

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

August 31, 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: The Highlands, Phase 2
Final Plat

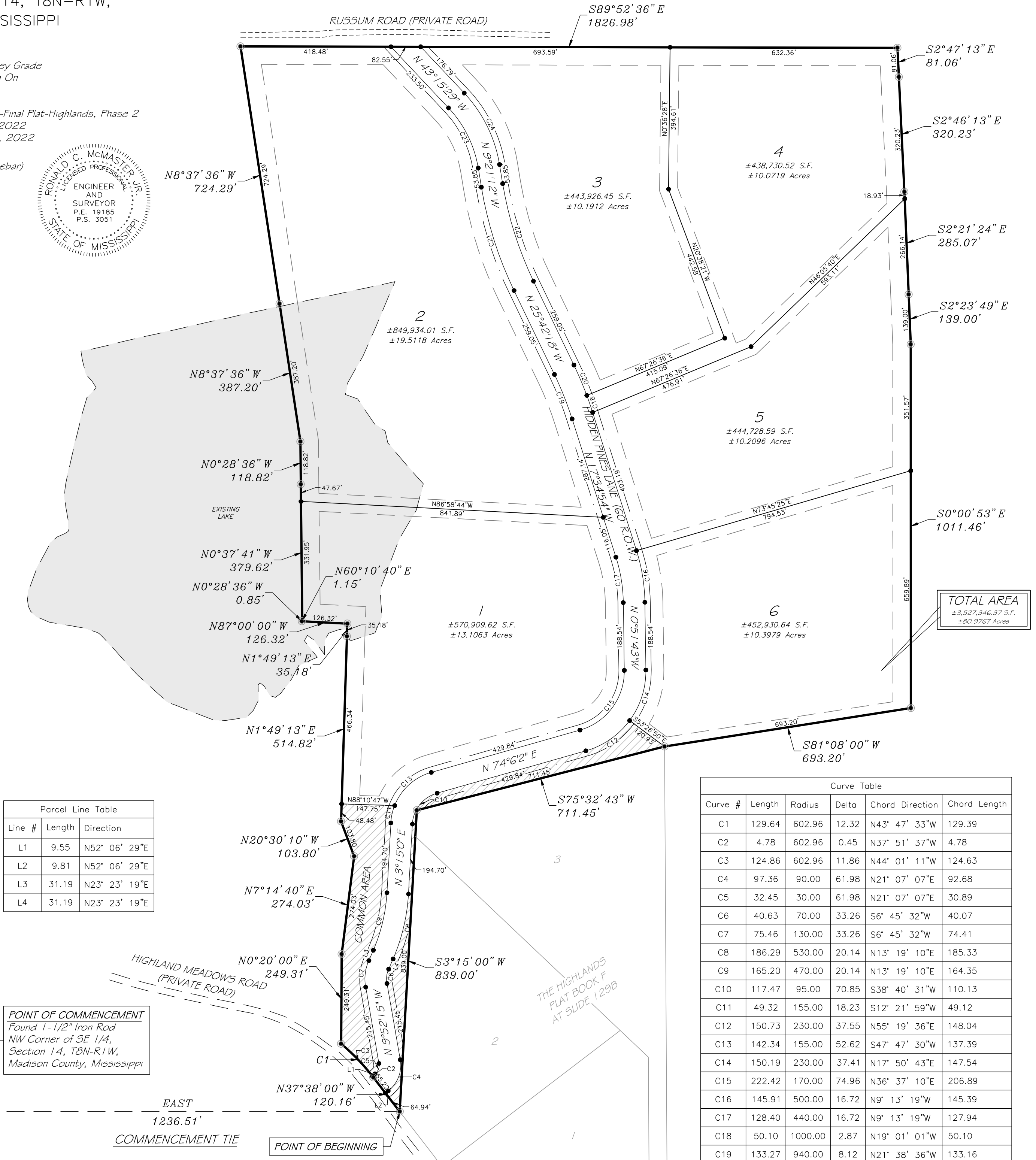
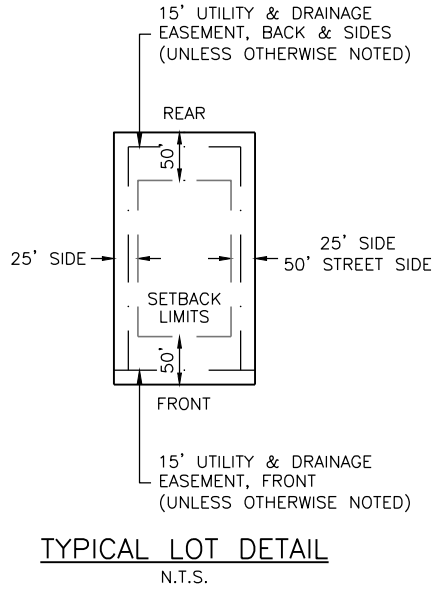
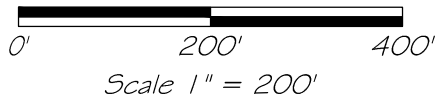
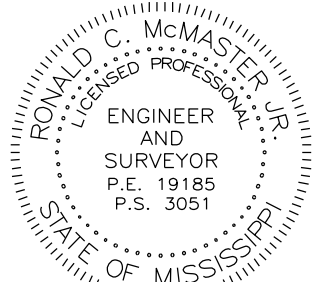
The Engineering Department recommends approval of the final plat of The Highlands, Phase 2. The development contains 6 lots on 80.98 acres. There is no public infrastructure associated with this development.

THE HIGHLANDS, PHASE 2

SITUATED IN SECTION 14, T8N-R1W,
MADISON COUNTY, MISSISSIPPI

Class "B" Survey
Bearings Based on Survey Grade
GPS Observations Taken On
March 16, 2017
(Geodetic North)
Our Job No. M-2606-2-Final Plat-Highlands, Phase 2
Date of Survey: July 5, 2022
Date of Plat: August 29, 2022

- Iron Pin (1/2"x18" Iron Rebar)
- Iron Pin In Concrete
- - - Easement Boundary
- - - Building Setback Line
- ▨ Common Area



Line #	Length	Direction
L1	9.55	N52° 06' 29"E
L2	9.81	N52° 06' 29"E
L3	31.19	N23° 23' 19"E
L4	31.19	N23° 23' 19"E

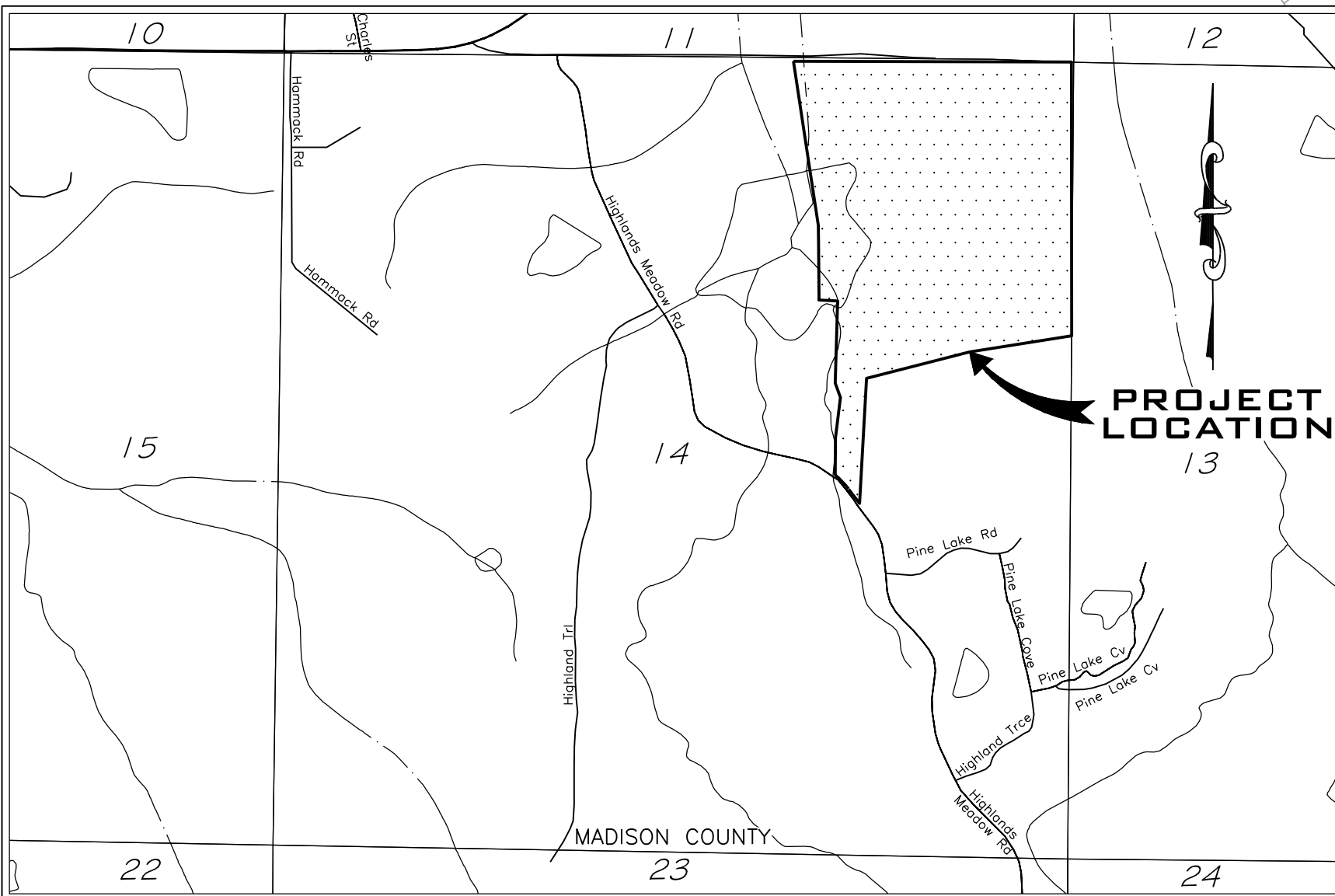
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	129.64	602.96	12.32	N43° 47' 33"W	129.39
C2	4.78	602.96	0.45	N37° 51' 37"W	4.78
C3	124.86	602.96	11.86	N44° 01' 11"W	124.63
C4	97.36	90.00	61.98	N21° 07' 07"E	92.68
C5	32.45	30.00	61.98	N21° 07' 07"E	30.89
C6	40.63	70.00	33.26	S6° 45' 32"W	40.07
C7	75.46	130.00	33.26	S6° 45' 32"W	74.41
C8	186.29	530.00	20.14	N13° 19' 10"E	185.33
C9	165.20	470.00	20.14	N13° 19' 10"E	164.35
C10	117.47	95.00	70.85	S38° 40' 31"W	110.13
C11	49.32	155.00	18.23	S12° 21' 59"W	49.12
C12	150.73	230.00	37.55	N55° 19' 36"E	148.04
C13	142.34	155.00	52.62	S47° 47' 30"W	137.39
C14	150.19	230.00	37.41	N17° 50' 43"E	147.54
C15	222.42	170.00	74.96	N36° 37' 10"E	206.89
C16	145.91	500.00	16.72	N9° 13' 19"W	145.39
C17	128.40	440.00	16.72	N9° 13' 19"W	127.94
C18	50.10	1000.00	2.87	N19° 01' 01"W	50.10
C19	133.27	940.00	8.12	N21° 38' 36"W	133.16
C20	91.68	1000.00	5.25	N23° 04' 43"W	91.65
C21	302.51	1060.00	16.35	S17° 31' 45"E	301.49
C22	285.39	1000.00	16.35	S17° 31' 45"E	284.42
C23	189.36	320.00	33.90	N26° 18' 21"W	186.61
C24	224.86	380.00	33.90	N26° 18' 21"W	221.60

POINT OF COMMENCEMENT
Found 1-1/2" Iron Rod
NW Corner of SE 1/4,
Section 14, T8N-R1W,
Madison County, Mississippi

SOUTH
372.93'

EAST
1236.51'
COMMENCEMENT TIE

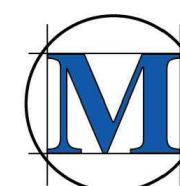
POINT OF BEGINNING



VICINITY MAP
SCALE: 1" = 1000'

NOTES:

1. 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. 28089C0370F, map revised date of 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 fences or other obstructions may be placed in or otherwise block/interfere with the drainage easements or relief swales shown.
4. No building may be constructed within any drainage or utility easement shown hereon.
5. 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.
6. 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.
7. 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.



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

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

THE HIGHLANDS, PHASE 2

SITUATED IN SECTION 14, T8N-R1W,
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 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 THE HIGHLANDS, 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.

ACKNOWLEDGMENT STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Houston Primos, Manager/Member of The Highlands, LLC, a Mississippi Limited Liability Company, 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.

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 THE HIGHLANDS, 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

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

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 Griffin, 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 Bryan, P.E.
Madison County Engineer

CERTIFICATE AND DEDICATION OF OWNER COUNTY OF MADISON STATE OF MISSISSIPPI

I, Houston Primos, Manager/Member of The Highlands, 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/Member of The Highlands, LLC and owner, have caused the same to be subdivided and platted of said as shown hereon, and hereby adopt this plat of said subdivision as the free act and deed of said limited liability company and owner and have designated the same as THE HIGHLANDS, PHASE 2.

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.

The Highlands, LLC
A Mississippi Limited Liability Company

By: Houston Primos, Manager/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 The Highlands, LLC, the owner, have subdivided and platted the following described land, as follows, to-wit:

A parcel or tract of land, containing 80.9767 acres (3,527,346.37 Sq. Ft.), more or less, lying and being situated in the East 1/2 of Section 14, T8N-R1W, Madison County, Mississippi, being a part of The Highlands, LLC property as described in Deed Book 3594 at Page 186 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 1-1/2 inch iron rod, said point lying at the NW corner of the SE 1/4 of said Section 14, T8N-R1W, Madison County, Mississippi; run thence

South for a distance of 312.93 feet; thence

East for a distance of 1,236.51 feet to an iron pin lying on the Northerly Right-of-Way of Highland Meadows Road, as it existed in August, 2022, said point also lying on the Westerly boundary of the above referenced Highlands property, said point also lying on the Westerly boundary of The Highlands, as shown on map or plat of same in Plat Cabinet "F" at Slide 129-B of the Records of said Madison County, Mississippi and POINT OF BEGINNING of the herein described property; thence

Leaving the Westerly boundary of The Highlands (Plat Cabinet "F" Slide 129-B), run along the Westerly boundary of said Highlands property (Deed Book 3594 Page 186) and the Northerly Right-of-Way of said Highland Meadows Road to points at each of the following calls;

North 37 degrees 38 minutes 00 seconds West for a distance of 120.16 feet; thence

129.64 feet along the arc of a 602.96 foot radius curve to the left, said arc having a 129.39 foot chord which bears North 43 degrees 47 minutes 33 seconds West; thence

Leaving the Westerly boundary of said Highlands property (Deed Book 3594 Page 186), and the Northerly Right-Of-Way of said Highland Meadows Road, run to points at each of the following calls;

North 00 degrees 20 minutes 00 seconds East for a distance of 249.31 feet; thence
North 07 degrees 14 minutes 40 seconds East for a distance of 274.03 feet; thence
North 20 degrees 30 minutes 10 seconds West for a distance of 103.80 feet; thence
North 01 degrees 49 minutes 13 seconds East for a distance of 514.82 feet; thence
Continue North 01 degrees 49 minutes 13 seconds East for a distance of 35.18 feet; thence
North 87 degrees 00 minutes 00 seconds West for a distance of 126.32 feet to the Westerly boundary of the above referenced Highlands property (Deed Book 3594 Page 186); thence

Along the Westerly boundary of said Highlands property (Deed Book 3594 Page 186) to points at each of the following calls;

North 00 degrees 28 minutes 36 seconds West for a distance of 0.85 feet; thence
North 60 degrees 10 minutes 40 seconds East for a distance of 1.15 feet; thence
North 00 degrees 37 minutes 41 seconds West for a distance of 379.62 feet; thence
North 00 degrees 28 minutes 36 seconds West for a distance of 118.82 feet; thence
North 08 degrees 37 minutes 36 seconds West for a distance of 387.20 feet; thence
Continue North 08 degrees 37 minutes 36 seconds West for a distance of 724.29 feet to the NW corner of said Highlands property (Deed Book 3594 Page 186); thence

South 89 degrees 52 minutes 36 seconds East along the Northerly boundary of said Highlands property (Deed Book 3594 Page 186), for a distance of 1,826.98 feet; thence

Leaving the Northerly boundary of said Highlands property (Deed Book 3594 Page 186), run to points at each of the following calls;

South 02 degrees 47 minutes 13 seconds East for a distance of 81.06 feet; thence
South 02 degrees 46 minutes 13 seconds East for a distance of 320.23 feet; thence
South 02 degrees 21 minutes 24 seconds East for a distance of 285.07 feet; thence
South 02 degrees 23 minutes 49 seconds East for a distance of 139.00 feet to the Easterly boundary of said Highlands property (Deed Book 3594 Page 186); thence

South 00 degrees 00 minutes 53 seconds East along the Easterly boundary of said Highlands property (Deed Book 3594 Page 186), for a distance of 1011.46 feet to the SE corner, thereof; thence

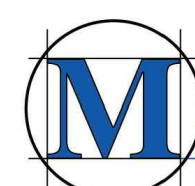
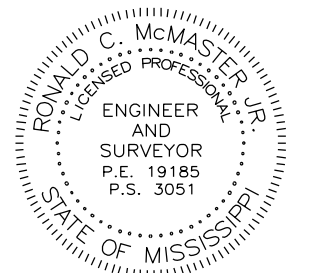
South 81 degrees 08 minutes 00 seconds West along the Southerly boundary of said Highlands property (Deed Book 3594 Page 186) for a distance of 693.20 feet to the NE corner of The Highlands (Plat Cabinet "F" Slide 129-B); thence

Leaving the Southerly boundary of said Highlands property (Deed Book 3594 Page 186), run South 75 degrees 32 minutes 43 seconds West along the Northerly boundary of The Highlands (Plat Cabinet "F" Slide 129-B) for a distance of 711.45 to the NW corner, thereof; thence

South 03 degrees 15 minutes 00 seconds West along the Westerly boundary of The Highlands (Plat Cabinet "F" Slide 129-B) for a distance of 839.00 feet to the POINT OF BEGINNING of the above described parcel of tract of land.

Witness my signature, this the _____ day of _____, 2022.

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



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

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MADISON, MS 39110
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