

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

September 14, 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: Woodscape, Phase 4
Final Plat

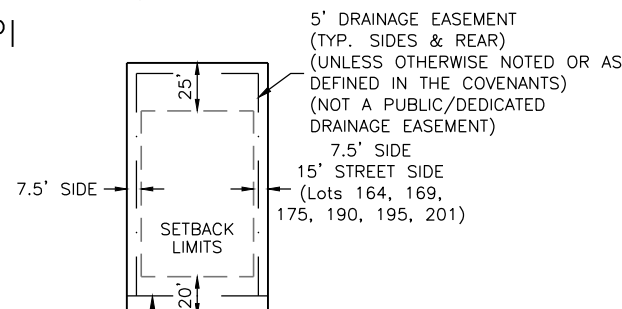
The Engineering Department recommends approval of the final plat of Woodscape , Phase 4. The development contains 55 lots on 15.57 acres. The letter of credit has been received for the final wearing surface.

WOODSCAPE OF OAKFIELD, PHASE 4

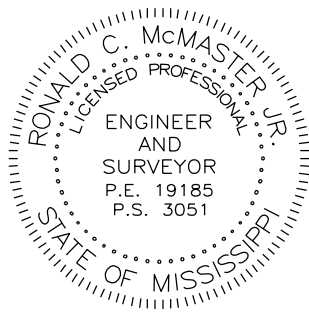
SITUATED IN SECTION 26, T8N-R2E,
MADISON COUNTY, MISSISSIPPI

Class "B" Survey
Bearings Based on Survey
Grade GPS Observations
Taken May 17, 2016
(Geodetic North)

Our Job No. M-2403-5FinalPlat4
Date of Survey: January 13, 2022
Date of Plat: September 14, 2022



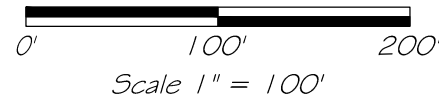
TYPICAL LOT DETAIL
N.T.S.



- Iron Pin (1/2"x18" Iron Rebar)
- - - Easement Boundary
- - - Building Setback Line
- (280.00) Minimum Finished Floor Elevation

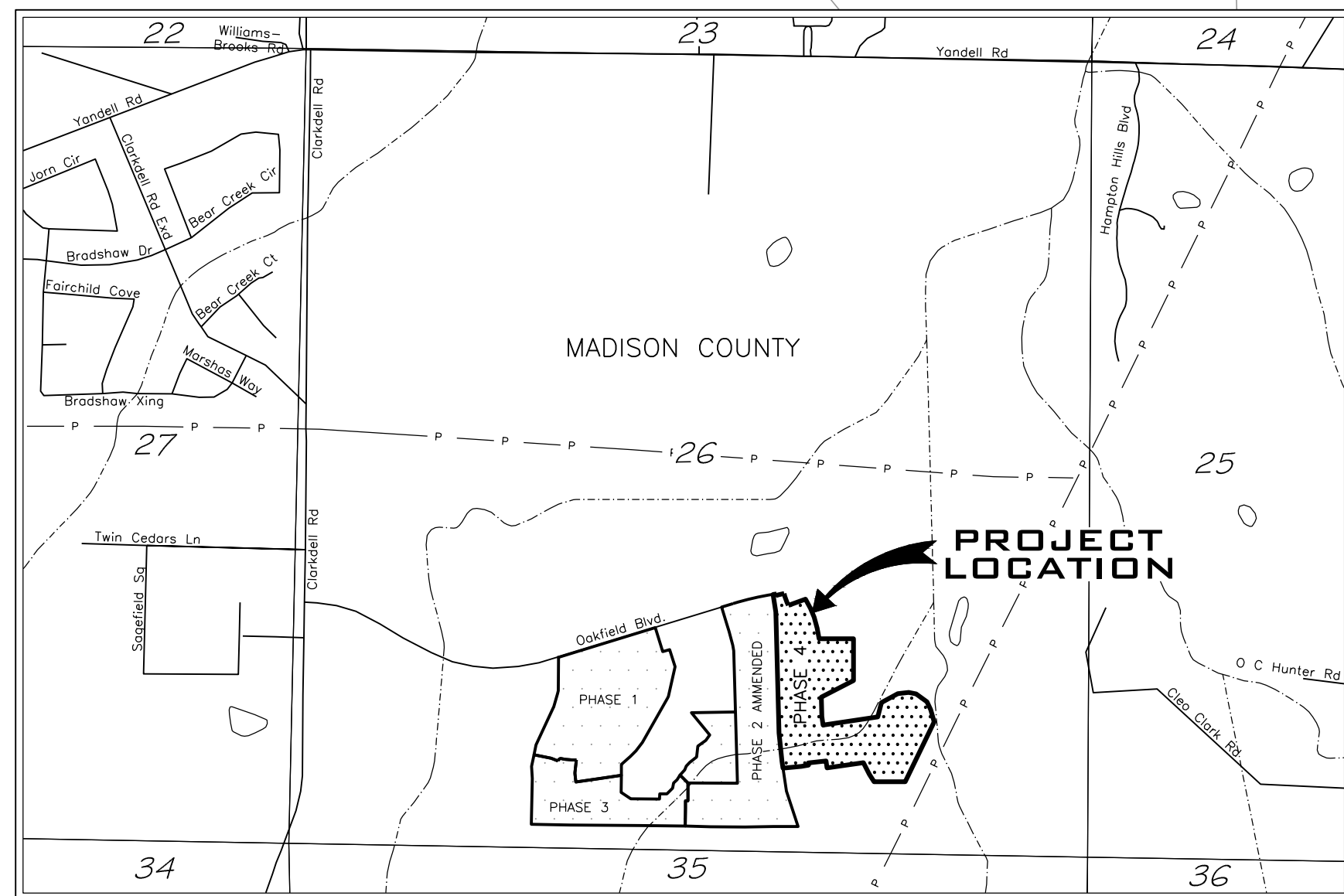
Common Area

Drainage Easement



NOTES:

1. This is to certify that this property is located in Flood Zone "X", defined as "an Area determined to be outside the 500 year floodplain", as shown on FIRM Map Number No. 28089CD420F, 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. 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.
6. 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.
7. Maintenance of all drainage easements and common areas are the responsibility of the the Homeowner's Association.
8. 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.
9. 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'

NAIL-IN-CURB
ELEVATION TABLE

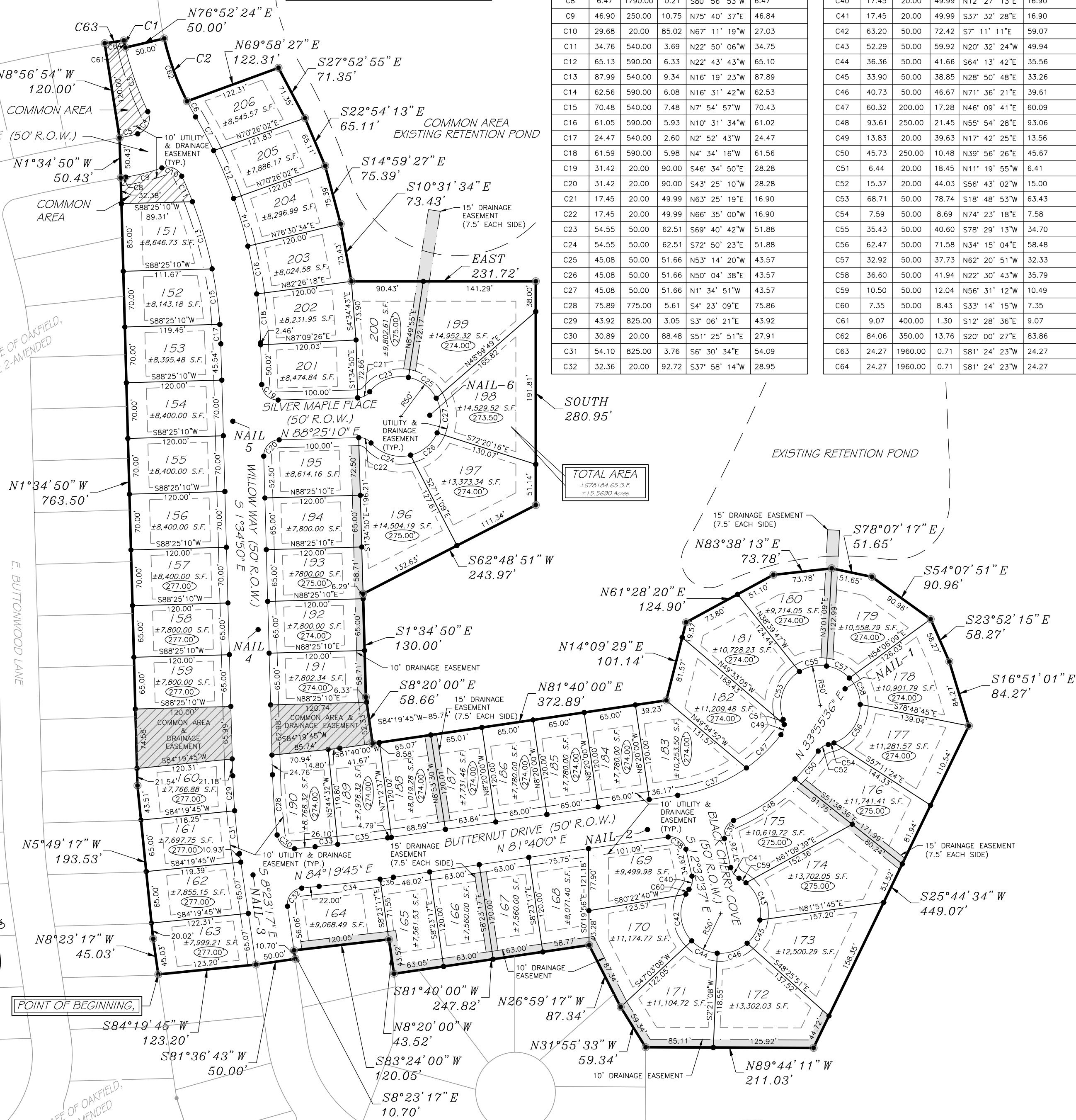
NAIL NO.	ELEVATION
NAIL-1	272.32'
NAIL-2	272.84'
NAIL-3	272.91'
NAIL-4	275.48'
NAIL-5	277.24'
NAIL-6	271.68'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	9.07	400.00	1.30	S12° 28' 36"E	9.07
C2	84.06	350.00	13.76	S20° 00' 27"E	83.86
C3	85.46	400.00	12.24	S19° 14' 50"E	85.30
C4	34.82	20.00	99.75	N24° 30' 31"E	30.59
C5	23.27	200.00	6.67	N77° 43' 06"E	23.26
C6	22.42	350.00	3.67	S28° 43' 23"E	22.41
C7	48.05	590.00	4.67	N28° 13' 28"E	48.04
C8	6.47	1790.00	0.21	S80° 56' 53"W	6.47
C9	46.90	250.00	10.75	N75° 40' 37"E	46.84
C10	29.68	20.00	85.02	N67° 11' 19"W	27.03
C11	34.76	540.00	3.69	N22° 50' 06"W	34.75
C12	65.13	590.00	6.33	N22° 43' 43"W	65.10
C13	87.99	540.00	9.34	N16° 19' 23"W	87.89
C14	62.56	590.00	6.08	N16° 31' 42"W	62.53
C15	70.48	540.00	7.48	N7° 54' 57"W	70.43
C16	61.05	590.00	5.93	N10° 31' 34"W	61.02
C17	24.47	540.00	2.60	N2° 52' 23"W	24.47
C18	61.59	590.00	5.98	N4° 34' 16"W	61.56
C19	31.42	20.00	90.00	S46° 34' 50"E	28.28
C20	31.42	20.00	90.00	S43° 25' 10"W	28.28
C21	17.45	20.00	49.99	N63° 25' 19"E	16.90
C22	17.45	20.00	49.99	N66° 35' 00"W	16.90
C23	54.55	50.00	62.51	S69° 40' 42"W	51.88
C24	54.55	50.00	62.51	S72° 50' 23"E	51.88
C25	45.08	50.00	51.66	N53° 14' 20"W	43.57
C26	45.08	50.00	51.66	N50° 04' 38"E	43.57
C27	45.08	50.00	51.66	N1° 34' 51"W	43.57
C28	75.89	775.00	5.61	S4° 23' 09"E	75.86
C29	43.92	825.00	3.05	S3° 06' 21"E	43.92
C30	30.89	20.00	88.48	S51° 25' 51"E	27.91
C31	54.10	825.00	3.76	S6° 30' 34"E	54.09
C32	32.36	20.00	92.72	S37° 58' 14"W	28.95

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C33	28.46	1975.00	0.83	N83° 54' 59"E	28.46
C34	77.12	2025.00	2.18	N83° 14' 18"E	77.11
C35	63.32	1975.00	1.84	N82° 35' 07"E	63.32
C36	16.98	2025.00	0.48	N81° 54' 25"E	16.98
C37	93.78	200.00	26.87	N68° 14' 02"E	92.92
C38	29.95	20.00	85.79	N55° 26' 19"W	27.23
C39	27.64	20.00	79.18	S27° 02' 43"W	25.49
C40	17.45	20.00	49.99	N12° 27' 13"E	16.90
C41	17.45	20.00	49.99	S37° 32' 28"E	16.90
C42	63.20	50.00	72.42	S7° 11' 11"E	59.07
C43	52.29	50.00	59.92	N20° 32' 24"W	49.94
C44	36.36	50.00	41.66	S64° 13' 42"E	35.56
C45	33.90	50.00	38.85	N28° 50' 48"E	33.26
C46	40.73	50.00	46.67	N71° 36' 21"E	39.61
C47	60.32	200.00	17.28	N46° 09' 41"E	60.09
C48	93.61	250.00	21.45	N55° 54' 28"E	93.06
C49	13.83	20.00	39.63	N17° 42' 25"E	13.56
C50	45.73	250.00	10.48	N39° 56' 26"E	45.67
C51	6.44	20.00	18.45	N11° 19' 55"W	6.41
C52	15.37	20.00	44.03	S56° 43' 02"W	15.00
C53	68.71	50.00	78.74	S18° 48' 53"W	63.43
C54	7.59	50.00	8.69	N74° 23' 18"E	7.58
C55	35.43	50.00	40.60	S78° 29' 13"W	34.70
C56	62.47	50.00	71.58	N34° 15' 04"E	58.48
C57	32.92	50.00	37.73	N62° 20' 51"W	32.33
C58	36.60	50.00	41.94	N22° 30' 43"W	35.79
C59	10.50	50.00	12.04	N56° 31' 12"W	10.49
C60	7.35	50.00	8.43	S33° 14' 15"W	7.35
C61	9.07	400.00	1.30	S12° 28' 36"E	9.07
C62	84.06	350.00	13.76	S20° 00' 27"E	83.86
C63	24.27	1960.00	0.71	S81° 24' 23"W	24.27
C64	24.27	1960.00	0.71	S81° 24' 23"W	24.27



TOTAL AREA
±670,184.65 S.F.
±15.5630 Acres

M*MASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

WOODSCAPE OF OAKFIELD, PHASE 4

SITUATED IN SECTION 26, 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 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 plat of WOODSCAPE OF OAKFIELD, PHASE 4, 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 J. Blake Cress, Manager of Stillhouse Creek, 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 WOODSCAPE OF OAKFIELD, PHASE 4 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, J. Blake Cress, Manager of Stillhouse Creek, 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 Stillhouse Creek, 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 WOODSCAPE OF OAKFIELD, PHASE 4.

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.

Stillhouse Creek, LLC
A Mississippi Limited Liability Company

By: _____
J. Blake Cress, Manager

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

A parcel or tract of land, containing 15.5690 acres (678,185.26 Sq. Ft.), more or less, lying and being situated in the South 1/2 of Section 26, T8N-R2E, Madison County, Mississippi, being a part of the Oakhurst Development, Inc. property as described in Deed Book 3568 at Page 258 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 iron rod lying at the SE corner of Section 26, T8N-R2E, Madison County, Mississippi, said point also being and lying at the SE corner of the above referenced Oakhurst Development, Inc. property; run thence

Along the Southerly boundary of said Oakhurst Development, Inc. property to points at each of the following calls;

North 89 degrees 35 minutes 04 seconds West for a distance of 87.32 feet; thence
North 82 degrees 44 minutes 35 seconds West for a distance of 10.88 feet; thence
North 88 degrees 46 minutes 37 seconds West for a distance of 139.27 feet; thence
South 89 degrees 25 minutes 08 seconds West for a distance of 187.31 feet; thence
South 88 degrees 51 minutes 03 seconds West for a distance of 506.59 feet; thence
South 89 degrees 10 minutes 22 seconds West for a distance of 261.57 feet; thence
North 89 degrees 44 minutes 11 seconds West for a distance of 459.65 feet; thence
North 88 degrees 09 minutes 49 seconds West for a distance of 115.46 feet; thence
North 89 degrees 15 minutes 34 seconds West for a distance of 162.48 feet; thence
North 89 degrees 35 minutes 24 seconds West for a distance of 68.36 feet to the SE corner of Woodscape of Oakfield, Phase 2-Amended as shown on map or plat of same in Plat Cabinet "F" at Slide 150-A of the Records of said Madison County, Mississippi; thence

Leaving the Southerly boundary of said Oakhurst Development, Inc. property, run along the Easterly boundary of said Woodscape of Oakfield, Phase 2-Amended to points at each of the following calls;

North 18 degrees 09 minutes 45 seconds West for a distance of 251.03 feet; thence
North 08 degrees 23 minutes 17 seconds West for a distance of 157.15 feet to an iron pin and POINT OF BEGINNING of the herein described property; thence

Continue North 08 degrees 23 minutes 17 seconds West for a distance of 45.03 feet to an iron pin; thence
North 05 degrees 49 minutes 17 seconds West for a distance of 193.53 feet to an iron pin; thence
North 01 degrees 34 minutes 50 seconds West for a distance of 763.50 feet to an iron pin; thence
North 01 degrees 34 minutes 50 seconds West for a distance of 50.43 feet to an iron pin; thence
North 08 degrees 56 minutes 54 seconds West for a distance of 120.00 feet to and iron pin lying at the NE corner of said Woodscape of Oakfield, Phase 2-Amended; thence

24.27 feet along the arc of a 1960.00 foot radius curve to the right, said arc having a 24.27 foot chord which bears North 81 degrees 24 minutes 23 seconds East to an iron pin; thence

9.07 feet along the arc of a 400.00 foot radius curve to the left, said arc having a 9.07 foot chord which bears South 12 degrees 28 minutes 36 seconds East to an iron pin; thence

North 76 degrees 52 minutes 24 seconds East for a distance of 50.00 feet to an iron pin; thence

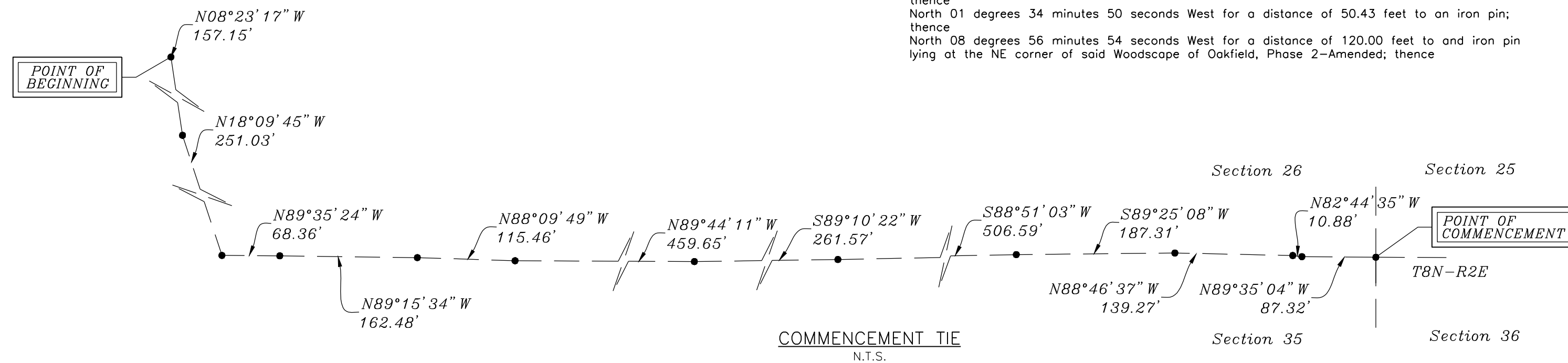
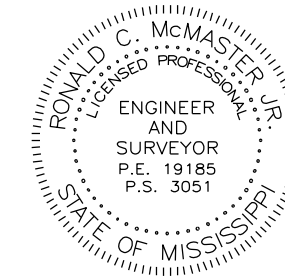
84.06 feet along the arc of a 350.00 foot radius curve to the left, said arc having a 83.86 foot chord which bears South 20 degrees 00 minutes 27 seconds East to an iron pin; thence

North 69 degrees 58 minutes 27 seconds East for a distance of 122.31 feet to an iron pin; thence
South 27 degrees 52 minutes 55 seconds East for a distance of 71.35 feet to an iron pin; thence
South 22 degrees 54 minutes 13 seconds East for a distance of 65.11 feet to an iron pin; thence
South 14 degrees 59 minutes 27 seconds East for a distance of 75.39 feet to an iron pin; thence
South 10 degrees 31 minutes 34 seconds East for a distance of 73.43 feet to an iron pin; thence
East for a distance of 231.72 feet to an iron pin; thence
South for a distance of 280.95 feet to an iron pin; thence
South 62 degrees 48 minutes 51 seconds West for a distance of 243.97 feet to an iron pin; thence
South 01 degrees 34 minutes 50 seconds East for a distance of 130.00 feet to an iron pin; thence
South 08 degrees 20 minutes 00 seconds East for a distance of 58.66 feet to an iron pin; thence
North 81 degrees 40 minutes 00 seconds East for a distance of 372.89 feet to an iron pin; thence
North 14 degrees 09 minutes 29 seconds East for a distance of 101.14 feet to an iron pin; thence
North 61 degrees 28 minutes 20 seconds East for a distance of 124.90 feet to an iron pin; thence
North 83 degrees 38 minutes 13 seconds East for a distance of 73.78 feet to an iron pin; thence
South 78 degrees 07 minutes 17 seconds East for a distance of 91.65 feet to an iron pin; thence
South 54 degrees 07 minutes 51 seconds East for a distance of 90.96 feet to an iron pin; thence
South 23 degrees 52 minutes 15 seconds East for a distance of 58.27 feet to an iron pin; thence
South 16 degrees 51 minutes 01 seconds East for a distance of 84.27 feet to an iron pin; thence
South 25 degrees 44 minutes 34 seconds West for a distance of 449.07 feet to an iron pin; thence
North 89 degrees 44 minutes 11 seconds West for a distance of 211.03 feet to an iron pin; thence
North 31 degrees 55 minutes 33 seconds West for a distance of 59.34 feet to an iron pin; thence
North 26 degrees 59 minutes 17 seconds West for a distance of 87.34 feet to an iron pin; thence
South 81 degrees 40 minutes 00 seconds West for a distance of 247.82 feet to an iron pin; thence
North 08 degrees 20 minutes 00 seconds West for a distance of 43.52 feet to an iron pin; thence
South 83 degrees 24 minutes 00 seconds West for a distance of 120.06 feet to an iron pin; thence
South 08 degrees 23 minutes 17 seconds East for a distance of 10.70 feet to an iron pin; thence
South 81 degrees 36 minutes 43 seconds West for a distance of 50.00 feet to an iron pin; thence

South 84 degrees 19 minutes 45 seconds West for a distance of 123.20 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



212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090