

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 2A  
Final Plat

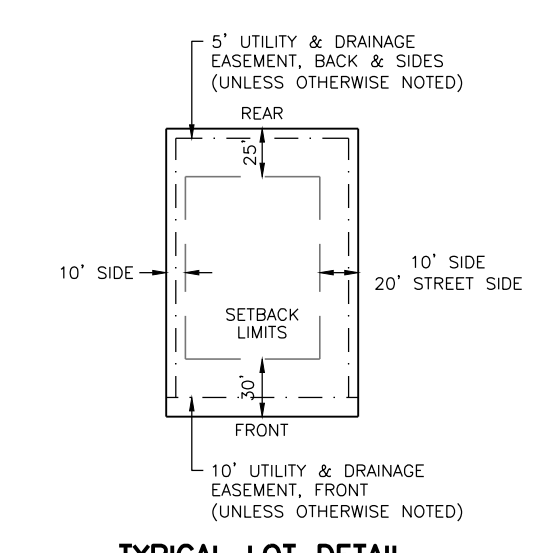
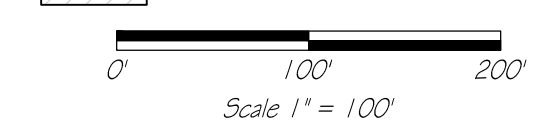
The Engineering Department recommends approval of the final plat of Westlake, Phase 2A. The development contains 6 lots on 7.4 acres. The Letter of Credit for the final wearing surface has been received.

# WESTLAKE, PHASE 2A

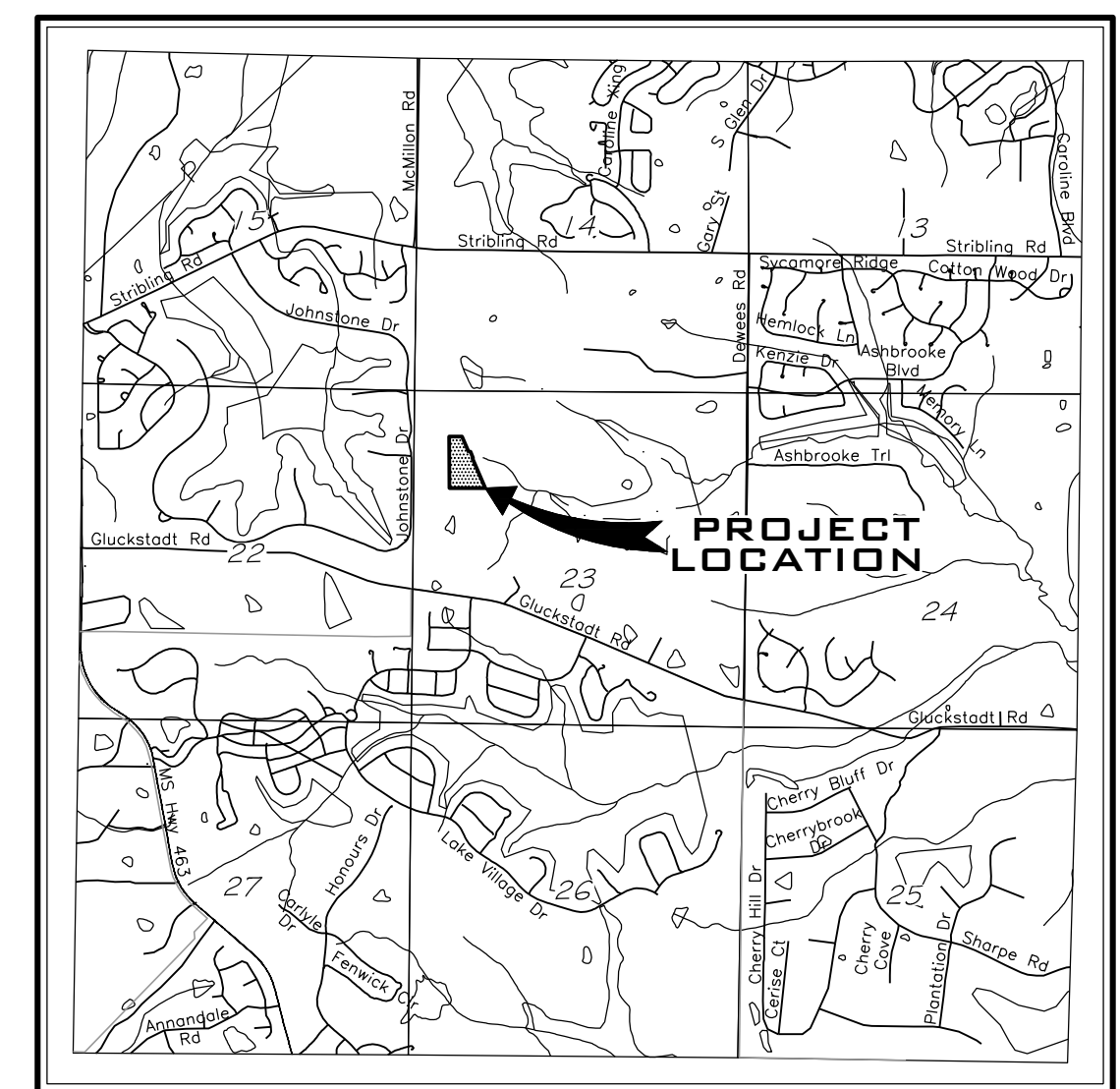
SITUATED IN SECTIONS 23, T8N-R1E,  
MADISON COUNTY, MISSISSIPPI

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 2A  
Date of Survey: January 13, 2022  
Date of Plat: May 23, 2022

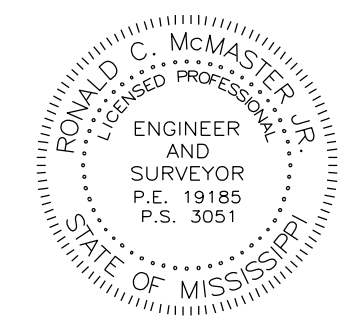
- POB Point of Beginning
- POC Point of Commencement
- Iron Pin (1/2"x1/8" Iron Rebar)
- Iron Pin In Concrete
- - - Easement Boundary
- - - Building Setback Line
- Common Area



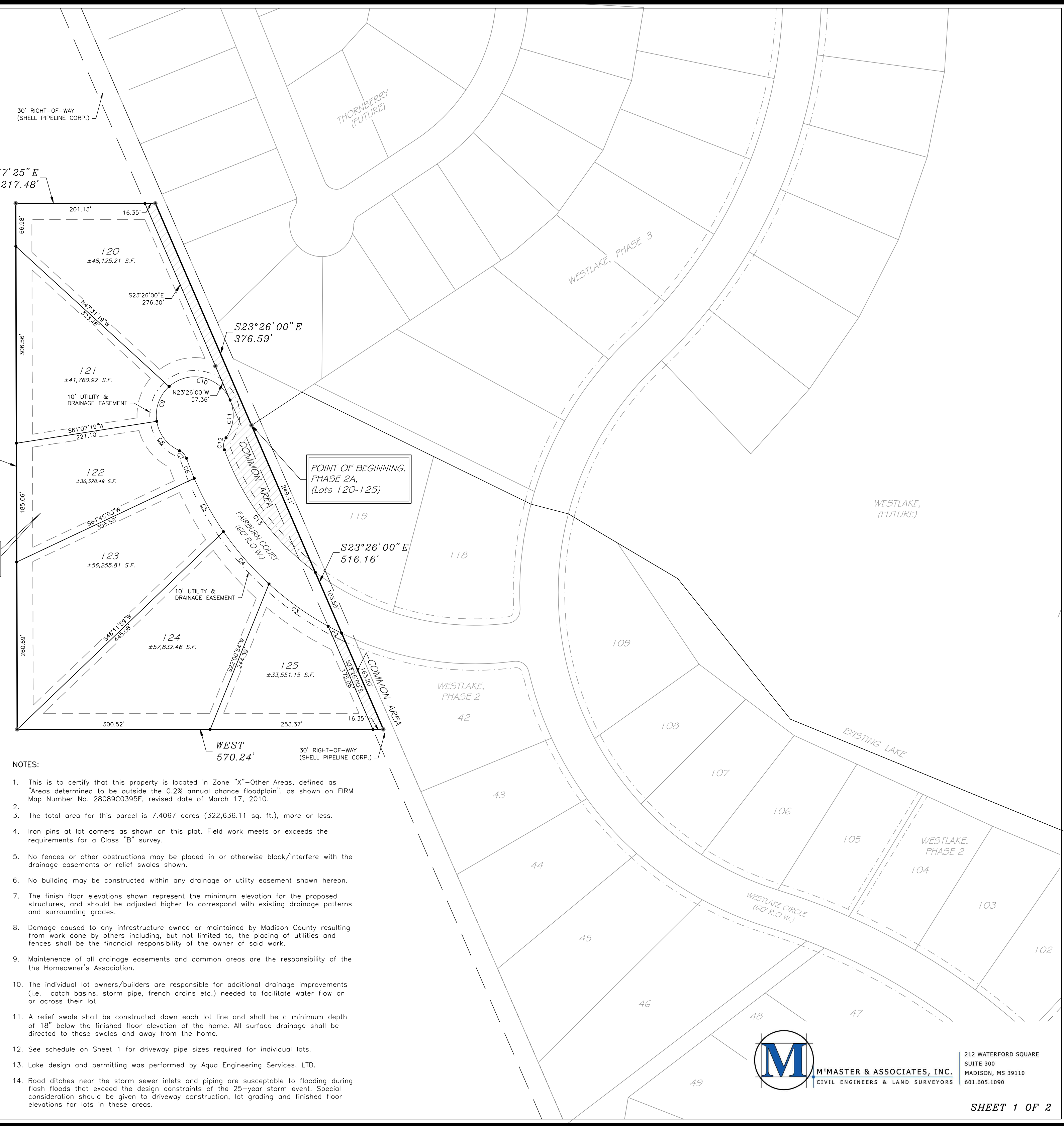
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	23.71	475.00	2.86	S62° 41' 02"E	23.71
C3	113.59	475.00	13.70	S54° 24' 12"E	113.32
C4	108.24	475.00	13.06	S41° 01' 28"E	108.01
C5	94.73	475.00	11.43	S28° 46' 57"E	94.58
C6	33.50	475.00	4.04	S21° 02' 55"E	33.49
C7	16.62	20.00	47.60	N42° 49' 50"W	16.14
C8	60.48	60.00	57.75	S37° 45' 19"E	57.95
C9	59.76	60.00	57.07	S19° 39' 19"W	57.32
C10	113.49	60.00	108.38	N77° 37' 21"W	97.31
C11	62.00	60.00	59.21	N6° 10' 15"E	59.28
C12	19.45	20.00	55.72	S7° 55' 01"W	18.69
C13	240.94	415.00	33.27	S36° 34' 25"E	237.57



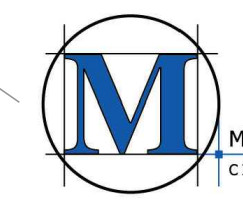
VICINITY MAP  
1" = 1,500'



TOTAL AREA  
± 7.4067 ACRES  
± 322,636.11 S.F.



- 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 7.4067 acres (322,636.11 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 Aquo 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.



M'MASTER & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.665.1090

# WESTLAKE, PHASE 2A

SITUATED IN SECTIONS 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 of aforesaid, the within named W. Scott Gideon, who acknowledged to me that he is Manager of W & G, LLC a Mississippi Limited Liability Company, who acknowledged to me that he signed and delivered this plot and the certificates thereon, for and on behalf of, said W & G, 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 plot 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 plot of Westlake, Phase 2A, was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and was duly recorded in Plot 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 W & G, 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 W & G, LLC, owner, have caused the same to be subdivided and plotted as shown hereon, and hereby adopt this plot of said subdivision as the free act and deed of said limited liability company as owner and have designated the same as Westlake, Phase 2A.

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.

W & G, 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 plot and find it conforms to all conditions set forth on the preliminary plot 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 plot 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 plot 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 plot of Westlake, Phase 2A, 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 plot.

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 W & G, LLC, the owner, have subdivided and plotted the following described land, as follows, to-wit:

A parcel or tract of land, containing 7.4067 acres, (322,636.11 Sq. Ft.) 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 of Page 812 and the Thornberry Development, LLC property as described in Deed Book 3521 of 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 plot of same, in Plot 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 Devin Springs Two, as shown on map or plot of same, in Plot 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 Devin 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 Devin 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

Leaving the centerline of said existing thirty (30) foot Shell Pipeline Corporation easement, run West for a distance of 570.24 feet to an iron pin lying at the SW corner of Lot 1, of Johnstone Phase 4, as shown on map or plot of same in Plot Cabinet 'F' at Slide 116 of the Records of said Madison County, Mississippi; thence

North 00 degrees 09 minutes 33 seconds West along the Easterly boundary of said Johnstone Phase 4 for a distance of 819.29 feet to an iron pin lying at the Northeast corner of Lot 4, thereof, said point also lying on the Southerly boundary of Lot 5; thence

South 89 degrees 57 minutes 25 seconds East along the Southerly boundary of said Lot 5 for a distance of 217.48 feet to an iron pin lying at the Southeast corner, thereof, said point also lying on 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

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 376.59 feet to the POINT OF BEGINNING of the herein described property; thence

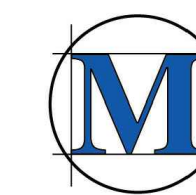
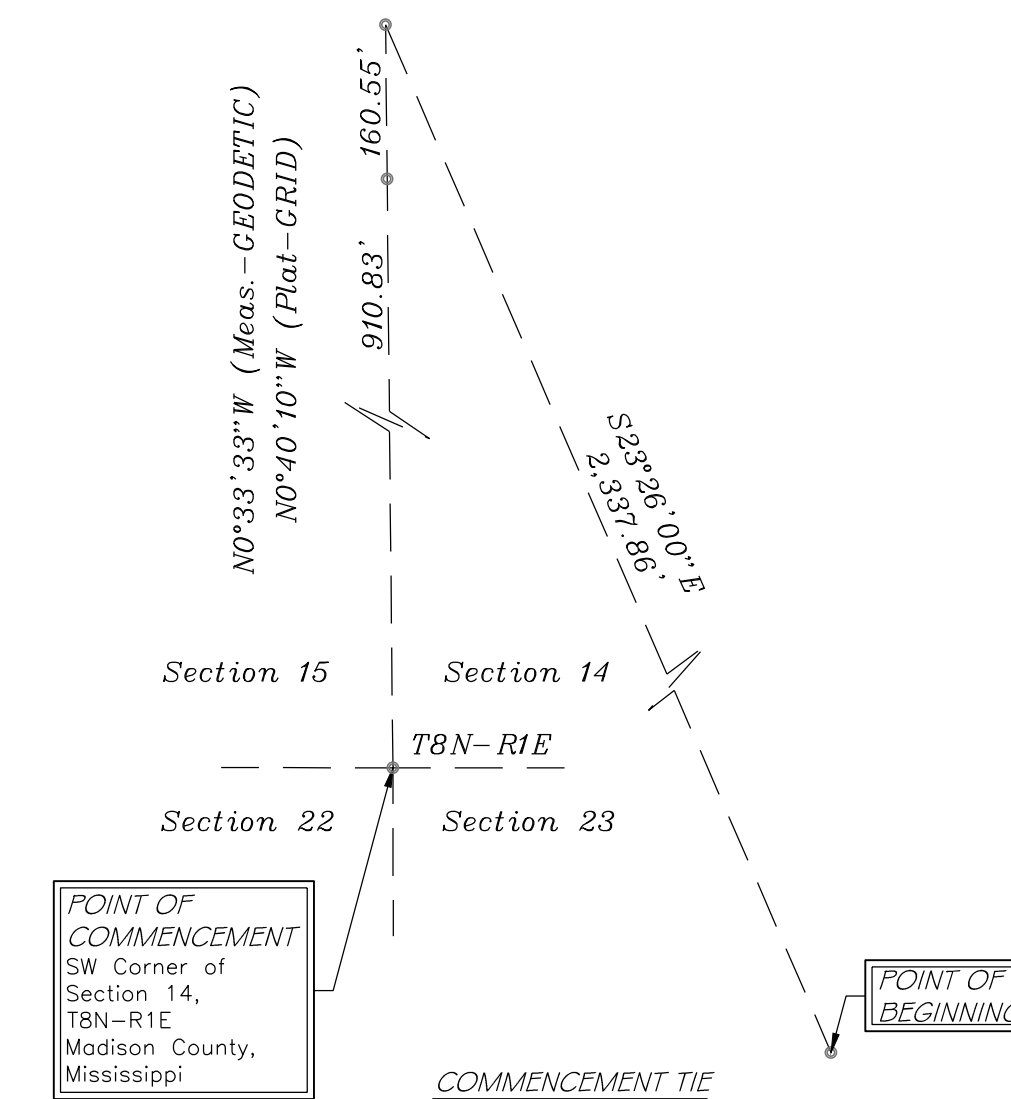
Witness my signature, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

DRIVEWAY PIPE SCHEDULE	
LOT NO.	PIPE SIZE (IN.)
120	24
121	TO BE SIZED BY THE HOME DESIGNER
122	TO BE SIZED BY THE HOME DESIGNER
123	24
124	18
125	18

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

## DRIVEWAY PIPE SCHEDULE N.T.S.



MCMASTER & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.665.1090