

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

June 1, 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: Westlake, Phase 2  
Final Plat

The Engineering Department recommends approval of the final plat of Westlake, Phase 2. Development contains 31 lots on 36.84 acres. Letter of Credit for the final wearing surface has been received.

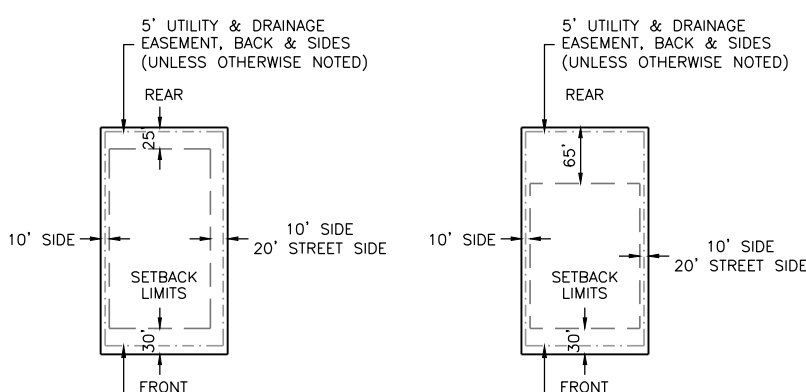
# WESTLAKE, PHASE 2

SITUATED IN SECTIONS 14 & 23, T8N-R1E,  
MADISON COUNTY, MISSISSIPPI

Class "B" Survey  
Bearings Based on Survey Grade  
GPS Observations Taken On  
March 16, 2017  
(Geodetic North)  
Our Job No. M-2376-4-1 Final Plat-Phase 2  
Date of Survey: January 13, 2022  
Date of Plat: May 23, 2022

- 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
- 326.00 Minimum Finished Floor Elevation
- Common Area

Scale 1" = 200'

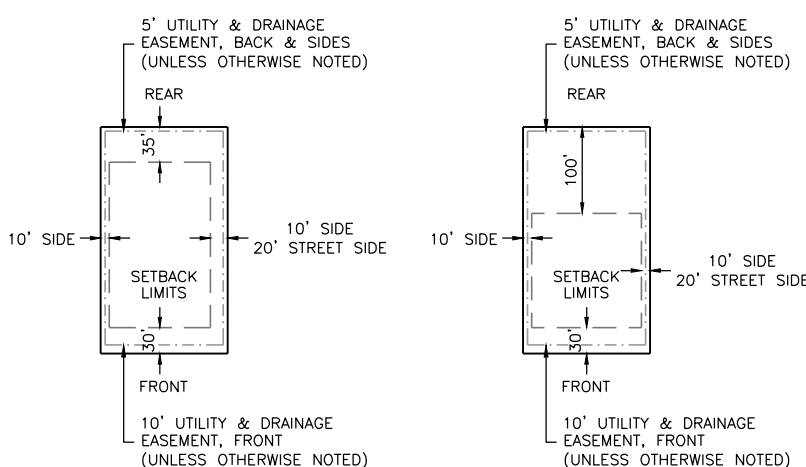


TYPICAL LOT DETAIL

LOTS 42-59, LOTS 188-119 & LOTS 25-27 N.T.S.

TYPICAL LOT DETAIL

LOTS 98-108 N.T.S.

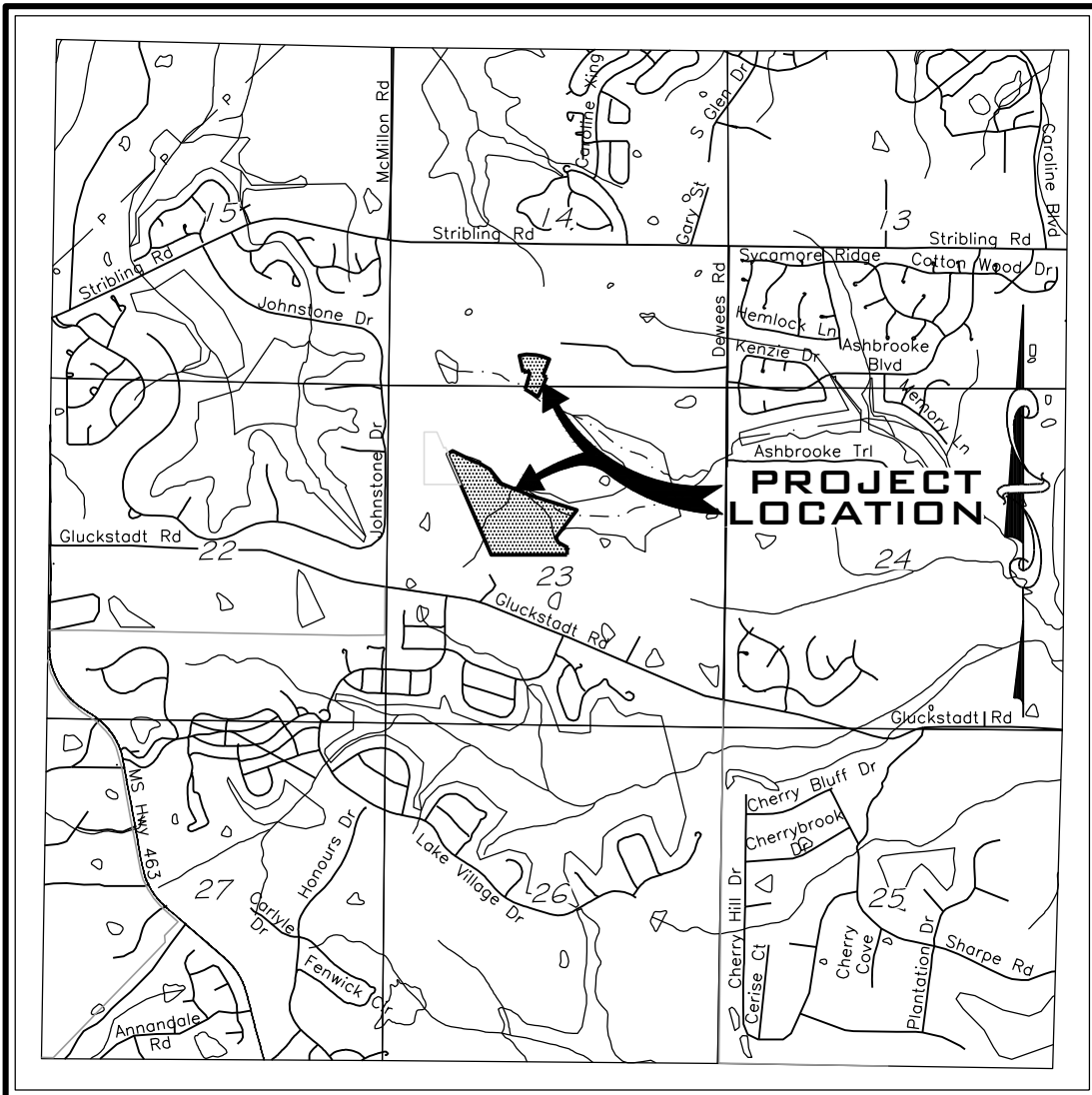


TYPICAL LOT DETAIL

LOTS 97 & 109 N.T.S.

TYPICAL LOT DETAIL

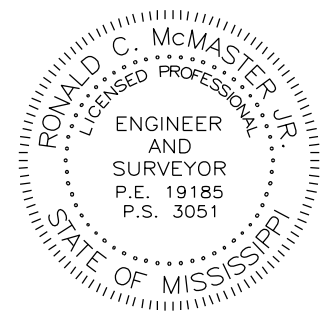
LOTS 168-169 N.T.S.



VICINITY MAP  
1" = 3,000'

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. 28089C0395F, revised date of March 17, 2010.
- The total area for this parcel is 36.8407 acres (1,604,782.82 sq. ft.), more or less.
- Iron pins at lot corners as shown on this plat. 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 or relief swales shown.
- No building may be constructed within any drainage or utility easement shown herein.
- 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.
- 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.
- 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.
- See schedule on Sheet 1 for driveway pipe sizes required for individual lots.
- Lake design and permitting was performed by Aqua Engineering Services, LTD.
- Road ditches near the storm sewer inlets and piping are susceptible to flooding during flash floods that exceed the design constraints of the 25-year storm event. Special consideration should be given to driveway construction, lot grading and finished floor elevations for lots in these areas.



POINT OF BEGINNING,  
PHASE 2, (Lots 42-59,  
Lots 97-109,  
& Lots 118-119)

TOTAL AREA  
±36.8407 ACRES  
±1,604,782.82 S.F.

TOTAL AREA  
±4.3401 ACRES  
±189,054.54 S.F.

TBM	ELEVATION
NAIL-1	325.86'
NAIL-2	330.39'
NAIL-3	328.77'
NAIL-4	320.95'
NAIL-5	324.05'
NAIL-6	329.84'
NAIL-7	328.38'
Chiseled "X" MH-1	332.27'
Chiseled "X" MH-2	331.68'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.34	20.00	66.87	N56° 33' 50"E	22.04
C2	62.50	3395.00	1.05	S68° 43' 40"E	62.50
C3	111.46	400.00	15.97	S85° 30' 26"W	111.10
C4	111.46	400.00	15.97	S85° 30' 26"W	111.10
C5	118.10	460.00	14.71	S84° 52' 44"W	117.77
C6	136.26	400.00	19.52	N76° 45' 04"W	135.60
C7	118.00	460.00	14.70	N80° 25' 03"W	117.67
C8	9.06	3395.00	0.15	S67° 04' 08"E	9.06
C9	48.79	460.00	6.08	N70° 01' 51"W	48.76
C10	62.52	3395.00	1.06	S67° 40' 22"E	62.51
C11	70.31	3335.00	1.21	S67° 35' 47"E	70.31
C12	62.50	3395.00	1.05	S68° 43' 40"E	62.50
C13	23.34	20.00	66.87	N56° 33' 50"E	22.04
C14	28.52	415.00	3.94	S55° 10' 30"E	28.51
C15	22.41	475.00	2.70	S65° 27' 54"E	22.40
C16	108.09	415.00	14.92	S64° 36' 17"E	107.78
C17	253.97	475.00	30.63	S82° 08' 02"E	250.96
C18	183.01	415.00	25.27	S84° 41' 59"E	181.53
C19	29.48	20.00	84.46	N55° 13' 23"W	28.88
C20	29.85	20.00	85.51	N39° 54' 48"E	27.15
C21	110.49	545.00	11.62	S18° 48' 10"E	110.30
C22	166.13	545.00	17.47	S5° 53' 33"W	165.49
C23	360.52	485.00	42.59	S6° 40' 12"E	352.28
C24	125.29	485.00	14.80	S35° 21' 57"E	124.94
C25	109.39	545.00	11.50	S30° 21' 40"E	109.21
C26	123.22	485.00	14.56	S50° 02' 40"E	122.89
C27	115.56	545.00	12.15	S42° 11' 07"E	115.34
C28	131.31	485.00	15.51	S65° 04' 44"E	130.91
C29	124.82	545.00	13.12	S54° 49' 15"E	124.55
C30	118.27	1030.00	6.58	S69° 32' 45"E	118.20
C31	108.94	545.00	11.45	S67° 06' 31"E	108.76
C32	115.57	1030.00	6.43	S63° 02' 32"E	115.51
C33	66.98	970.00	3.96	N70° 51' 25"W	66.97
C34	112.63	1030.00	6.27	S56° 41' 42"E	112.58
C35	29.07	970.00	1.72	N68° 01' 13"W	29.07
C36	106.05	1030.00	5.90	S50° 36' 46"E	106.00
C37	226.28	970.00	13.37	N60° 28' 44"W	225.77
C38	31.47	20.00	90.16	S87° 10' 04"W	28.32
C39	33.73	20.00	96.64	N5° 28' 37"W	29.87
C40	111.40	1030.00	6.20	S44° 33' 54"E	111.34
C41	188.50	970.00	11.13	N42° 11' 07"W	188.20
C42	111.68	1030.00	6.21	S38° 21' 38"E	111.62
C43	131.53	970.00	7.77	N32° 44' 02"W	131.43
C44	114.63	1030.00	6.38	S32° 03' 59"E	114.57
C45	64.02	970.00	3.78	N26° 57' 30"W	64.01
C46	68.50	1030.00	3.81	N26° 58' 22"W	68.48
C47	60.71	415.00	8.38	S29° 15' 32"E	60.66
C48	45.99	355.00	7.42	S28° 46' 46"E	45.96
C49	409.60	415.00	56.55	S61° 43' 30"E	393.17
C50	229.07	355.00	36.97	S50° 58' 36"E	225.12
C51	127.25	355.00	20.54	S79° 43' 52"E	126.57
C52	105.10	460.00	13.09	N48° 37' 59"E	104.87
C53	112.81	400.00	16.16	N50° 55' 16"E	112.43
C54	114.12	460.00	14.21	N62° 17' 07"E	113.82
C55	72.55	400.00	10.39	N64° 11' 47"E	72.45
C56	21.92	160.00	7.85	S65° 28' 06"W	21.90
C57	43.99	220.00	11.46	S63° 39' 50"W	43.92
C58	111.01	160.00	39.75	S41° 40' 04"W	108.80
C59	94.83	220.00	24.70	S45° 35' 15"W	94.09
C60	31.77	20.00	91.02	S23° 43' 13"E	28.54
C61	93.74	220.00	24.01	S21° 01' 55"W	93.04
C62	65.38	220.00	17.03	S0° 18' 38"W	65.14
C64	59.31	60.00	56.63	S61° 03' 35"E	56.92
C65	85.38	60.00	81.53	N49° 51' 37"E	78.35
C66	82.03	60.00	78.33	N30° 04' 04"W	75.79

LOT NO.	PIPE SIZE (IN.)
25	18
26	18
27	15
42	15
43	15
44	18
45	18
46	24
47	18
48	18
49	18
50	15
51	15
52	15
53	15
54	18
55	18
56	24
57	18
58	18
59	24
97	18
98	15
99	15
100	15
101	15
102	18
103	18
104	18
105	18
106	18
107	15
108	15
109	15
118	18
119	18
168	18
169	18

NOTE:  
PIPE SIZES TO BE VERIFIED BY BUILDER/DESIGNER  
AFTER SITE GRADING HAS BEEN FINALIZED AND  
SHOULD BE INCREASED IF NECESSARY.

# WESTLAKE, PHASE 2

SITUATED IN SECTIONS 14 & 23, T8N-R1E,  
MADISON COUNTY, MISSISSIPPI

ACKNOWLEDGMENT  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named W. Scott Gideon, who acknowledged to me that he is Manager of Westlake Development, LLC a Mississippi Limited Liability Company, who acknowledged to me that he signed and delivered this plat and the certificates thereon, for and on behalf of, said Westlake Development, LLC, owner, as its act and deed, after being authorized so to do, 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.

By: \_\_\_\_\_ D.C. \_\_\_\_\_  
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 Westlake, Phase 2, 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.

By: \_\_\_\_\_ D.C. \_\_\_\_\_  
Ronny Lott, Chancery Clerk

CERTIFICATE AND DEDICATION OF OWNER  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, W. Scott Gideon, Manager of Westlake Development, 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 Westlake Development, LLC, 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 limited liability company as owner and have designated the same as Westlake, Phase 2.

All utilities, utility easements, and other easements are 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 \_\_\_\_\_, 2022.

Westlake Development, LLC  
A Mississippi Limited Liability Company

By: \_\_\_\_\_  
W. Scott Gideon, Manager

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 Bryan, P.E.  
Madison County Engineer

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

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

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 Westlake, Phase 2, 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. \_\_\_\_\_

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 Westlake Development, LLC, the owner, have subdivided and platted the following described land, as follows, to-wit:

A parcel or tract of land, containing 36.8407 acres, more or less, lying and being situated in Section 23, T8N-R1E, Madison County, Mississippi, being a part of the Westlake Development, LLC property described in Deed Book 3521 at Page 912 and the Thornberry Development, LLC property as described in Deed Book 3521 at Page 939 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 SW corner of said Section 14, T8N-R1E, Madison County, Mississippi, said point also lying on the Easterly boundary of Johnstone Phase Two, as shown on map or plat of same, in Plat Cabinet "D" at Slot 116 of the Records of said Madison County, Mississippi; run thence

North 00 degrees 33 minutes 33 seconds West (North 00 degrees 40 minutes 10 seconds West-Grid Bearing, State Plane, Mississippi West Zone) along the Westerly boundary of said Section 14, T8N-R1E and the Easterly boundary of said Johnstone Phase Two, for a distance of 910.83 feet to the NE corner of said Johnstone Phase Two, said point also being and lying at the SE corner of Devlin Springs Two, as shown on map or plat of same, in Plat Cabinet "D" at Slot 179 of the Records of said Madison County, Mississippi; thence

Continue North 00 degrees 33 minutes 33 seconds West (North 00 degrees 40 minutes 10 seconds West-Grid Bearing, State Plane, Mississippi West Zone) along the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Devlin Springs Two, for a distance of 160.55 feet to the centerline of an existing thirty (30) foot Shell Pipeline Corporation easement, as described in Deed Book 124 at Page 440 of the Records of said Madison County, Mississippi; thence

Leaving the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Devlin Springs Two, run South 23 degrees 26 minutes 00 seconds East along the centerline of said existing thirty (30) foot Shell Pipeline Corporation easement, for a distance of 2,337.86 feet to the POINT OF BEGINNING of the herein described property; thence

Continue South 23 degrees 26 minutes 00 seconds East along the centerline of said existing thirty (30) foot Shell Pipeline Corporation easement, for a distance of 516.16 feet; thence

Continue South 23 degrees 26 minutes 00 seconds East along the centerline of said existing thirty (30) foot Shell Pipeline Corporation easement, for a distance of 1201.50 feet to the Southerly boundary of the South 1/2 of the North 1/2 of said Section 23, T8N-R1E, Madison County, Mississippi, said point also lying on the Northerly boundary of Annandale North Subdivision, as shown on map or plat of same in Plat Book 6 at Page 6 of the Records of said Madison County, Mississippi; thence

Leaving the centerline of said existing thirty (30) foot Shell Pipeline Corporation easement, run East along the Southerly boundary of the South 1/2 of the North 1/2 of said Section 23, T8N-R1E, and the Northerly boundary of said Annandale North Subdivision, for a distance of 1,185.76 feet to the SW corner of Westlake, Phase I, as shown on map or plat of same in Plat Cabinet F at Slide 131 of the Records of said Madison County, Mississippi; thence

Leaving the Southerly boundary of the South 1/2 of the North 1/2 of said Section 23, T8N-R1E, and the Northerly boundary of said Annandale North Subdivision, run along the Westerly boundary of said Westlake, Phase II to points at each of the following calls;

North for a distance of 100.00 feet; thence

23.34 feet along the arc of a 20.00 foot radius curve to the left, said arc having a 22.04 foot chord which bears North 56 degrees 33 minutes 50 seconds East; thence

North 61 degrees 22 minutes 45 seconds West for a distance of 180.61 feet; thence  
North 25 degrees 07 minutes 03 seconds West for a distance of 81.81 feet; thence  
North 37 degrees 31 minutes 18 seconds East for a distance of 539.64 feet; thence

Leaving the Westerly boundary of said Westlake, Phase II, run to points at each of the following calls;  
North 72 degrees 24 minutes 21 seconds West for a distance of 763.73 feet; thence  
North 67 degrees 42 minutes 35 seconds West for a distance of 492.35 feet; thence  
North 38 degrees 42 minutes 28 seconds West for a distance of 280.54 feet; thence  
North 59 degrees 22 minutes 27 seconds West for a distance of 198.10 feet; thence  
North 75 degrees 22 minutes 30 seconds West for a distance of 60.00 feet; thence  
North 63 degrees 57 minutes 33 seconds West for a distance of 397.26 feet; thence

South 56 degrees 30 minutes 49 seconds West for a distance of 93.76 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

ALSO;

A parcel or tract of land, containing 4.34 acres, more or less, lying and being situated in Section 14, T8N-R1E, and Section 23, T8N-R1E, Madison County, Mississippi, being a part of the Westlake Development, LLC property described in Deed Book 3521 at Page 912 and the Thornberry Development, LLC property as described in Deed Book 3521 at Page 939 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 SW corner of said Section 14, T8N-R1E, Madison County, Mississippi, said point also lying on the Easterly boundary of Johnstone Phase Two, as shown on map or plat of same, in Plat Cabinet "D" at Slot 116 of the Records of said Madison County, Mississippi; run thence

North 00 degrees 33 minutes 33 seconds West (North 00 degrees 40 minutes 10 seconds West-Grid Bearing, State Plane, Mississippi West Zone) along the Westerly boundary of said Section 14, T8N-R1E and the Easterly boundary of said Johnstone Phase Two, for a distance of 910.83 feet to the NE corner of said Johnstone Phase Two, said point also being and lying at the SE corner of Devlin Springs Two, as shown on map or plat of same, in Plat Cabinet "D" at Slot 179 of the Records of said Madison County, Mississippi; thence

Continue North 00 degrees 33 minutes 33 seconds West (North 00 degrees 40 minutes 10 seconds West-Grid Bearing, State Plane, Mississippi West Zone) along the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Devlin Springs Two, for a distance of 160.55 feet to the centerline of an existing thirty (30) foot Shell Pipeline Corporation easement, as described in Deed Book 124 at Page 440 of the Records of said Madison County, Mississippi; thence

Leaving the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Devlin Springs Two, run South 23 degrees 26 minutes 00 seconds East along the centerline of said existing thirty (30) foot Shell Pipeline Corporation easement, for a distance of 2,337.86 feet; thence

Continue South 23 degrees 26 minutes 00 seconds East along the centerline of said existing thirty (30) foot Shell Pipeline Corporation easement, for a distance of 516.16 feet; thence

Continue South 23 degrees 26 minutes 00 seconds East along the centerline of said existing thirty (30) foot Shell Pipeline Corporation easement, for a distance of 1201.50 feet to the Southerly boundary of the South 1/2 of the North 1/2 of said Section 23, T8N-R1E, Madison County, Mississippi, said point also lying on the Northerly boundary of Annandale North Subdivision, as shown on map or plat of same in Plat Book 6 at Page 6 of the Records of said Madison County, Mississippi; thence

Leaving the centerline of said existing thirty (30) foot Shell Pipeline Corporation easement, run East along the Southerly boundary of the South 1/2 of the North 1/2 of said Section 23, T8N-R1E, and the Northerly boundary of said Annandale North Subdivision, for a distance of 1,185.76 feet to the SW corner of Westlake, Phase I as shown on map or plat of same in Plat Cabinet F at Slide 131-A of the Records of said Madison County, Mississippi; thence

Continue East along the Southerly boundary of the South 1/2 of the North 1/2 of said Section 23, T8N-R1E, the Northerly boundary of said Annandale North Subdivision, and the Southerly boundary of said Westlake, Phase I, for a distance of 2,466.14 feet to the SE corner of said Westlake, Phase I and the Westerly boundary of Dewees Road, as it existed in June, 2021; thence

Leaving the Southerly boundary of the South 1/2 of the North 1/2 of said Section 23, T8N-R1E, and the Northerly boundary of said Annandale North Subdivision, run North 00 degrees 00 minutes 48 seconds East along said Westerly boundary of said Dewees Road and the Easterly boundary of said Westlake, Phase I, for a distance of 1,866.29 feet; thence

North 00 degrees 04 minutes 54 seconds West along said Westerly boundary of said Dewees Road and the Easterly boundary of said Westlake, Phase I, for a distance of 279.47 feet to the NE corner of the said Westlake, Phase I; thence

Leaving said Westerly boundary of said Dewees Road, run along the Northerly boundary of said Westlake, Phase I to points at each of the following calls;

South 80 degrees 08 minutes 33 seconds West for a distance of 192.27 feet; thence  
South 69 degrees 02 minutes 54 seconds West for a distance of 170.29 feet; thence  
South 63 degrees 53 minutes 36 seconds West for a distance of 40.71 feet; thence  
South 85 degrees 34 minutes 15 seconds West for a distance of 186.87 feet; thence  
South 03 degrees 36 minutes 14 seconds East for a distance of 62.32 feet; thence  
North 56 degrees 56 minutes 34 seconds West for a distance of 67.42 feet; thence  
North 55 degrees 02 minutes 14 seconds West for a distance of 311.46 feet; thence  
North 62 degrees 18 minutes 30 seconds West for a distance of 175.95 feet; thence  
North 68 degrees 13 minutes 24 seconds West for a distance of 170.71 feet; thence  
North 72 degrees 33 minutes 15 seconds West for a distance of 174.61 feet; thence  
North 66 degrees 10 minutes 53 seconds West for a distance of 184.02 feet; thence  
North 57 degrees 35 minutes 02 seconds West for a distance of 188.18 feet; thence  
North 50 degrees 37 minutes 51 seconds West for a distance of 96.00 feet; thence  
Continue North 50 degrees 37 minutes 51 seconds West for a distance of 88.54 feet; thence  
North 54 degrees 51 minutes 52 seconds West for a distance of 158.57 feet; thence  
North 60 degrees 31 minutes 39 seconds West for a distance of 158.57 feet; thence  
North 66 degrees 11 minutes 27 seconds West for a distance of 158.57 feet; thence  
North 71 degrees 51 minutes 14 seconds West for a distance of 158.57 feet; thence  
North 73 degrees 20 minutes 39 seconds West for a distance of 176.89 feet; thence  
North 70 degrees 01 minutes 25 seconds West for a distance of 177.32 feet; thence  
North 68 degrees 21 minutes 53 seconds West for a distance of 12.12 feet thence to the NW corner of said Westlake, Phase I and POINT OF BEGINNING of the herein described property; thence

Along the Westerly boundary of said Westlake, Phase I to points at each of the following calls;

South 21 degrees 42 minutes 20 seconds West for a distance of 214.73 feet; thence  
South 21 degrees 47 minutes 59 seconds West for a distance of 60.00 feet; thence

62.50 feet along the arc of a 3395.00 foot radius curve to the left, said arc having a 62.50 foot chord which bears South 68 degrees 43 minutes 40 seconds East; thence

South 22 degrees 28 minutes 19 seconds West for a distance of 232.99 feet; thence  
South 26 degrees 51 minutes 46 seconds West for a distance of 100.12 feet; thence

Leaving the Westerly boundary of said Westlake, Phase I, run to points at each of the following calls;

North 61 degrees 19 minutes 05 seconds West for a distance of 243.70 feet; thence  
North 31 degrees 49 minutes 58 seconds East for a distance of 46.99 feet; thence  
North 16 degrees 18 minutes 06 seconds East for a distance of 238.34 feet; thence

111.46 feet along the arc of a 400.00 foot radius curve to the left, said arc having a 111.10 foot chord which bears South 85 degrees 30 minutes 26 seconds West; thence

North 12 degrees 28 minutes 33 seconds West for a distance of 60.00 feet; thence  
North 12 degrees 35 minutes 48 seconds West for a distance of 210.91 feet; thence  
North 80 degrees 30 minutes 16 seconds East for a distance of 110.77 feet; thence  
South 86 degrees 52 minutes 57 seconds East for a distance of 148.82 feet; thence  
South 76 degrees 20 minutes 27 seconds East for a distance of 100.06 feet; thence  
South 68 degrees 21 minutes 53 seconds East for a distance of 123.17 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 Engineer and Surveyor  
Mississippi P.S. No. 3051

