

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

November 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: Joseph Farms
Final Plat

The Engineering Department requests the Board approve the final plat of Joseph Farms. This is a four lot subdivision on 27.78 acres with no public infrastructure.

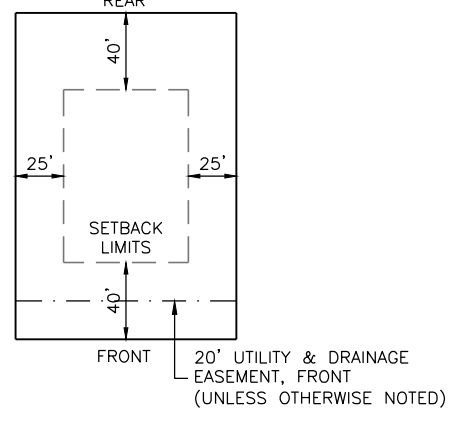
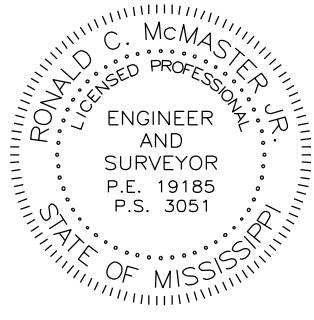
JOSEPH FARMS

SITUATED IN SECTION 11, 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-2602-1 Final Plat
Date of Survey: September 21, 2022
Date of Plat: October 31, 2022

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

Scale 1" = 100'

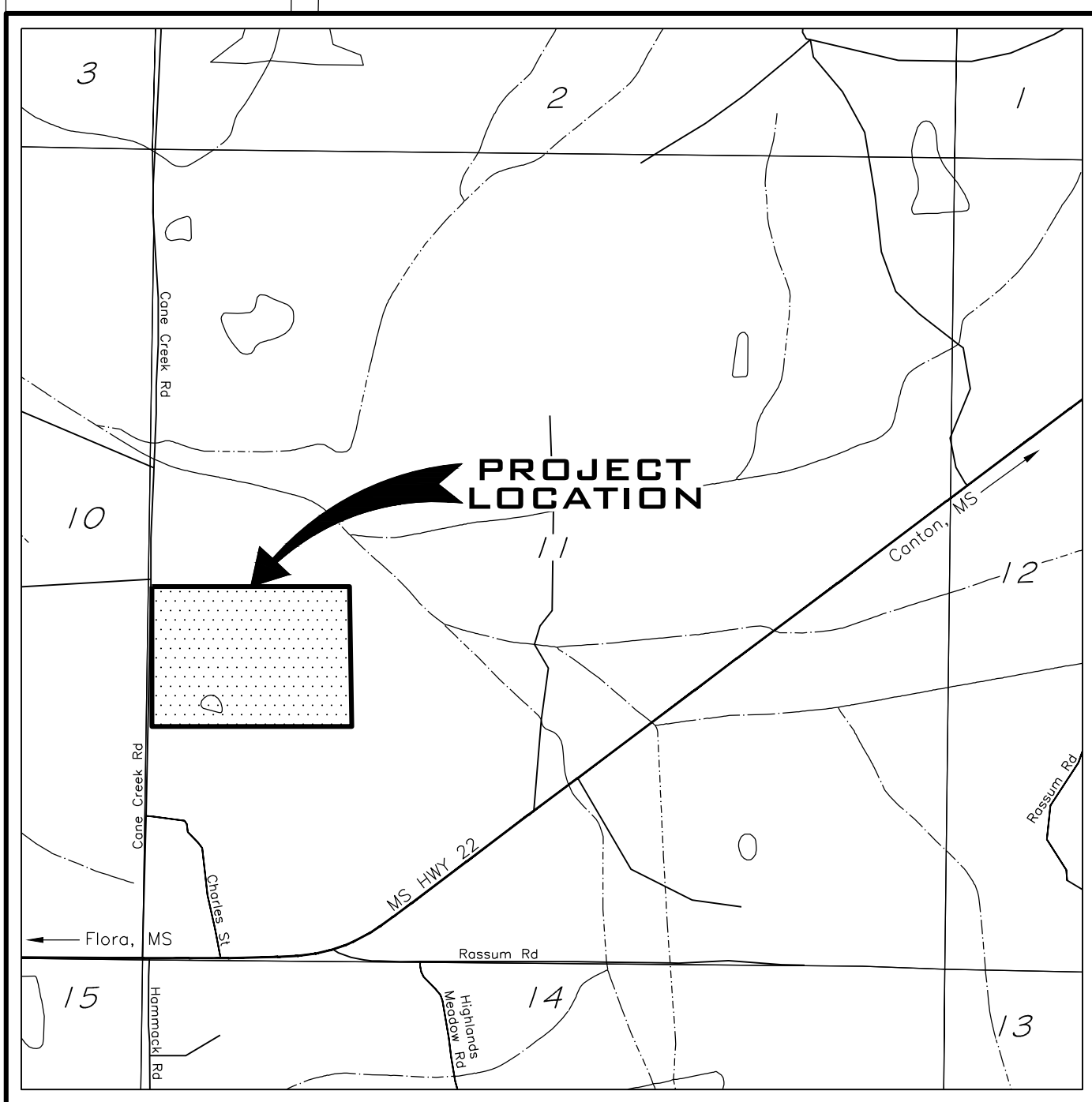
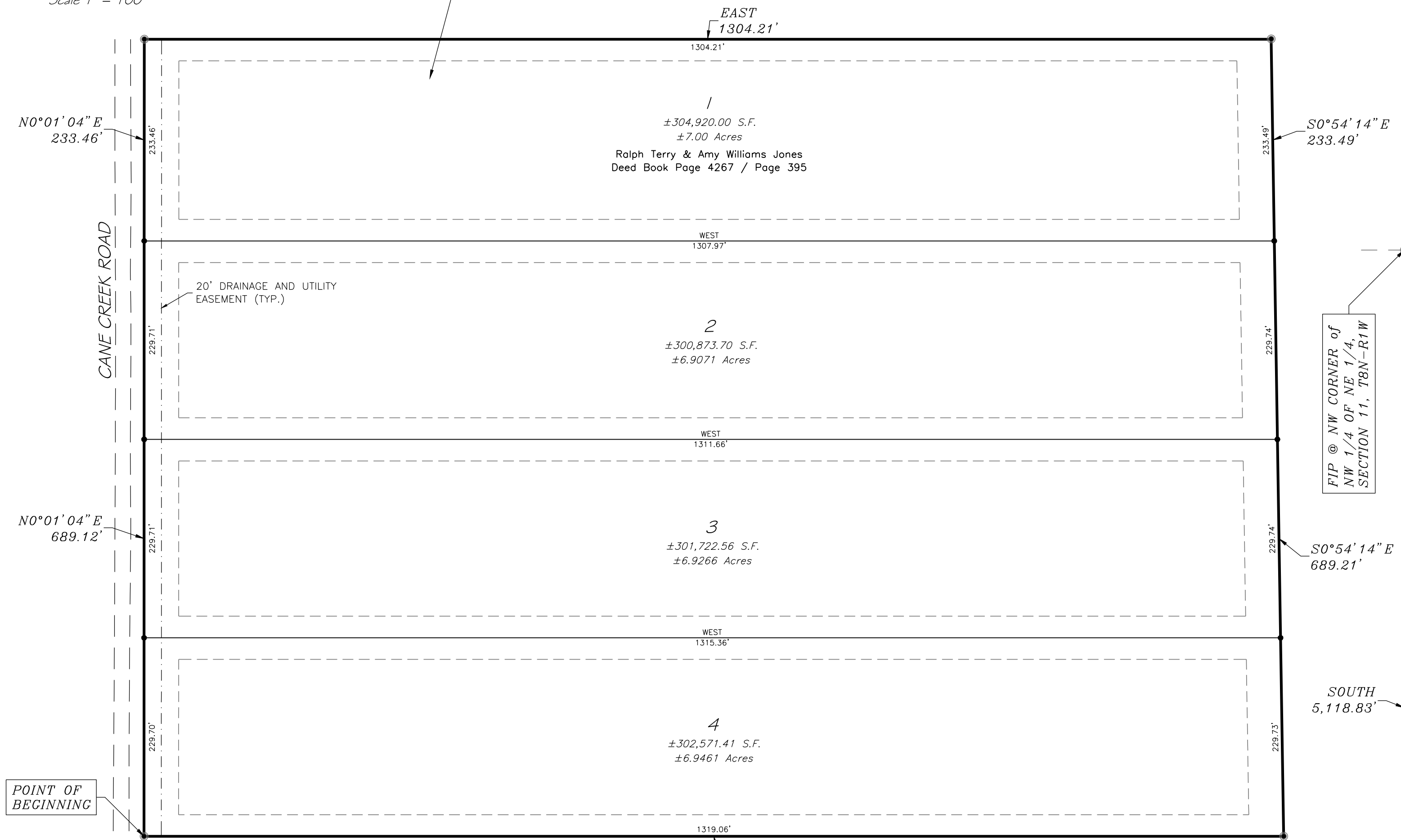


TYPICAL LOT DETAIL
N.T.S.

TOTAL AREA
± 1,210,087.68 S.F.
± 27.7798 Acres

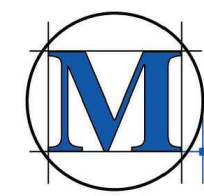
NOTES:

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. 28089C0370F, 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. Maintenance of all drainage easements and common areas are the responsibility of the Homeowner's Association.
7. 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.
8. 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'

POINT OF COMMENCEMENT
FIP - Intersection of the East line of the West 1/2 of the SW 1/4 of said Section 11, T8N-R1W, Madison County, Mississippi with the Northerly Right-Of-Way of Mississippi Highway No. 22.



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

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

JOSEPH FARMS

SITUATED IN SECTION 11, 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 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 JOSEPH FARMS, 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 C. Primos, Billy Ray Powell, Trustee of The Keith Ray Powell Irrevocable Trust, The Brent Lee Powell Irrevocable Trust, and the Bridget Ann Powell Irrevocable Trust, and Ralph Terry and Amy Williams Jones, the owners, who acknowledged to me that they signed and delivered this plat and the certificates thereon, as their 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 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 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 Bryon, P.E.,
Madison County Engineer

CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, Houston C. Primos, 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 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 and have designated the same as JOSEPH FARMS.

All utilities, utility easements, and other easements are as designated and defined hereon. All utilities, utility easements, and other easements shall be dedicated for public use.

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

Houston C. Primos;

By:

Houston C. Primos

CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

We, Ralph Terry and Amy Williams Jones, do hereby certify that the aforementioned are the owners of the land described in the foregoing certificate of Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and that as owners, 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 and have designated the same as JOSEPH FARMS.

All utilities, utility easements, and other easements are as designated and defined hereon. All utilities, utility easements, and other easements shall be dedicated for public use.

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

Ralph Terry and Amy Williams Jones;

By:

Ralph Terry Jones _____
Amy Williams Jones

CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, Billy Ray Powell, Trustee of The Keith Ray Powell Irrevocable Trust, The Brent Lee Powell Irrevocable Trust, and the Bridget Ann Powell Irrevocable Trust, 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 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 and have designated the same as JOSEPH FARMS.

All utilities, utility easements, and other easements are as designated and defined hereon. All utilities, utility easements, and other easements shall be dedicated for public use.

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

Billy Ray Powell, Trustee;
The Keith Ray Powell Irrevocable Trust;
The Brent Lee Powell Irrevocable Trust;
The Bridget Ann Powell Irrevocable Trust.

By:

Billy Ray Powell, Trustee

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 Houston C. Primos, Billy Ray Powell, Trustee of The Keith Ray Powell Irrevocable Trust, The Brent Lee Powell Irrevocable Trust, and the Bridget Ann Powell Irrevocable Trust, and Ralph Terry and Amy Williams Jones, the owners, have subdivided and platted the following described land, as follows, to-wit:

A parcel or tract of land, containing 27.7798 acres (1,210,087.68 Sq. Ft.), more or less, lying and being situated in Section 11, T8N-R1W, Madison County, Mississippi, being a part of that certain "37.81 acre tract" described in Deed Book 2847 at Page 352 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 pin lying at the intersection of the East line of the West 1/2 of the SW 1/4 of said Section 11, T8N-R1W, Madison County, Mississippi, with the Northerly Right-Of-Way of Mississippi Highway No. 22 (as it existed in September, 2022), said point lying 5,118.83 feet South and 1,261.19 feet West of a found 1/2" iron rebar at the NW corner of the NW 1/4 of the NE 1/4 of said Section 11, T8N-R1W, Madison County, Mississippi; run thence

North 01 degrees 00 minutes 30 seconds West for a distance of 915.70 feet; thence

South 67 degrees 28 minutes 00 seconds West for a distance of 105.30 feet; thence

North 88 degrees 58 minutes 30 seconds West for a distance of 444.14 feet; thence

North 28 degrees 28 minutes 50 seconds West for a distance of 514.76 feet; thence

North 67 degrees 53 minutes 19 seconds West for a distance of 152.71 feet; thence

West for a distance of 399.39 feet to the SW corner of the above referenced "37.81 acre tract", said point also lying on the Easterly Right-Of-Way of Cone Creek Road, as it existed in September, 2022; thence

North 00 degrees 01 minutes 04 seconds East along the Westerly boundary of said "37.81 acre tract" and the Easterly Right-Of-Way of said Cone Creek Road, for a distance of 67.00 feet to a 1/2" iron rebar and POINT OF BEGINNING of the herein described property; thence

Continue North 00 degrees 01 minutes 04 seconds East along the Westerly boundary of said "37.81 acre tract" and the Easterly Right-Of-Way of said Cone Creek Road, for a distance of 589.12 feet to a found 1/2" iron rebar lying at the SW corner of the Ralph Terry Jones and Amy Williams Jones property as described in Deed Book 4267 at Page 395 of the Records of said Madison County, Mississippi; thence

Continue North 00 degrees 01 minutes 04 seconds East along the Westerly boundary of said Ralph Terry Jones property and the Easterly Right-Of-Way of said Cone Creek Road, for a distance of 233.46 feet to a found 1/2" iron rebar lying at the NW corner, thereof; thence

Leaving the Easterly Right-Of-Way of said Cone Creek Road, run East along the Northerly boundary of said Ralph Terry Jones property, for a distance of 1,304.21 feet to a found 1/2" iron rebar lying at the NE corner, thereof; thence

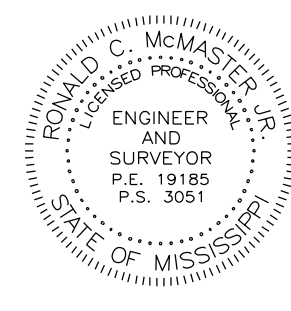
South 00 degrees 54 minutes 14 seconds East along the Easterly boundary of said Ralph Terry Jones property, for a distance of 233.49 feet to a found 1/2" iron rebar at the SE corner, thereof, said point also lying on the Easterly boundary of the above referenced "37.81 acre tract"; thence

Continue South 00 degrees 54 minutes 14 seconds East along the Easterly boundary of said "37.81 acre tract" for a distance of 689.21 feet to a found 1/2" iron rebar; thence

Leaving the Easterly boundary of said "37.81 acre tract", run West for a distance of 1,319.06 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



MCMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1099