

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

January 11, 2023

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: Letter of Credit
Mill Town Place, Phase 1

The Engineering Department requests the Board approve the Irrevocable Standby Letter of Credit from Mill Town Partners, L. P. in the amount of \$222,500.00 for Mill Town Place, Phase 1 for final wearing surface and one year warranty, on the streets in Mill Town Place located in Canton, Madison County, MS.

Trustmark National Bank
International Operations
248 East Capitol Street
Jackson, Mississippi 39201

Telephone: 601/208-5887
Fax: 601/208-2387

Irrevocable Standby Letter of Credit No. 23-001-SP

Issue Date:
January 11, 2023

Expiry Date:
January 11, 2024

Beneficiary:
Madison County Board of Supervisors
125 West North Street
P. O. Box 608
Canton, MS 39046

Applicant:
Mill Town Partners, L.P.
124 One Madison Plaza, Suite 1500
Madison, MS 39110

Amount: US\$222,500.00
(Two Hundred Twenty-Two Thousand Five Hundred and No/100
U. S. Dollars)

Place of Expiry: At the counters of Trustmark National Bank, 248 East Capitol
Street, Jackson, MS 39201, USA.

Gentlemen:

We hereby issue in your favor this Irrevocable Standby Letter of Credit No. 23-001-SP available by your SIGHT DRAFT drawn on Trustmark National Bank, Jackson, MS, bearing the clause "Drawn Under Trustmark National Bank, Jackson, MS, Letter of Credit No. 23-001-SP" and accompanied by the following documents:

- A signed and dated statement from the Madison County Board of Supervisors, Canton, Madison County MS, certifying that Mill Town Partners, L.P, has failed to perform under its agreement with the Madison County Board of Supervisors for the completion of roads, the final wearing surface and one year warranty, on the streets in Mill Town Place located in Canton, Madison County, MS.
- The original of this Letter of Credit, and any amendments thereto.

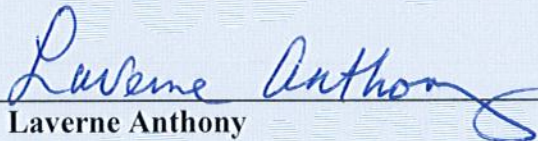
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L/C No. 23-001-SP
January 11, 2023

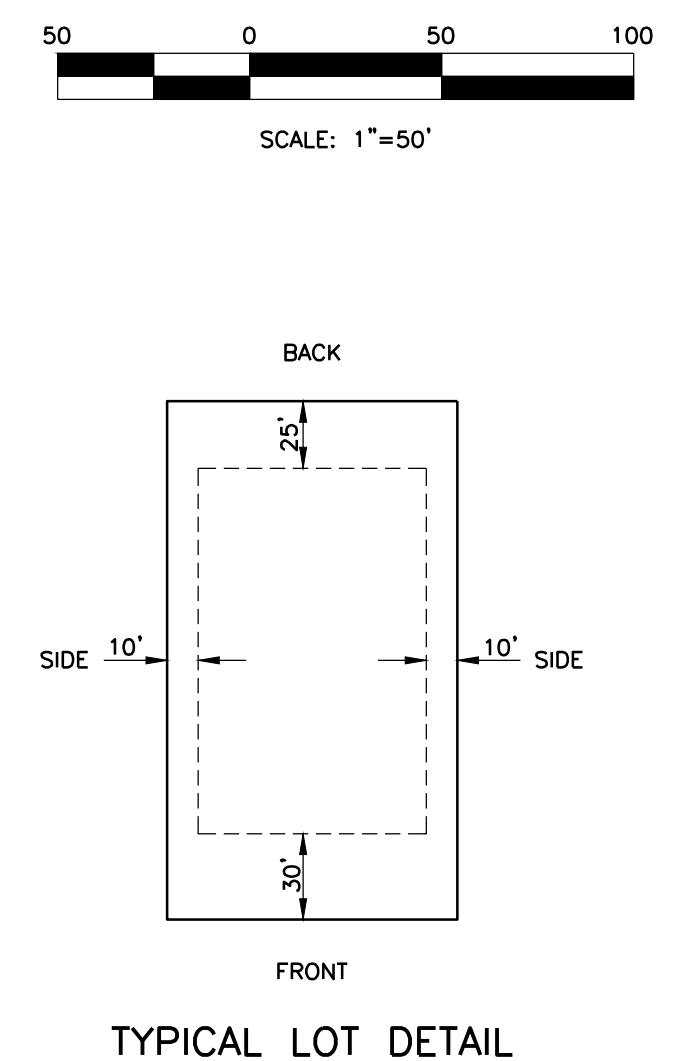
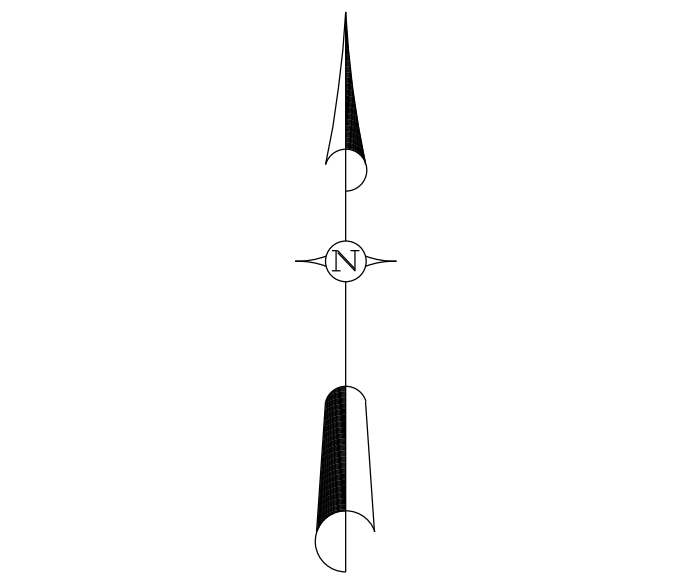
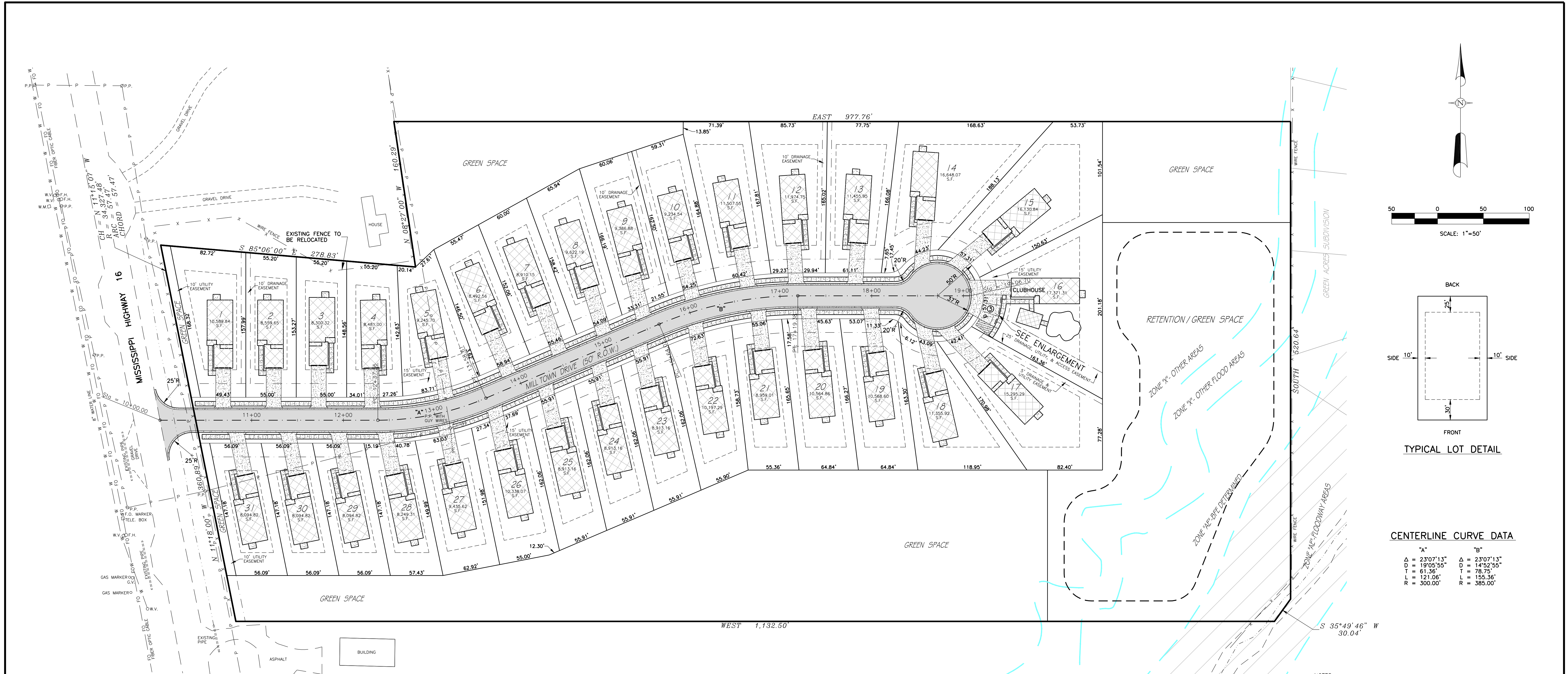
We hereby engage with you that drafts drawn and presented in compliance with the terms of this Letter of Credit will be duly honored by us if presented at this office on or before January 11, 2024 or any other extended expiration date.

It is a condition of this Letter of Credit that it shall automatically renew, without amendment, for successive one-year periods on the current expiry date, and each successive expiry date, unless at least ninety (90) days prior to such date we notify you in writing, at the address above, by registered mail, or overnight courier, that we elect not to renew this Letter of Credit for an additional year.

Except as otherwise expressly stated herein, this credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

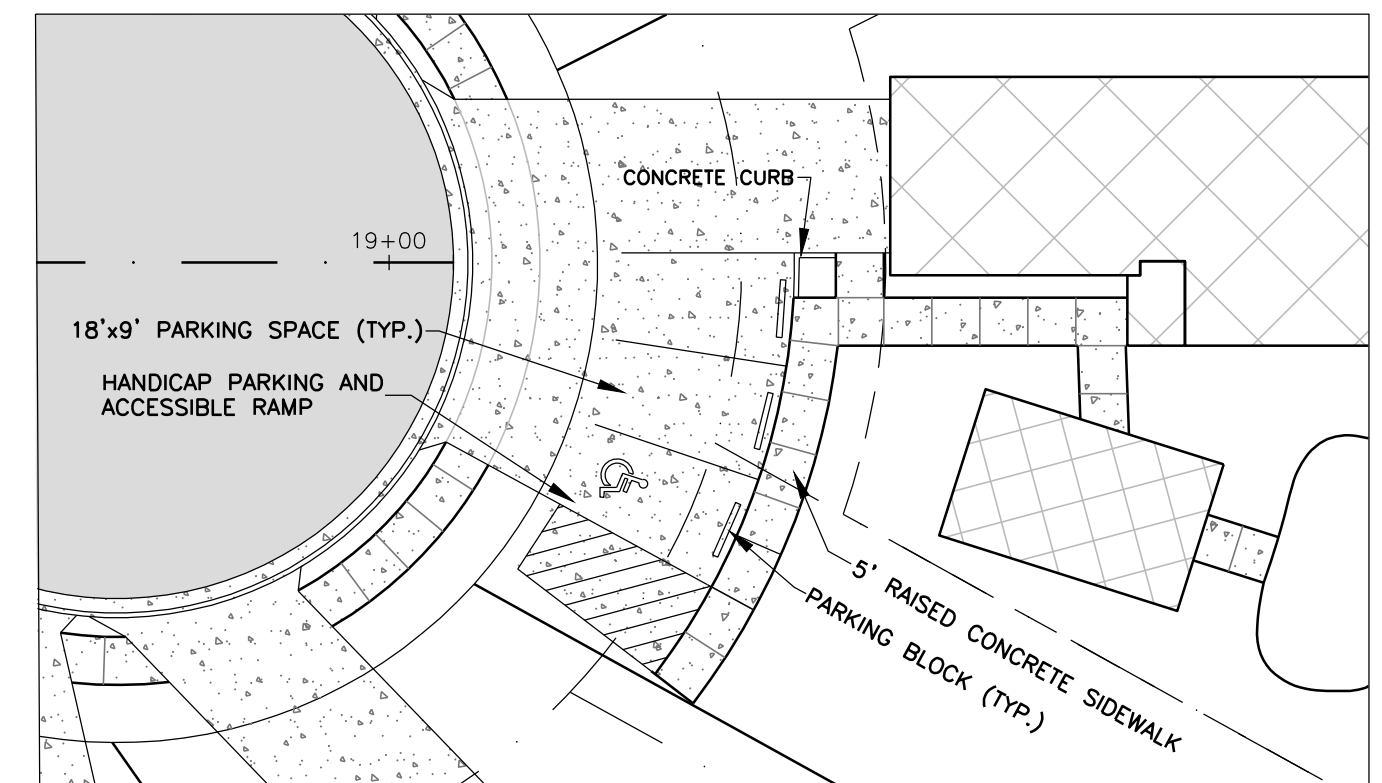
Yours very truly,
Trustmark National Bank
Jackson, Mississippi, USA

By: 
Laverne Anthony
Assistant Vice President



CENTERLINE CURVE DATA

"A"		"B"	
Δ = 2307'13"	D = 19'05'55"	Δ = 2307'13"	D = 14'52'55"
T = 61.36'	L = 121.06'	T = 78.75'	L = 155.36'
R = 300.00'		R = 385.00'	



NOTES:

THE TOTAL AREA FOR THIS PARCEL IS 14.13 ACRES.
THE TOTAL COMMON AREA FOR THIS PARCEL IS 5.66 ACRES.

THIS PARCEL OF LAND IS SITUATED IN FLOOD ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, AND IN FLOOD ZONE "AE", WHICH IS DETERMINED TO BE A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% CHANCE ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO F.I.A. COMMUNITY PANEL NO. 28089C0245F, MADISON CO. MS, DATED MARCH 17, 2010.

CONTRACTOR SHALL MAKE EVERY EFFORT TO KEEP EXISTING PUBLIC ROADS FREE AND CLEAN OF DEBRIS DURING CONSTRUCTION.

ELEVATIONS ARE BASED ON NGS BENCH MARK "H3" ELEVATION - 239.45' (NAVD 88).

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR MADISON COUNTY, MS.

CONTRACTOR SHALL CONTACT MISSISSIPPI ONE CALL SYSTEM TO LOCATE AND MARK ALL UNDERGROUND UTILITIES BEFORE ANY EXCAVATION IS PERFORMED ON SITE.

ALL RADIIUSES ARE MEASURED TO THE BACK OF CURB.

ALL COMMON AREA SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION FOR MILL TOWN PLACE, PHASE 1.

ALL EXISTING FENCES, SERVICE UTILITIES, ETC., TO BE REMOVED PRIOR TO CONSTRUCTION.

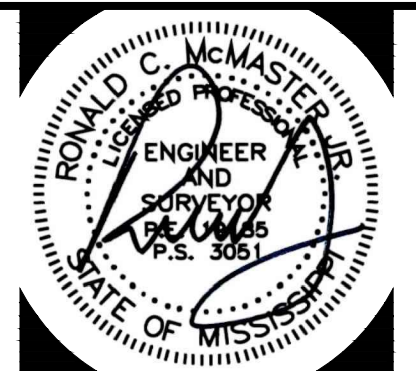
Revisions				
#	Date	Nature	By	App'd.
1	11/15/22	ADDED PARKING & PLAYGROUND TO LOT 16	D.P.	R.C.M.

Project No.	M-2303-3	Designed By	R.C.M.
Date	7-5-22	Drawn By	D.P.
Scale	SEE ABOVE	Checked By	R.C.M.

MILL TOWN PLACE, PHASE 1
MADISON COUNTY, MISSISSIPPI

M. McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090



GEOMETRIC LAYOUT