

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**

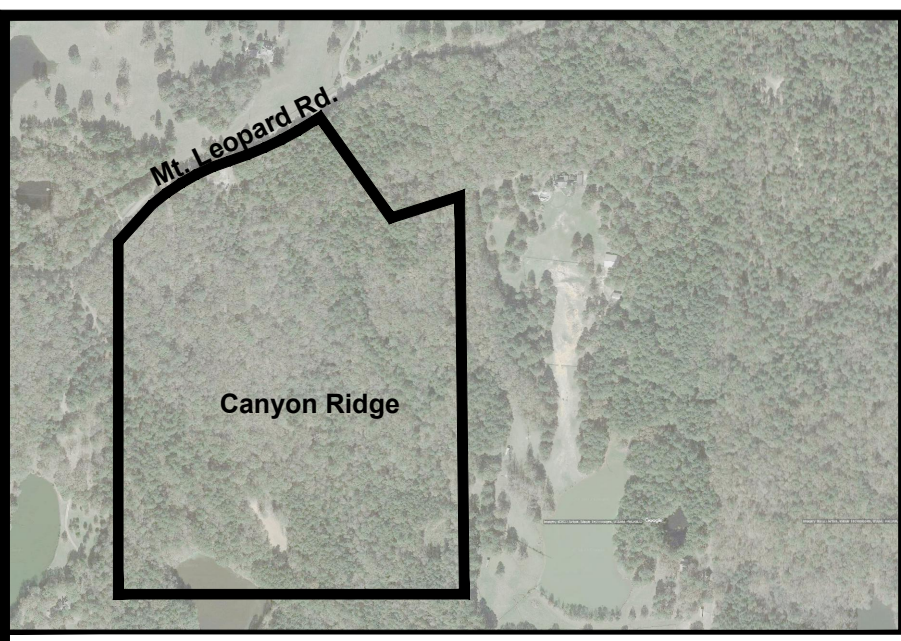
March 14, 2023

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: Canyon Ridge  
Final Plat

The Engineering Department recommends approval of the final plat of Canyon Ridge. The development contains 12 lots on 89.27 acres. There is no public infrastructure associated with this development.

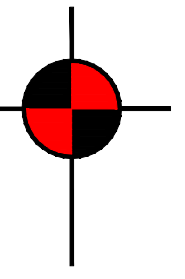


# CANYON RIDGE

Situated in the SE ¼ and the SE ¼ of the NE ¼ of Section 23, T8N, R1W, Madison County, Mississippi

# BENCHMARK ENGINEERING & SURVEYING, LLC

101 Highpointe Court, Suite B  
 Brandon, Mississippi 39042  
 601-591-1077  
 660 Katherine Drive, Suite 302  
 Flowood, Mississippi 39232  
 601-627-7780  
 www.benchmarkms.net



### FILING AND RECORDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Ronny Lott, Clerk of the Chancery Court in and for the said County and State, do hereby certify that the final plat of CANYON RIDGE, was filed for record in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, and was duly recorded in Plat Cabinet \_\_\_\_\_ at Slide \_\_\_\_\_ of the records of maps and plats of land of Madison County, Mississippi.

GIVEN UNDER MY HAND AND SEAL of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Ronny Lott  
 Chancery Clerk

### ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Houston C. Primos, Manager of Canyon Ridge, LLC, the Owner, who acknowledged to me that, after first having been authorized so to do, he signed and delivered this Plat and Certificate thereon on behalf of Canyon Ridge, LLC on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

### COUNTY ENGINEER'S RECOMMENDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Tim Bryan, P.E., have examined this plat and find it conforms to all conditions set forth on the preliminary plat as approved by the Board of Supervisors and thus recommend final approval.

Tim Bryan, P.E.  
 County Engineer

VICINITY MAP  
 SCALE: 1"=1000'

## PLAT CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_

### CERTIFICATE OF OWNERSHIP - COUNTY OF MADISON - STATE OF MISSISSIPPI

Houston C. Primos, Manager of Canyon Ridge, LLC the undersigned owner, does hereby certify that Canyon Ridge, LLC is the owner of the land described in the foregoing Certificate of Michael R. Love, Professional Surveyor, and Canyon Ridge, LLC have caused the same to be subdivided and platted as CANYON RIDGE hereon and in conjunction therewith hereby dedicate the streets, rights-of-way and drainage and utility easements to Madison County, Mississippi as shown hereon for public use forever.

WITNESS MY SIGNATURE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Houston C. Primos, Manager  
 Canyon Ridge, LLC

### ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the within named Michael R. Love, Professional Surveyor, who acknowledged to me that he signed and delivered this Plat and Certificate thereon on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

### 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 in session on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

President of Board of Supervisors  
 Madison County, Mississippi

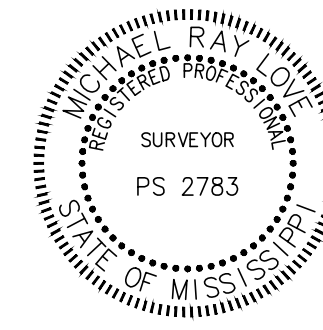
Attest:  
 Chancery Clerk  
 Madison County, MS

### SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Michael R. Love, Professional Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plan and plat shown hereon are a true and correct representation of a survey performed to the accuracy designated in the subdivision regulation for Madison County, Mississippi.

WITNESS MY SIGNATURE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Michael R. Love, P.S.



### SURVEYOR'S CERTIFICATE - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Michael R. Love, Professional Surveyor, do hereby certify that at the request of Canyon Ridge, LLC, the Owner, I have subdivided and platted the following described land situated in the Southeast ¼ and the Southeast ¼ of the Northeast ¼ of Section 23, Township 8 North, Range 1 West, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at a found ½ inch iron pin marking the Southwest corner of the Langston property as recorded in Deed Book 485, Page 691 in the Office of the Chancery Clerk of Madison County and the Southeast corner of said Section 23; run thence

North 00 degrees 05 minutes 50 seconds West along the West line of said Langston property for a distance of 438.74 feet to a found ½ inch iron pin marking the Northeast corner of the Bianchi property as recorded in Deed Book 2844, Page 513 in the Office of the Chancery Clerk of Madison County and the Point of Beginning of the herein described property; thence

North 00 degrees 40 minutes 19 seconds West along said West line of the Langston property and the West line of the Harwell property for a distance of 2,072.64 feet to a set ½ inch iron pin; thence

South 72 degrees 31 minutes 14 seconds West for a distance of 374.15 feet to a set ½ inch iron pin; thence North 35 degrees 16 minutes 55 seconds West for a distance of 642.44 feet to a set ½ inch iron pin marking the South right of way of Mt. Leopard Road; thence

Continue along said South right of way Mt. Leopard Road as follows:

South 57 degrees 08 minutes 27 seconds West for a distance of 35.27 feet to a set ½ inch iron pin; thence

Southwesterly along the arc of a curve to the right for a distance of 490.69 feet, said curve having a radius of 1,855.59 feet, and a deflection angle of 15 degrees 09 minutes 04 seconds, chord bearing and distance, South 64 degrees 42 minutes 59 seconds West, 459.26 feet to a set ½ inch iron pin; thence

Southwesterly along the arc of a curve to the left for a distance of 463.05 feet, said curve having a radius of 1,127.32 feet, and a deflection angle of 23 degrees 32 minutes 04 seconds, chord bearing and distance, South 60 degrees 31 minutes 29 seconds West, 459.80 feet to a set ½ inch iron pin; thence

South 42 degrees 14 minutes 17 seconds West for a distance of 262.85 feet to a set ½ inch iron pin marking the East line of said Bianchi property; thence

South along said East line of the Bianchi property for a distance of 1835.61 feet to a found ½ inch iron pin marking the North line of said Bianchi property; thence

East along said North line of the Bianchi property for a distance of 1801.25 feet to the Point of Beginning; containing 89.27 acres, more or less.

Less and Except Holmes Community College - Tower:

A parcel containing 0.70 acres, more or less, lying and being situated in the Southeast ¼ of Section 23, Township 8 North, Range 1 West, Madison County, Mississippi, and being more particularly described by metes and bounds as follows:

Commencing at a found ½ inch iron pin marking the Southeast corner of said Section 23; run thence

North 27 degrees 27 minutes 30 seconds West for a distance of 2,685.76 feet to a set ½ inch iron pin marking the Point of Beginning of the herein described property; thence

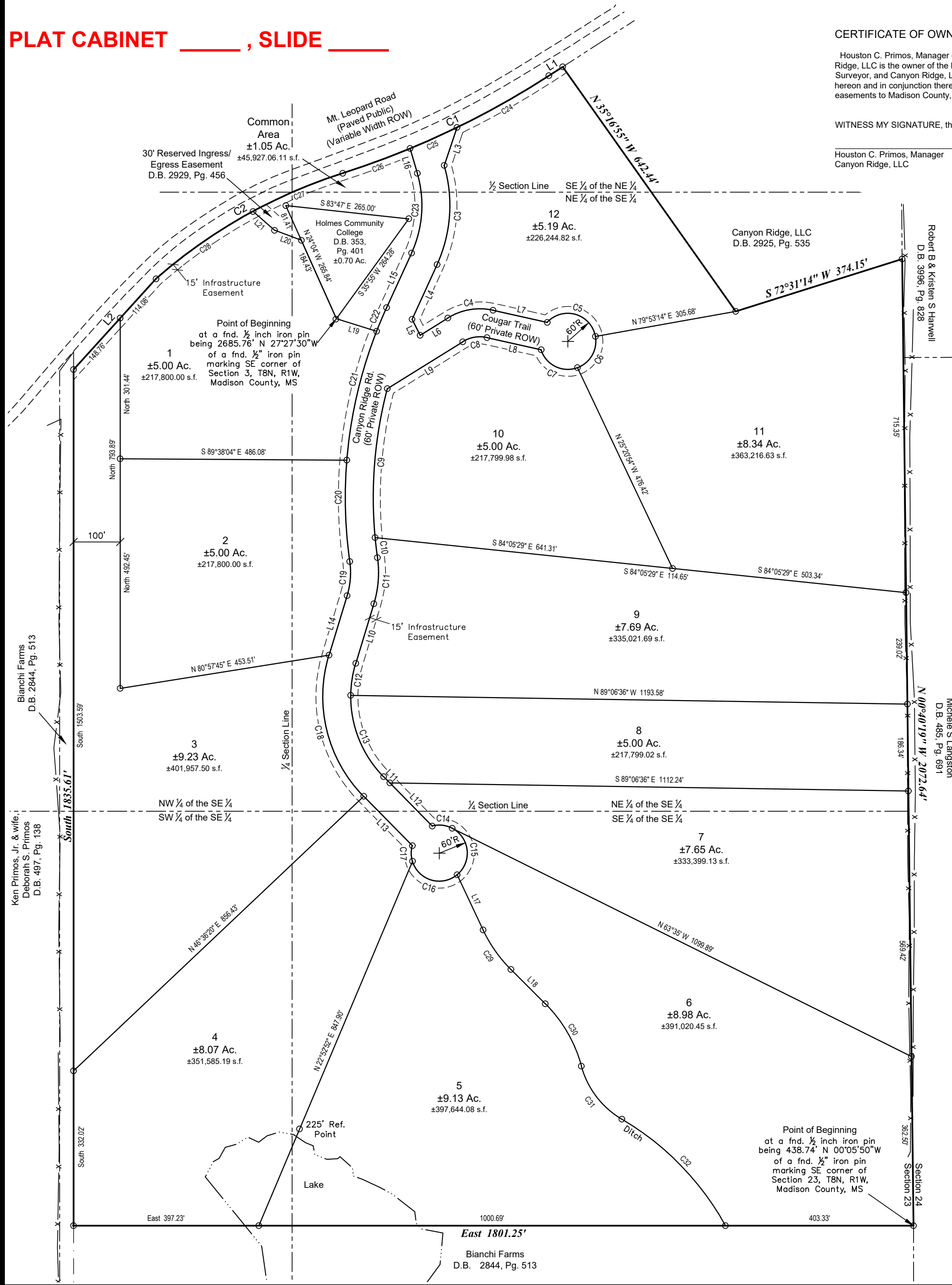
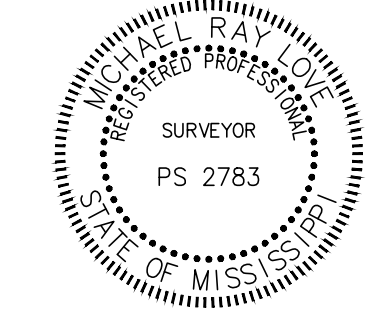
North 24 degrees 04 minutes East for a distance of 265.84 feet to a set ½ inch iron pin; thence

South 83 degrees 47 minutes East for a distance of 265.00 feet to a set ½ inch iron pin; thence

South 35 degrees 55 minutes West for a distance of 264.28 feet to the Point of Beginning.

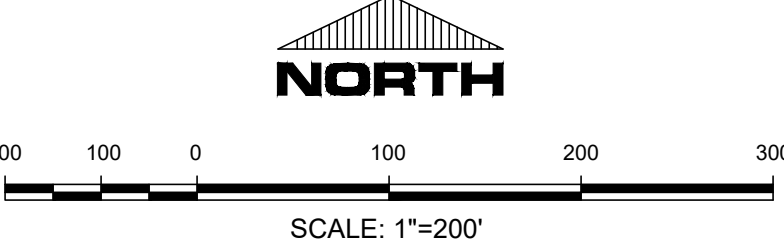
WITNESS MY SIGNATURE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Michael R. Love, P.S.



Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	15°09'04"	490.69'	1855.59'	246.78'	489.26'	S 64°42'59" W
C2	23°32'04"	463.05'	1127.32'	234.84'	459.80'	S 60°31'29" W
C3	40°55'41"	217.87'	305.00'	113.62'	213.27'	S 4°06'20" W
C4	44°28'07"	100.90'	130.00'	53.14'	98.38'	N 80°20'04" E
C5	127°18'06"	133.33'	60.00'	121.18'	107.54'	S 73°46'19" E
C6	80°00'23"	83.78'	60.00'	50.35'	77.14'	S 29°53'26" W
C7	92°40'31"	97.05'	60.00'	62.87'	86.81'	N 63°46'07" W
C8	44°28'07"	54.33'	70.00'	28.62'	52.98'	S 80°20'04" W
C9	20°03'22"	322.04'	920.00'	162.69'	320.40'	S 4°40'58" W
C10	2°40'59"	43.08'	920.00'	21.54'	43.08'	S 6°41'12" E
C11	24°56'39"	100.13'	230.00'	50.87'	99.34'	S 4°26'38" W
C12	16°21'31"	69.95'	245.00'	35.21'	69.71'	S 8°44'12" W
C13	45°06'11"	192.86'	245.00'	101.74'	187.92'	S 21°59'39" E
C14	41°56'55"	43.93'	60.00'	23.00'	42.95'	S 83°34'17" E
C15	112°53'07"	118.21'	60.00'	90.45'	100.00'	S 6°09'16" E
C16	112°53'07"	118.21'	60.00'	90.45'	100.00'	N 73°16'09" W
C17	32°16'50"	33.30'	60.00'	17.36'	33.36'	N 00°41'10" W
C18	61°27'42"	327.18'	305.00'	181.32'	311.71'	N 13°48'54" W
C19	24°56'39"	74.01'	170.00'	37.60'	73.43'	N 4°26'38" E
C20	12°44'19"	217.89'	980.00'	109.39'	217.44'	N 1°39'32" W
C21	16°38'48"	284.73'	980.00'	143.37'	283.73'	N 13°02'01" E
C22	3°12'45"	54.95'	980.00'	27.48'	54.94'	N 22°57'48" E
C23	40°55'41"	175.01'	245.00'	91.43'	171.31'	N 4°06'20" E
C24	6°58'59"	226.15'	1855.59'	113.22'	226.01'	S 60°37'56" W
C25	3°24'39"	110.46'	1855.59'	55.25'	110.44'	S 65°49'45" W
C26	4°45'27"	154.08'	1855.59'	77.08'	154.03'	S 69°54'48" W
C27	10°38'21"	209.33'	1127.32'	104.97'	209.03'	S 66°58'20" W
C28	12°53'43"	253.72'	1127.32'	127.40'	253.19'	S 55°12'18" W
C29	19°49'56"	103.84'	300.00'	52.45'	103.32'	S 35°06'28" E
C30	29°50'44"	156.27'	300.00'	79.95'	154.51'	S 30°06'04" E
C31	44°23'59"	147.00'	189.70'	77.41'	143.35'	S 37°22'42" E
C32	30°45'14"	322.05'	600.00'	165.01'	318.20'	S 44°12'04" E

Line	Bearing	Distance
L1	S 57°08'27" W	35.27'
L2	S 42°14'17" W	262.85'
L3	S 18°40'28" W	86.09'
L4	S 24°34'10" W	128.69'
L5	S 26°33'53" E	38.50'
L6	N 58°06'01" E	70.09'
L7	S 77°25'52" W	118.97'
L8	N 77°25'52" W	118.97'
L9	S 58°06'01" W	190.31'
L10	S 16°54'57" W	133.33'
L11	S 44°32'45" E	18.73'
L12	S 44°32'45" E	129.81'
L13	N 44°32'45" W	148.54'
L14	N 16°54'57" E	133.33'
L15	N 24°34'10" E	128.69'
L16	N 16°21'31" W	55.48'
L17	S 25°11'30" E	130.96'
L18	S 45°01'26" E	104.21'
L19	S 72°46'06" E	90.55'
L20	S 69°29' E	61.57'
L21	S 48°52' E	61.20'



- GENERAL NOTES:**
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0370F, COMMUNITY PANEL NO. 280228 0370 F, EFFECTIVE DATE: MARCH 17, 2010.
  - THIS SURVEY MEETS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYORS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
  - BEARINGS BASED ON PREVIOUS SURVEY PREPARED BY McMASTER & ASSOCIATES, INC., DATED 03/20/2013.
  - ½" x 18" IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  - FIELD SURVEY COMPLETED JANUARY 18, 2023.
  - PLAT PREPARED ON JANUARY 20, 2023.
  - TOTAL AREA: 89.27 ACRES

