

Department of Engineering
Tim Bryan, P.E., County Engineer

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MEMORANDUM

September 28, 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

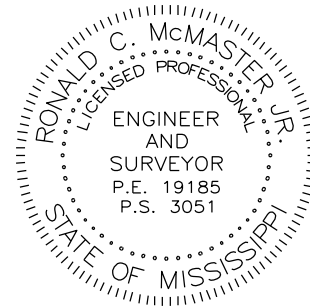
The Board of Supervisors approved the final plat of The Highlands, phase 2 on September 6, 2022. On the plat, Russum Road was labelled as private in the area of the development however it is a public road. The Engineering Department requests that the Board approve the change to the plat and approve the attached modified final plat for the development.

THE HIGHLANDS, PHASE 2

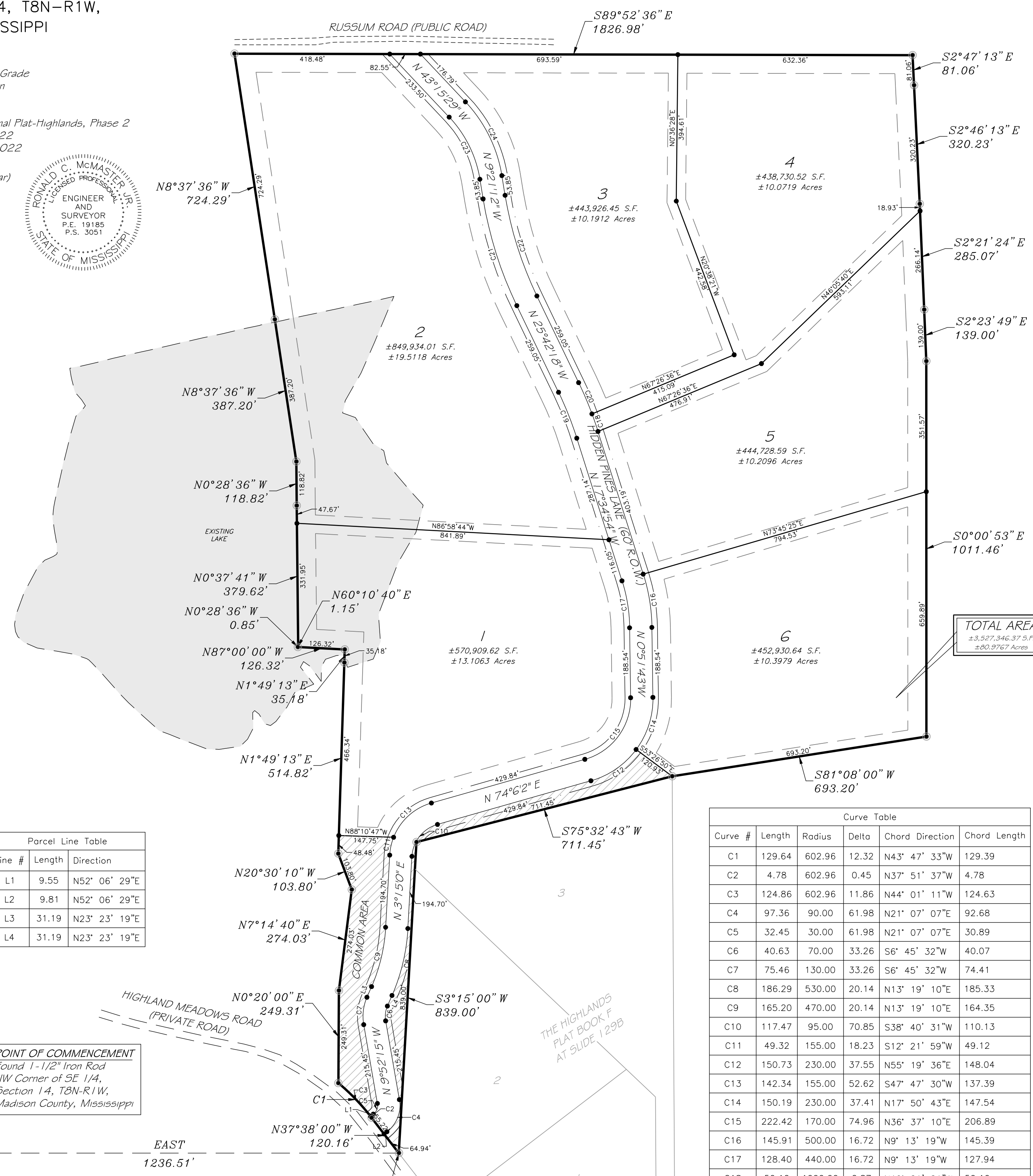
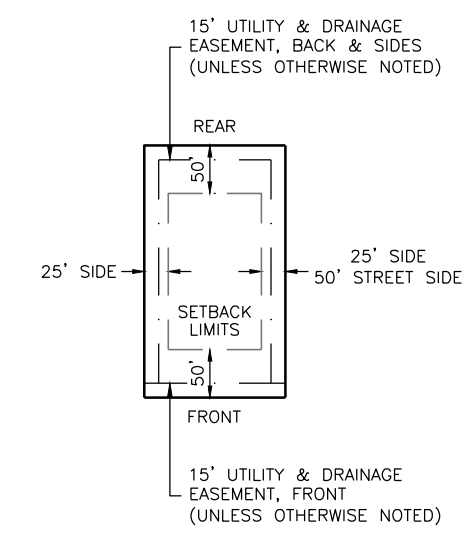
SITUATED IN SECTION 14, T8N-R1W,
MADISON COUNTY, MISSISSIPPI

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"x1/8" Iron Rebar)
- Iron Pin In Concrete
- - - Easement Boundary
- - - Building Setback Line
- ▨ Common Area



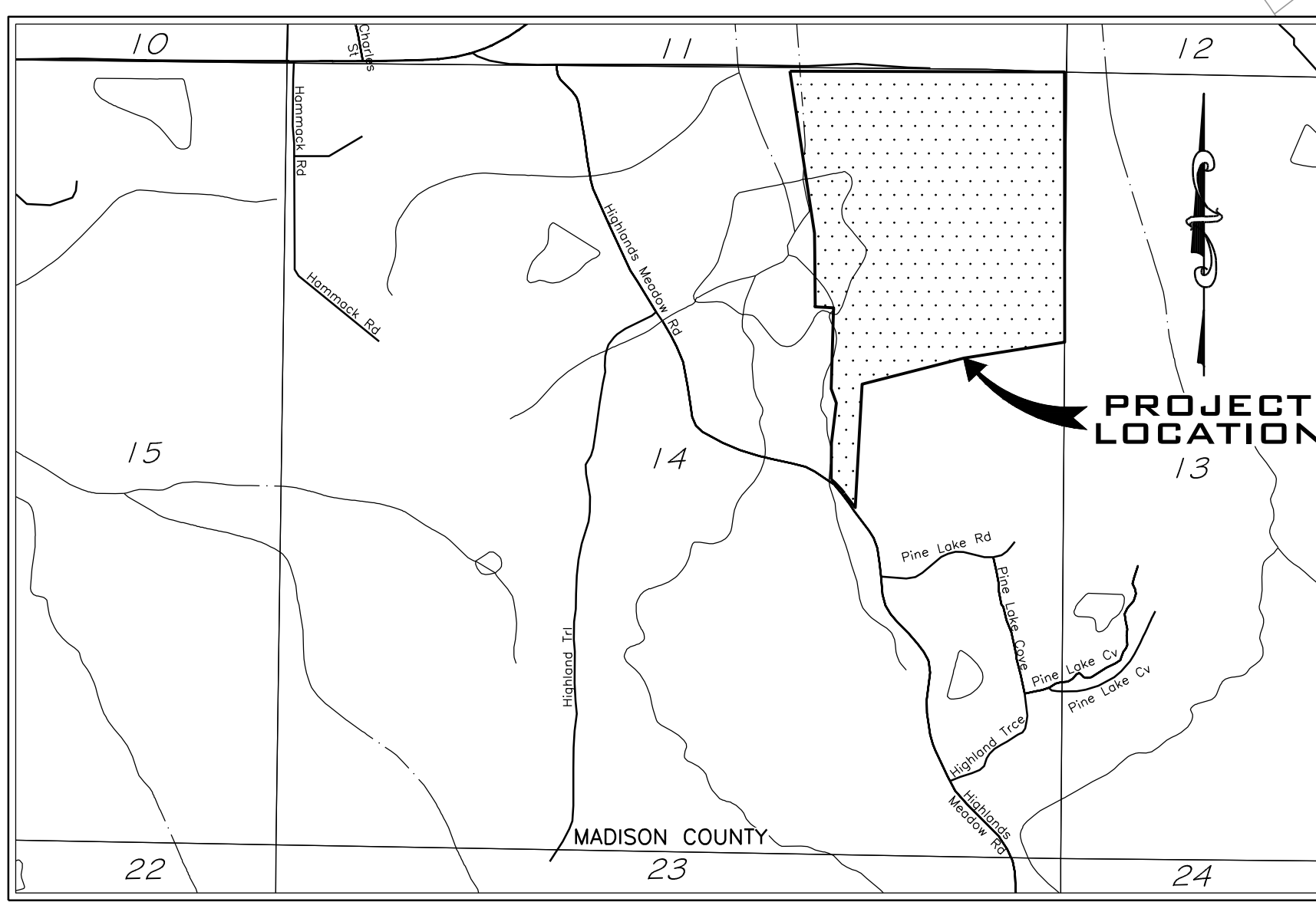
Scale 1" = 200'



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



- 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. 28089C0370F, map revised date of 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.
 - 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 hereon.
 - 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.
 - 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.

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