feet to an iron pin lying at the NW corner of said Patrick M. Thomas and Rhonda B. Thomas property; thence

South 00 degrees 26 minutes 10 seconds West along the Southerly boundary of said Evs Warren Investments, LLC property and the Westerly boundary of said Patrick M. Thomas and Rhonda B. Thomas property, for a distance of 126.95 feet to an iron pin lying at the SW corner, thereof, said point also lying at the NE corner of the Debra Ann Banks property as described in Deed Book 467 at Page 524 of the Records of said Madison County, Mississippi; thence

North 89 degrees 49 minutes 25 seconds West along the Southerly boundary of said Evs Warren Investments, LLC property and the Northerly boundary of said Debra Ann Banks property, for a distance of 250.10 feet to an iron pin lying at the NW corner, thereof, and POINT OF BEGINNING of the herein described property; thence

South 00 degrees 10 minutes 35 seconds West along the Southerly boundary of said Evs Warren Investments, LLC property and the Westerly boundary of said Debra Ann Banks property, for a distance of 174.16 feet to an iron pin lying at the NE corner of the Theodore D. Smith & Mary Otto Smith property as described in Deed Book 454 at Page 542 of the Records of said Madison County, Mississippi; thence

North 89 degrees 49 minutes 25 seconds West along the Southerly boundary of said Evs Warren Investments, LLC property, the Northerly boundary of said Theodore D. Smith and Mary Otto Smith and the Northerly boundary of the Celestine Jones property as described in Deed Book 458 at Page 260, for a distance of 500.20 feet to an iron pin lying at the NW corner of said Celestine Jones property; thence

South 00 degrees 10 minutes 35 seconds West along the Southerly boundary of said Evs Warren Investments, LLC property and the Westerly boundary of said Celestine Jones property, for a distance of 348.34 feet to an iron pin lying at the SW corner, thereof, said point also lying on the Northerly boundary of Kearney Road, as it existed in December, 2021; thence

Along the Southerly boundary of said Evs Warren Investments, LLC property and the Northerly boundary of said Kearney Road to points at each of the following calls:

North 89 degrees 49 minutes 25 seconds West for a distance of 1,047.06 feet to an iron pin; thence

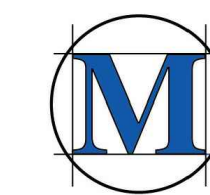
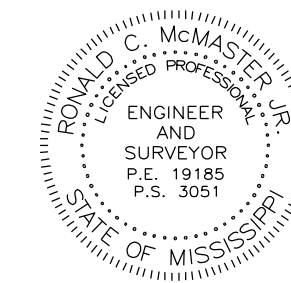
80.26 feet along the arc of a 143.73 foot radius curve to the left, said arc having a 79.22 foot chord which bears South 74 degrees 10 minutes 49 seconds West to an iron pin; thence

Leaving the Southerly boundary of said Evs Warren Investments, LLC property and the Northerly boundary of said Kearney Road, run North 00 degrees 21 minutes 00 seconds East for a distance of 544.33 feet to an iron pin; thence

South 89 degrees 49 minutes 25 seconds East for a distance of 1,621.76 feet 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



**MCMASTER & ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS

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