

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: Sawyer's Ridge  
Final Plat  
District 2

The Engineering Department recommends approval of the final plat of Sawyer's Ridge. The development contains 7 lots on 19.91 acres. The letter of credit has been received for the final wearing surface.

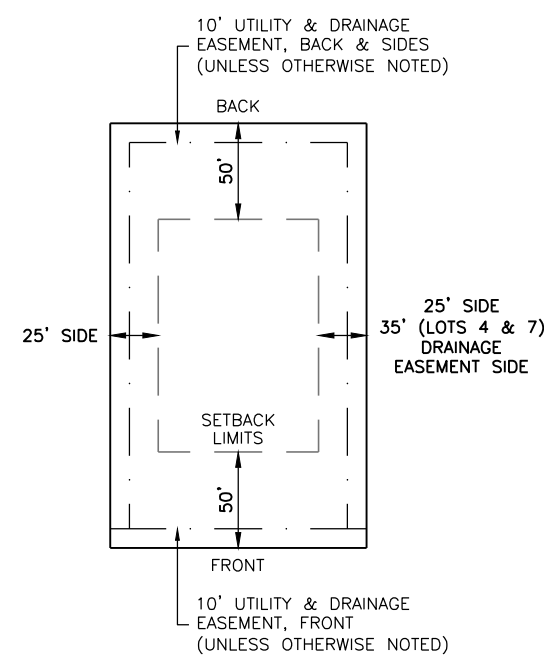
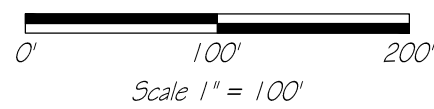
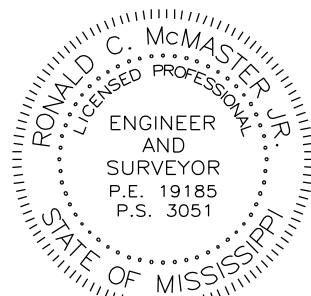
# SAWYER'S RIDGE

SITUATED IN SECTION 18, T8N-R2E,  
MADISON COUNTY, MISSISSIPPI

Class "B" Survey  
Bearings Based on Survey Grade  
GPS Observations Taken On  
October 1, 2021  
(Geodetic North)

Our Job No. M-2916-Final Plat  
Date of Survey: April 15, 2022  
Date of Plat: August 10, 2022  
Scale: 1" = 100'

- Iron Pin (1/2"x1/8" Iron Rebar)
- Iron Pin In Concrete
- - - Easement Boundary
- - - Building Setback Line
- ▨ Utility Easement
- ▨ Drainage Easement



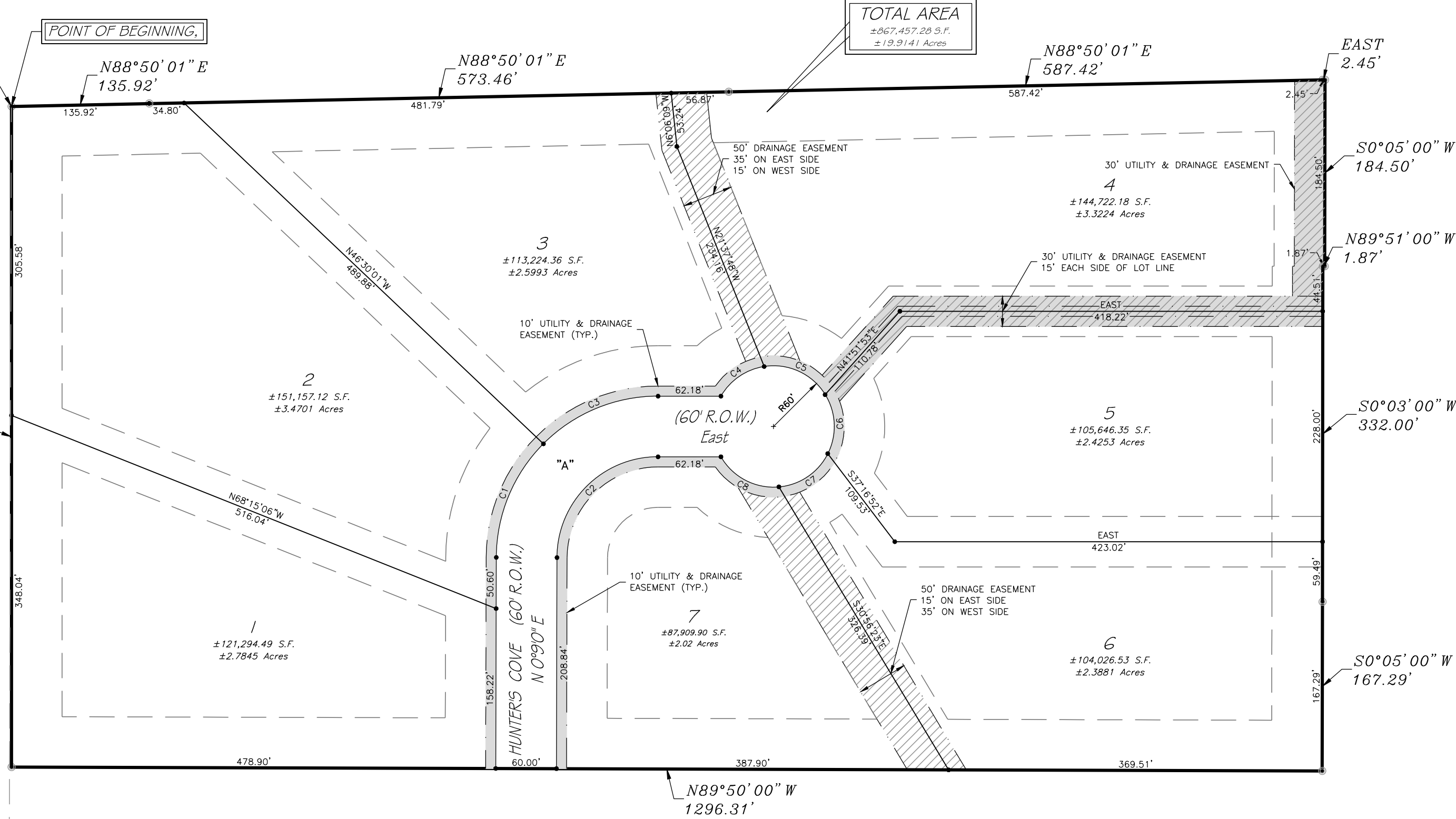
TYPICAL LOT DETAIL  
N.T.S.

**CENTERLINE CURVE DATA**  
"A"  
Δ = 89°51'00"  
D = 44°04'25.29"  
T = 129.66'  
L = 203.86'  
R = 130.00'  
CHD = N45°04'30"E  
CH = 183.61'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	124.87	160.00	44.71	S22° 30' 26"W	121.72
C2	156.82	100.00	89.85	S45° 04' 30"W	141.24
C3	126.04	160.00	45.14	S67° 25' 56"W	122.81
C4	53.56	60.00	51.15	S55° 34' 21"W	51.80
C5	70.36	60.00	67.19	N65° 15' 38"W	66.40
C6	61.00	60.00	58.25	N2° 32' 26"W	58.41
C7	61.00	60.00	58.25	N55° 42' 36"E	58.41
C8	68.24	60.00	65.16	S62° 34' 56"E	64.62

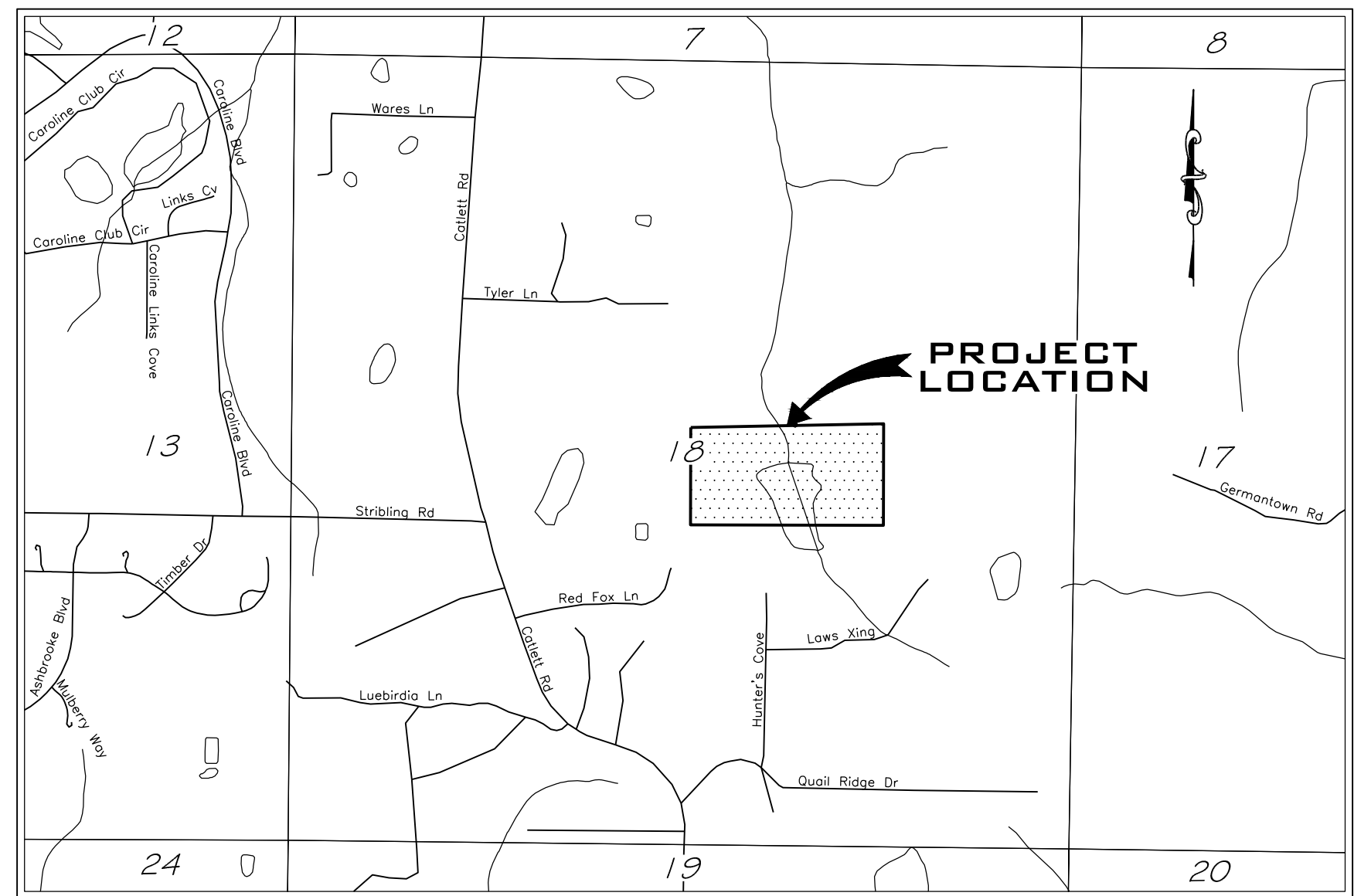
N0°10'00"E  
4632.33'  
N1°39'00"E  
1325.80'

POINT OF COMMENCEMENT  
SW Corner of North 1/2 of  
North 1/2 of SE 1/4, Section 19,  
T8N-R2E, Madison Co., MS



**NOTES:**

- This is to certify that this property is situated in Zone "X"—Other Areas, which is defined as "Areas determined to be outside the 0.2% annual chance floodplain", according to FIRM Map Number 28089C0395F, map revised March 17, 2010.
- Iron pins at lot corners as shown on this plat. Field work meets or exceeds the requirements for a Class "B" survey.
- There is a ten (10) foot wide drainage and utility easement along all street rights-of-way. There is a five (5) foot wide drainage and utility easement along the side and rear lines of each lot, unless otherwise noted.
- No building may be constructed within any drainage or utility easement shown hereon.
- 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.



VICINITY MAP  
SCALE: 1" = 1000'



212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090

# SAWYER'S RIDGE

SITUATED IN SECTION 18, T8N-R2E,  
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 SAWYER'S RIDGE, 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 Brian H. Sartain, President of Sartain Associates, Inc., a Mississippi Corporation, 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                      By: \_\_\_\_\_ D.C.

## 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 SAWYER'S RIDGE 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                      By: \_\_\_\_\_ D.C.

## 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 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 STATE OF MISSISSIPPI COUNTY OF MADISON

I, Brian H. Sartain, President of Sartain Associates, Inc., a Mississippi Corporation, 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 President of said Sartain Associates, Inc. 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 limited liability company and owner and have designated the same as SAWYER'S RIDGE.

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.

Sartain Associates, Inc.  
A Mississippi Corporation

By: \_\_\_\_\_  
Brian H. Sartain, President

## 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 Sartain Associates, Inc., the owner, have subdivided and platted the following described land, as follows, to-wit:

A parcel or tract of land, containing 19.9141 acres (867,457.28 Sq. Ft.), more or less, lying and being situated in the NE ¼ and the SE ¼ of Section 18, T8N-R2E, Madison County, Mississippi, being a part of the RLK Investment Partners, L.P. property as described in Deed Book 2368 at Page 461 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 the SW corner of the North 1/2 of the North 1/2 of the SE 1/4 of Section 19, T8N-R2E, Madison County, Mississippi; run thence

North 01 degrees 39 minutes 00 seconds East for a distance of 1,325.80 feet; thence

North 00 degrees 10 minutes 00 seconds East for a distance of 4,632.33 feet to the Southerly boundary of the Melvin Bouldin property as described in Deed Book 2492 at Page 205 of the Records of said Madison County, Mississippi; thence

North 88 degrees 50 minutes 01 seconds East along the Southerly boundary of said Melvin Bouldin property, for a distance of 0.08 feet to an iron pin and POINT OF BEGINNING of the herein described property; thence

Continue North 88 degrees 50 minutes 01 seconds East along the Southerly boundary of said Melvin Bouldin property, for a distance of 135.92 feet to an iron pin lying at the SE corner, thereof, said point also being and lying at the SW corner of the Vernon Jackson property as described in Deed Book 2277 at Page 190 of the Records of said Madison County, Mississippi; thence

Continue North 88 degrees 50 minutes 01 seconds East along the Southerly boundary of said Vernon Jackson property, for a distance of 573.46 feet to an iron pin lying at the SE corner, thereof, said point also being and lying at the SW corner of the Gregory Bouldin property as described in Deed Book 2277 at Page 37 of the Records of said Madison County, Mississippi; thence

Continue North 88 degrees 50 minutes 01 seconds East along the Southerly boundary of said Gregory Bouldin property, for a distance of 587.42 feet to an iron pin at the SE corner, thereof; thence

East for a distance of 2.45 feet to an iron pin lying on the Easterly boundary of the above referenced RLK Investment Partners, L.P. property; thence

South 00 degrees 05 minutes 00 seconds West along the Easterly boundary of said RLK Investment Partners, L.P. property, for a distance of 184.50 feet to an iron pin lying on the Northerly boundary of the Brian H. Sartain and Melanie T. Sartain property as described in Deed Book 435 at Page 151 of the Records of said Madison County, Mississippi; thence

Leaving the Easterly boundary of said RLK Investment Partners, L.P. property, run North 89 degrees 51 minutes 00 seconds West along the Northerly boundary of said Brian H. Sartain and Melanie T. Sartain property for a distance of 1.87 feet to an iron pin lying at the NW corner, thereof; thence

South 00 degrees 03 minutes 00 seconds West along the Westerly boundary of said Brian H. Sartain and Melanie T. Sartain property, for a distance of 332.00 feet to an iron pin lying at the SW corner, thereof, said point also being and lying at the NW corner of the Steve Rowell property as described in Deed Book 1987 at Page 317 of the Records of said Madison County, Mississippi; thence

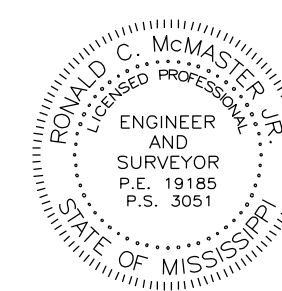
South 00 degrees 05 minutes 00 seconds West along the Westerly boundary of said Steve Rowell property, for a distance of 167.29 feet to an iron pin lying on the Southerly boundary of the above referenced RLK Investment Partners, L.P. property; thence

Leaving the Westerly boundary of said Steve Rowell property, run North 89 degrees 50 minutes 00 seconds West along the Southerly boundary of said RLK Investment Partners, L.P. property, for a distance of 1,296.31 feet to an iron pin lying on the Easterly boundary of the David W. Cannimore property as described in Deed Book 316 at Page 660 of the Records of said Madison County, Mississippi; thence

Leaving the Southerly boundary of said RLK Investment Partners, L.P. property, run North along the Easterly boundary of said David W. Cannimore property, for a distance of 653.62 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



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

212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090