

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 15, 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: Re-Subdivision of 145 Republic Condominiums
The Town of Lost Rabbit, Madison County
Final Plat

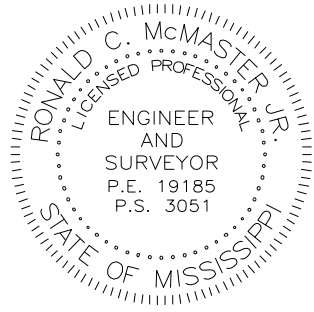
The Engineering Department recommends approval of the amended final plat of Re-Subdivision of 145 Republic Condominiums the Town of Lost Rabbit, Madison County. There are no changes to the lots or layout of the neighborhood.

A RESUBDIVISION OF 145 REPUBLIC CONDOMINIUM, AMENDED AND RESTATED, PHASE II AND PHASE III

SITUATED IN THE SW 1/4 OF SECTION 12, T7N-R2E,
THE TOWN OF LOST RABBIT, MADISON COUNTY, MISSISSIPPI

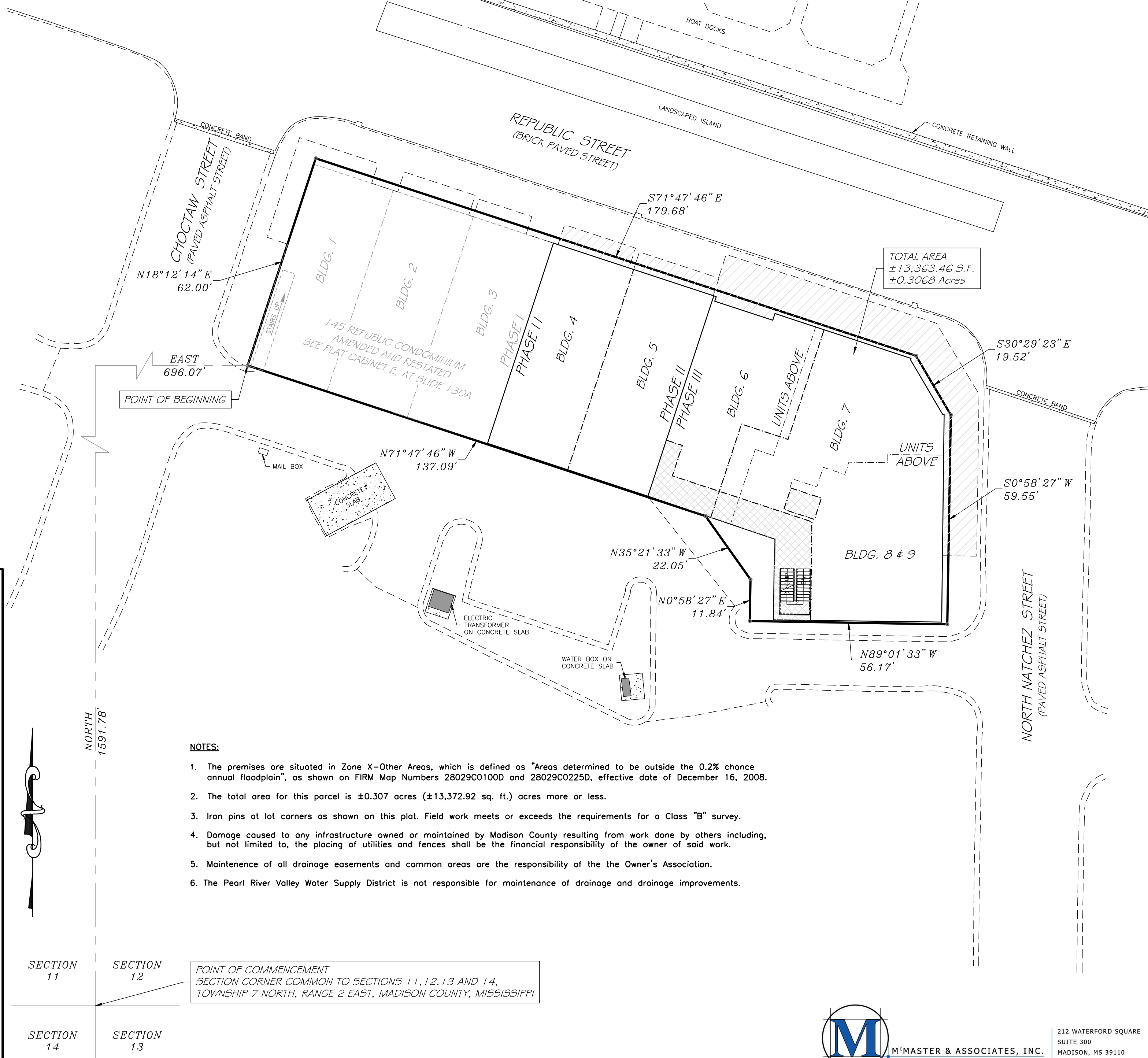
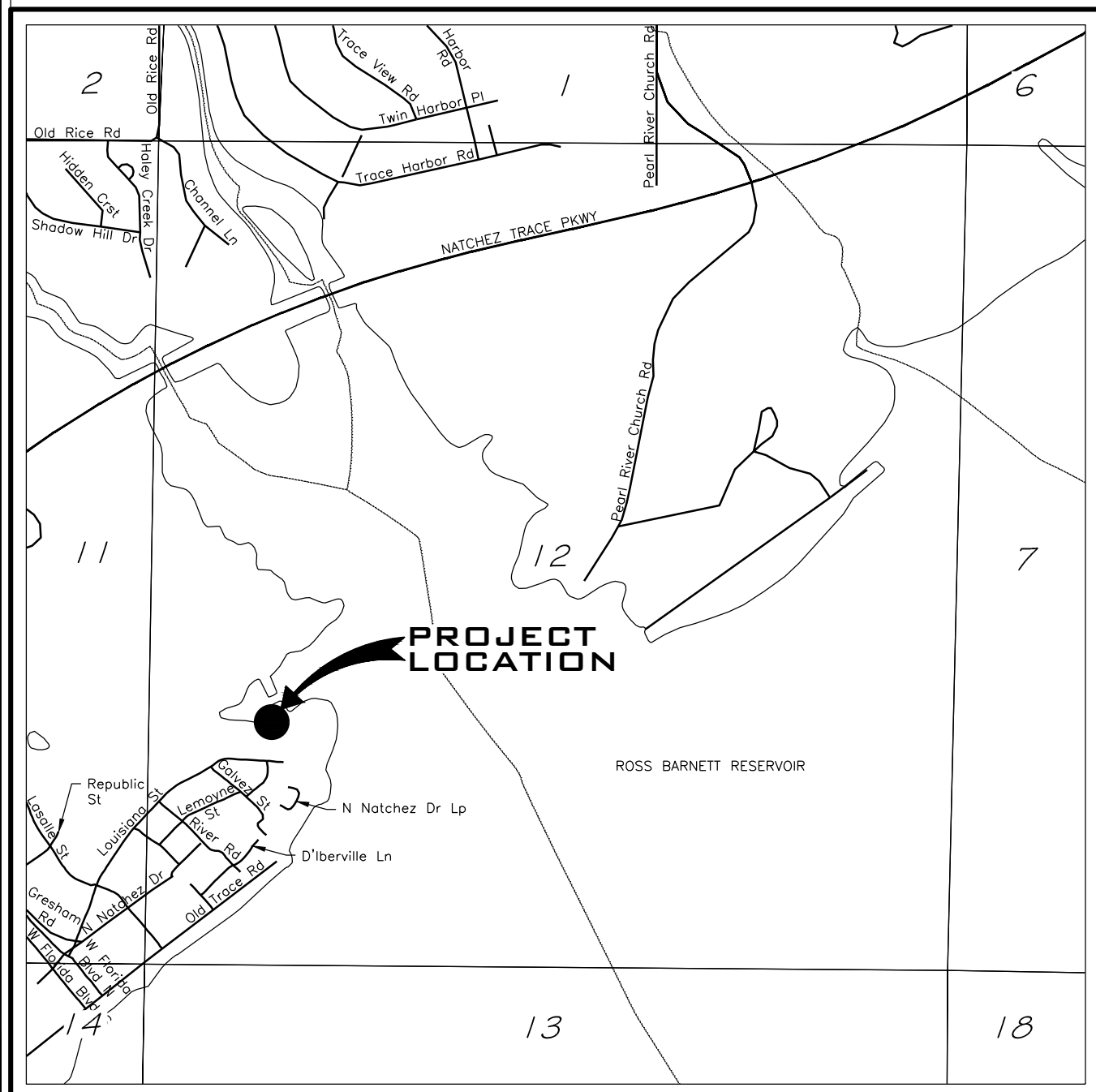
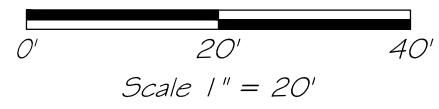
ROSS BARNETT
RESERVOIR

Class "B" Survey
Bearings Based on Survey Grade
GPS Observations Taken On
October 11, 2022
(Geodetic North)
Our Job No. M-3049-Final Plat
Date of Survey: October 12, 2022
Date of Plat: March 6, 2023



POB Point of Beginning
POC Point of Commencement
● Iron Pin (1/2"x1/8" Iron Rebar)
● Iron Pin In Concrete
--- Easement Boundary
--- Building Setback Line

▨ LIMITED COMMON SPACE
▩ AREA AVAILABLE TO ALL UNITS

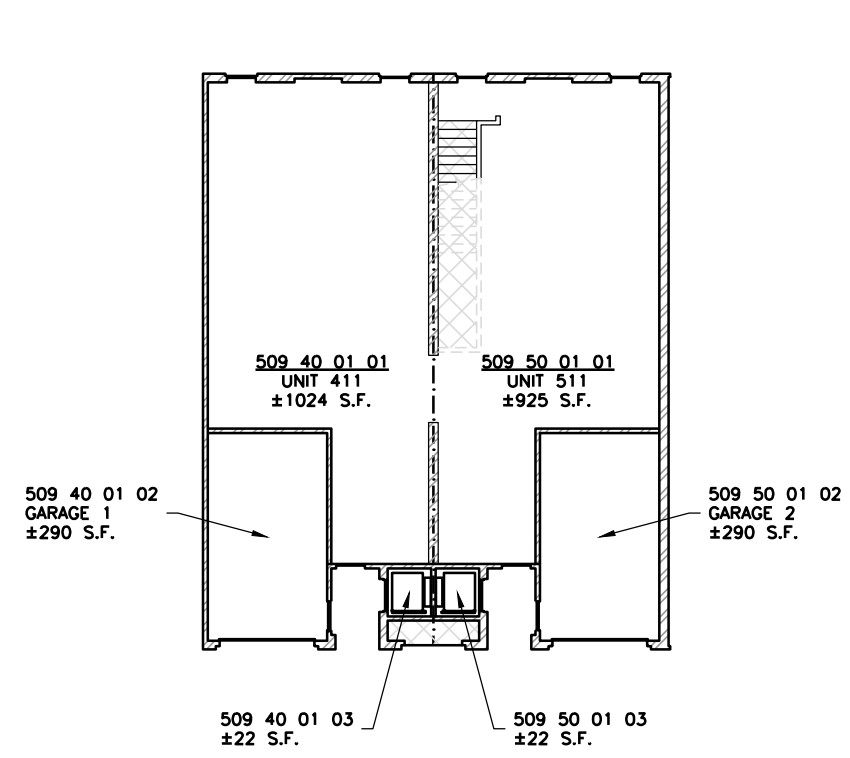


NOTES:

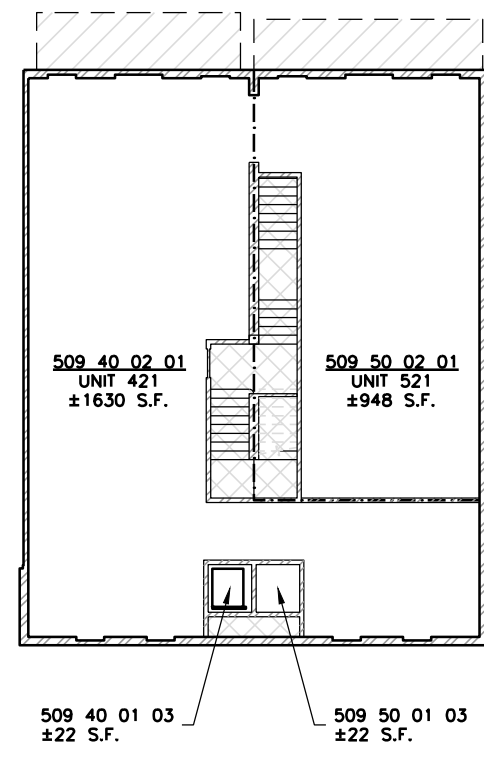
1. The premises are situated in Zone X-Other Areas, which is defined as "Areas determined to be outside the 0.2% chance annual floodplain", as shown on FIRM Map Numbers 28029C0100D and 28029C0225D, effective date of December 16, 2008.
2. The total area for this parcel is ±0.307 acres (±13,372.92 sq. ft.) acres more or less.
3. Iron pins at lot corners as shown on this plat. Field work meets or exceeds the requirements for a Class "B" survey.
4. 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.
5. Maintenance of all drainage easements and common areas are the responsibility of the the Owner's Association.
6. The Pearl River Valley Water Supply District is not responsible for maintenance of drainage and drainage improvements.

**A RESUBDIVISION OF 145 REPUBLIC CONDOMINIUM,
AMENDED AND RESTATED, PHASE II AND PHASE III**

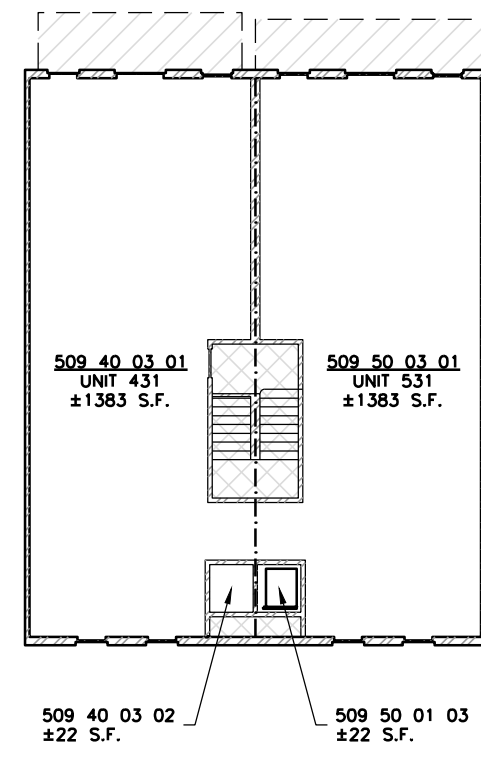
SITUATED IN THE SW 1/4 OF SECTION 12, T7N-R2E,
THE TOWN OF LOST RABBIT, MADISON COUNTY, MISSISSIPPI



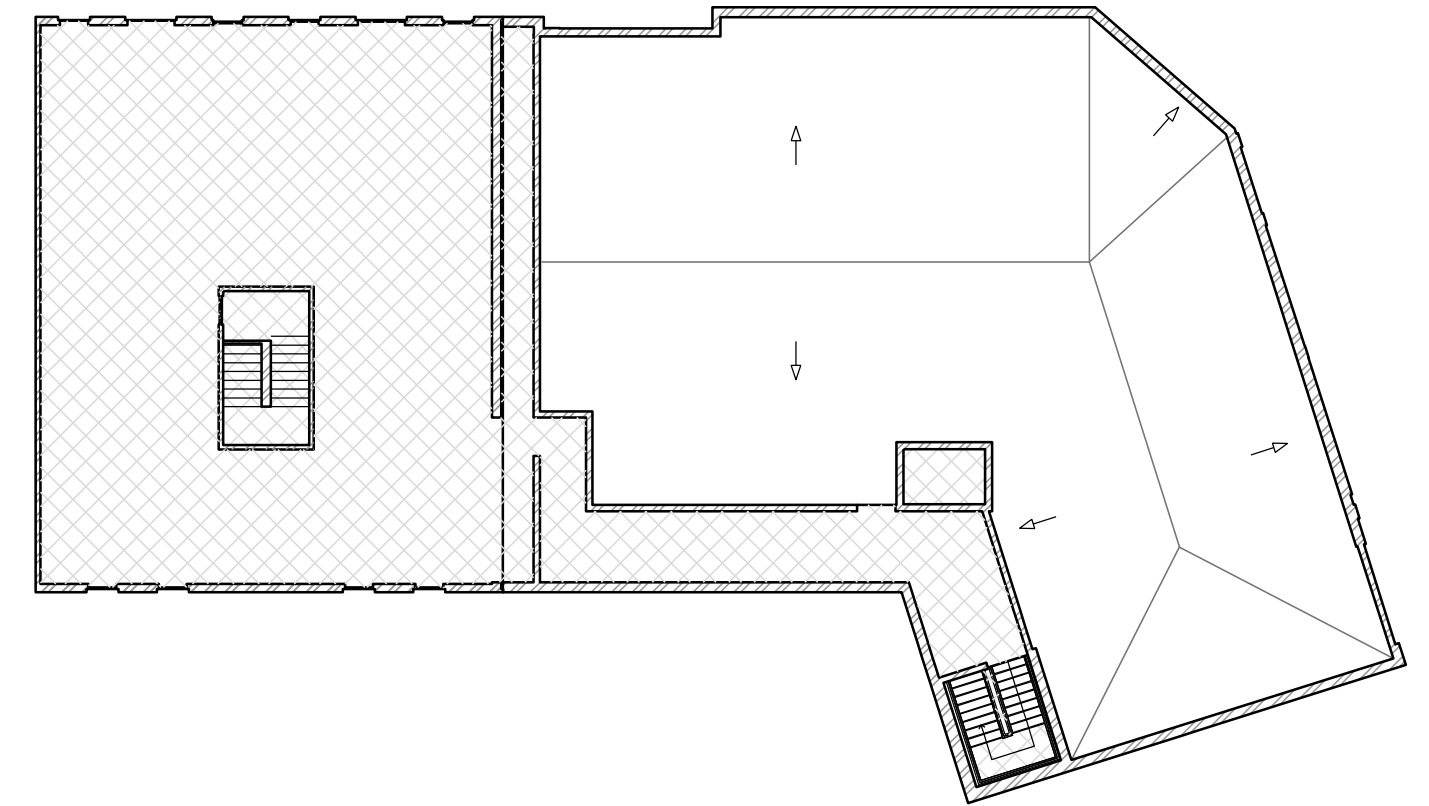
PHASE II
FIRST FLOOR PLAN
BUILDINGS 4 & 5



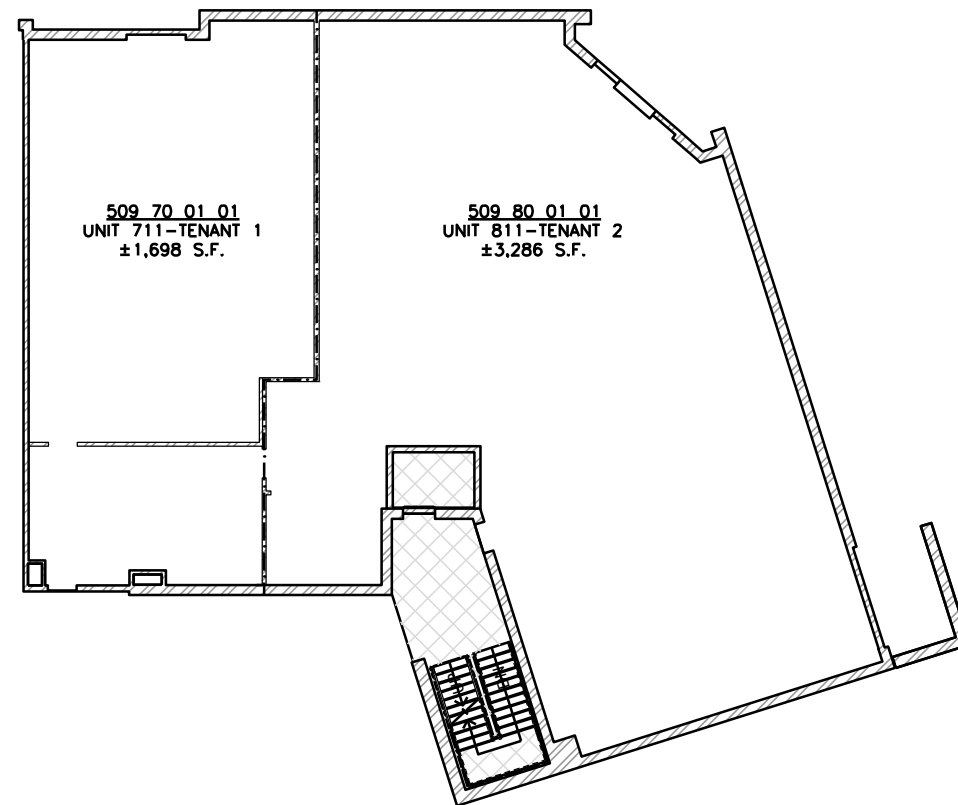
PHASE II
SECOND FLOOR PLAN
BUILDINGS 4 & 5



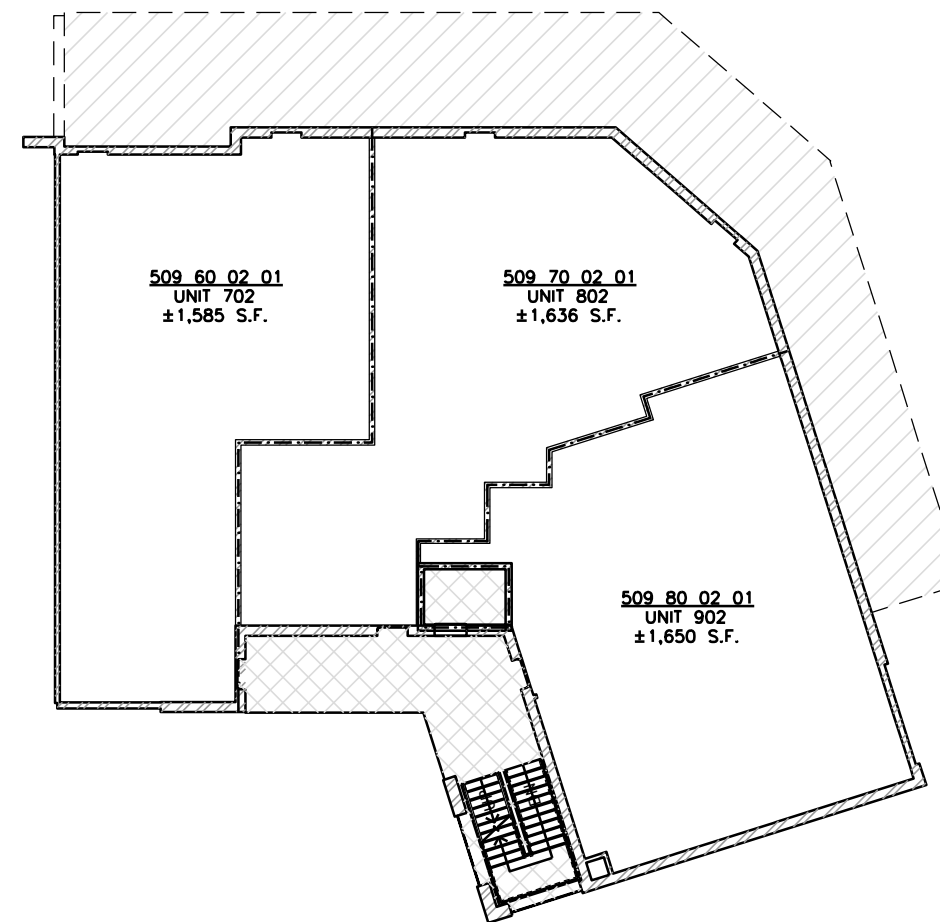
PHASE II
THIRD FLOOR PLAN
BUILDINGS 4 & 5



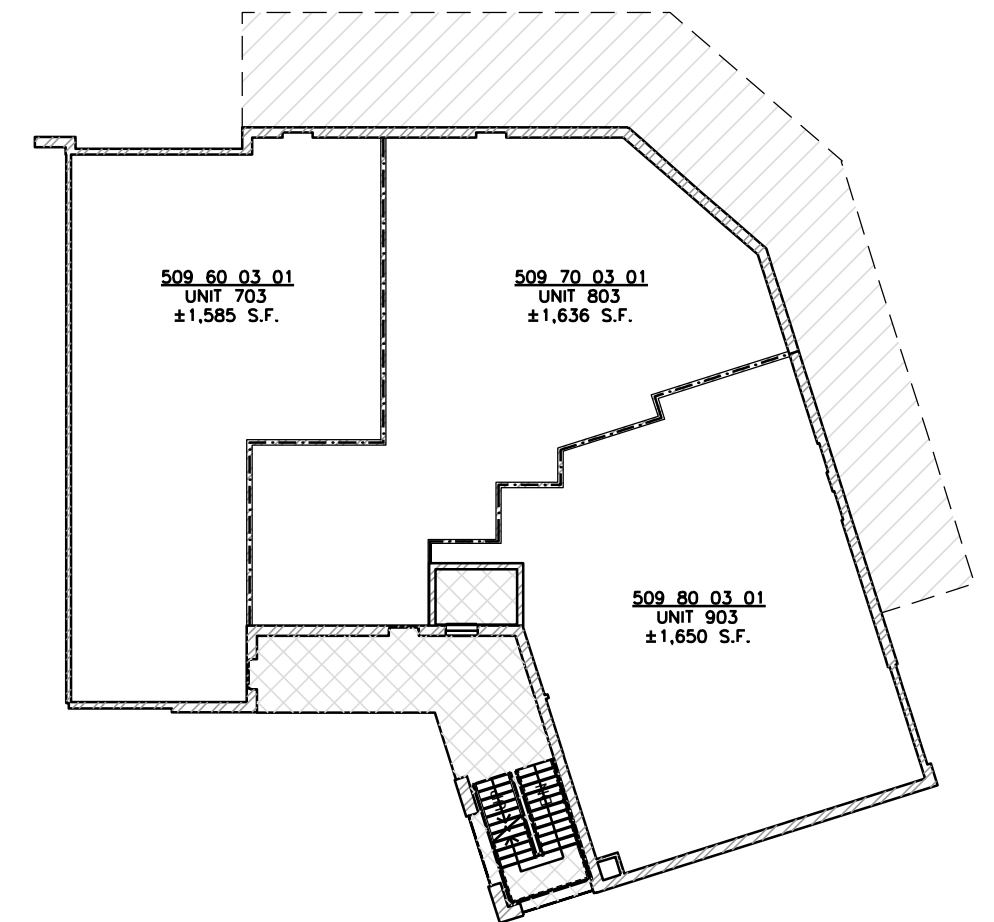
PHASE II & III
ROOFTOP TERRACE PLAN
BUILDINGS 4, 5, 6, 7, 8 & 9



PHASE III
FIRST FLOOR PLAN
BUILDINGS 6, 7, 8 & 9



PHASE III
SECOND FLOOR PLAN
BUILDINGS 6, 7, 8 & 9



PHASE III
THIRD FLOOR PLAN
BUILDINGS 6, 7, 8 & 9



A RESUBDIVISION OF 145 REPUBLIC CONDOMINIUM, AMENDED AND RESTATED, PHASE II AND PHASE III

SITUATED IN THE SW 1/4 OF SECTION 12, T7N-R2E,
THE TOWN OF LOST RABBIT, 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 _____, 2023.

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 plot of A RESUBDIVISION OF 145 REPUBLIC CONDOMINIUM, AMENDED AND RESTATED, PHASE II AND PHASE III, 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 _____, 2023.

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 Samuel James Everett, Manager/Member of Republic ST145, LLC, a Mississippi Limited Liability Company (Phase II), and Manager/Member of Republic P3, LLC, a Mississippi Limited Liability Company, (Phase III) 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 _____, 2023.

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 _____, 2023, 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 _____, 2023.

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 _____, 2023.

Madison County Board of Supervisors:

Attest:

By: _____, D.C.
Gerald Steen, 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

CERTIFICATION AND DEDICATION OF LESSOR AND LESSEE STATE OF MISSISSIPPI COUNTY OF MADISON

We, John Sigman, General Manager and Cindy Ford, Executive Secretary, the undersigned officers of the Pearl River Valley Water Supply District, Lessor, and Samuel J. Everett, Manager/Member of Republic ST145, LLC, a Mississippi Limited Liability Company, and Republic P3, LLC, a Mississippi Limited Liability Company, Lessee do hereby certify that said district and Republic ST145, LLC, a Mississippi Limited Liability Company, and Republic P3, LLC, a Mississippi Limited Liability Company, are the Lessor and Lessee, respectively, as owners of the lands described in the foregoing Certificate of Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and that Samuel J. Everett, acting as the duly authorized official of said Republic ST 145, LLC, a Mississippi Limited Liability Company, and Republic P3, LLC, a Mississippi Limited Liability Company, acting in capacity as Manager/Member, has caused the same to be subdivided and platted as A RESUBDIVISION OF 145 REPUBLIC CONDOMINIUM, AMENDED AND RESTATED, PHASE II AND PHASE III, and the utilities installed herein to the Pearl River Valley Water Supply District.

Witness our signatures on this the _____ day of _____, 2023.

LESSOR: PEARL RIVER VALLEY WATER SUPPLY DISTRICT

By: _____ Attest: _____
John Sigman Cindy Ford
General Manager Executive Secretary

LESSEE: REPUBLIC ST145, LLC, a Mississippi Limited Liability Company and
REPUBLIC P3, LLC, a Mississippi Limited Liability Company

By: _____
Samuel J. Everett
Manager/Member

CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, Samuel J. Everett, Manager/Member of Republic ST145, 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 said Republic ST145, LLC and 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 of said limited liability company and owner and have designated the same as 145 REPUBLIC CONDOMINIUM, AMENDED AND RESTATED, PHASE II.

Witness my signature this the _____ day of _____, 2023.

Republic ST 145, LLC
A Mississippi Limited Liability Company

By: _____
Samuel J. Everett, Manager/Member

CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, Samuel J. Everett, Manager/Member of Republic P3, 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 said Republic P3, LLC and 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 of said limited liability company and owner and have designated the same as 145 REPUBLIC CONDOMINIUM, AMENDED AND RESTATED, PHASE III.

Witness my signature this the _____ day of _____, 2023.

Republic P3, LLC
A Mississippi Limited Liability Company

By: _____
Samuel J. Everett, Manager/Member

DECLARANT'S ACKNOWLEDGEMENT STATE OF MISSISSIPPI COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said County and State aforesaid, on this the _____ day of _____, 2023 within my jurisdiction, the within named Samuel J. Everett, who acknowledged to me that he is the Manager/Member of Republic ST145, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said Republic ST145, LLC, he executed, signed and delivered the above and foregoing instrument, after first having been duly authorized by said Limited Liability Company so to do.

Republic ST145, LLC
A Mississippi Limited Liability Company

Samuel J. Everett, Manager/Member

Given under my hand and official seal on this the _____ day of _____, 2023.

Notary Public My Commission Expires

DECLARANT'S ACKNOWLEDGEMENT STATE OF MISSISSIPPI COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said County and State aforesaid, on this the _____ day of _____, 2023 within my jurisdiction, the within named Samuel J. Everett, who acknowledged to me that he is the Manager/Member of Republic P3, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said Republic P3, LLC, he executed, signed and delivered the above and foregoing instrument, after first having been duly authorized by said Limited Liability Company so to do.

Republic P3, LLC
A Mississippi Limited Liability Company

Samuel J. Everett, Manager/Member

Given under my hand and official seal on this the _____ day of _____, 2023.

Notary Public My Commission Expires

MORTGAGEE ACKNOWLEDGEMENT STATE OF MISSISSIPPI COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said County and State aforesaid, on this the _____ day of _____, 2023 within my jurisdiction, the within named _____, who acknowledged to me that he is a Senior Vice President of Origin Bank, a national banking association, and that for and on behalf of the said bank, and as it's act and deed, he executed the above and foregoing instrument after first having been authorized by said bank so to do.

Origin Bank
A National Banking Association

Vice President
Origin Bank
1063 Highland Colony Parkway
Ridgeland, MS 39157

Given under my hand and official seal on this the _____ day of _____, 2023.

Notary Public My Commission Expires

MORTGAGEE ACKNOWLEDGEMENT STATE OF MISSISSIPPI COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said County and State aforesaid, on this the _____ day of _____, 2023 within my jurisdiction, the within named _____, who acknowledged to me that he is a Senior Vice President of Southern Bancorp Bank, a national banking association, and that for and on behalf of the said bank, and as it's act and deed, he executed the above and foregoing instrument after first having been authorized by said bank so to do.

Southern Bancorp Bank
A National Banking Association

Vice President
Southern Bancorp Bank
Madison, Mississippi Branch
1888 Main Street Crossing, Suite D
P.O. Box 1155
Madison, MS 39130

Given under my hand and official seal on this the _____ day of _____, 2023.

Notary Public My Commission Expires



212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

A RESUBDIVISION OF 145 REPUBLIC CONDOMINIUM, AMENDED AND RESTATED, PHASE II AND PHASE III

SITUATED IN THE SW 1/4 OF SECTION 12, T7N-R2E,
THE TOWN OF LOST RABBIT, MADISON COUNTY, MISSISSIPPI

RESERVATIONS

The Lessee as named below, for itself, its successors and assigns, does hereby except from the dedication of the property and does hereby reserve the exclusive right to construct, reconstruct, alter, maintain and operate a TV, cable Internet, telephone, or other communication cable system and appurtenances, in all of the easements, whether shown on this plat or set forth in any and all covenants, declarations or restrictions pertaining to this subdivision and in and in rights of way, streets, avenues, boulevards, private drives, walkways and rear lanes shown on this plat. The approval of this subdivision plat by the Board of Supervisors of Madison County shall be the acknowledgement of and approval to the aforesaid reservation of said rights.

Lessee does hereby expressly retain ownership for itself, its successors and assigns, any and all equipment lines, infrastructure, cable or appurtenances, telephonic, and placed in, on, or under said easements, rights of way, streets, avenues, boulevards, private drives, rear lanes, walkways, and common areas as shown on said plat.

The 145 REPUBLIC CONDOMINIUM, AMENDED AND RESTATED, PHASE II AND PHASE III Green Space, Open Space, Walkways and Common Areas are reserved for the use, benefit and enjoyment of the Owners of Units of 145 REPUBLIC CONDOMINIUM, AMENDED AND RESTATED, PHASE II AND PHASE III and the members of the Lost Rabbit Neighborhood Association, Inc. as set forth, defined, and limited in the Declaration of Charter, Easements, Covenants and Restriction for the Residential Neighborhood and in the Master Deed and Lease Restriction as same may be amended or supplemented from time to time. Green spaces, open spaces, walkways, common areas, and private streets shall be maintained by and the Lost Rabbit Neighborhood Association.

The utility easements shown are for drainage and the installation, operation, and maintenance of water, sanitary sewer, and storm drainage, electrical distribution, telecommunication, natural gas, telephone, underground cable and to serve residential consumers in the communities of 145 REPUBLIC CONDOMINIUM, AMENDED AND RESTATED, PHASE II AND PHASE III and are for the benefit of the Lessee or its assigns, the members of the Lost Rabbit Neighborhood Association, Inc. and the utility companies who are authorized to provide a utility service for the benefit of aforesaid parties. No party or entity shall construct or install any facility, or make use of any portion of said easements without the express written consent of Lessee reference hereinbelow.

All of the property within this subdivision is subject to the provisions of the Master Deed and Lease Restriction of 145 REPUBLIC CONDOMINIUM, AMENDED AND RESTATED, PHASE II AND PHASE III as said may be declared by the Lessee and filed for record in the Office of the Chancery Clerk of Madison County, Mississippi, together with any amendments and supplements thereto. Urban Code and Master Plan may be amended from time to time.

The surface of all easements noted on this plat are to be maintained by the Lessee of the property on which the easement is located. Drainage and drainage improvements are to be maintained by the Lessee of the property on which such drainage and drainage improvements are located and or the homeowner's association or appropriate municipality or government entity in such a manner that surface water is unobstructed. Drainage and drainage improvements are not to be maintained by the Pearl River Valley Water Supply District. Sea walls, rip rap, and all other shoreline protection are to be maintained by the lessee of the property on which it is located. Shore line protection is not to be maintained by the Pearl River Water Supply District. Maintenance of the canal, common areas, and the green space are the responsibility of the Lost Rabbit Neighborhood Association.

GENERAL NOTES:

1. This Plat is filed pursuant to Mississippi Condominium Law and shall not be construed to be a dedication of any of the streets, drives, parking spaces or any other improvements shown hereon or in any way, now or hereafter, forming a part of 145 Republic Condominium.
2. Each and every part of the Property within the Condominium described and shown hereon is subject to the terms, provisions, covenants, conditions, restrictions, uses, limitations, prohibitions, requirements, obligations, easements, servitudes, charges, assessments, and liens declared by the Owner in that certain instrument entitled "Plan of Condominium and Declaration of Covenants, Conditions and Restrictions for the 145 Republic Condominium." The Owner is the Declarant of said Plan. Said Plan is filed concurrently with this Plat in the office of the Chancery Clerk of Madison County, Mississippi, in Condominium Book _____ beginning at Page _____.
3. Each and every part of the Property within the Condominium described and shown hereon is further subject to the terms, provisions, covenants, conditions, restrictions, uses, limitations, prohibitions, requirements, obligations, easements, servitudes, charges, assessments, and liens declared in the following instruments:
 - (a) The "Lost Rabbit Town Center Declaration of Charter, Easements, Covenants and Restrictions", as recorded at Book 2308, Page 0367 of the Chancery Clerk's Office of Madison County, Mississippi, and as amended, supplemented, or modified from time to time.
 - (b) The "Town of Lost Rabbit Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lost Rabbit", as recorded at Book 1932, Page 372 of the Chancery Clerk's Office of Madison County, Mississippi, and as amended, supplemented, or modified from time to time.
 - (c) The "Master Deed and Lease Restrictions", as recorded at Book 1932, Page 0336 of the Chancery Clerk's Office of Madison County, Mississippi, and as amended, supplemented, or modified from time to time.The above information is intended as additional notice of the provisions of these instruments and is not intended to limit their effect. For additional information, see the referenced instruments.
4. Each and every part of the Property within the Condominium described and shown hereon is further subject to:
 - (a) All reservations and restrictions indicated on any recorded plat of Lost Rabbit.
 - (b) The rules and regulations promulgated from time to time by the Lost Rabbit Public Improvement District (the "PID"); (ii) the PID's authority to dedicate, regulate and/or restrict access to, and public use of, any infrastructure, properties or other assets that are part of the PID; and (iii) assessments that may be levied by the PID from time to time, as further described below. A copy of the Notice of Establishment of the PID is filed in Book 2323 at Page 0582 in the office of the Chancery Clerk of Madison County, Mississippi. The PID may impose and levy assessments on this Property. These assessments pay for construction, operation and maintenance costs of certain public facilities and services of the PID and are set annually by the governing board of the PID. These assessments are in addition to county and other local governmental taxes and assessments and all other taxes and assessments provided for by law.
5. All or any part of the Property within the Condominium described and shown hereon which is not located within the boundaries of a Building have been and/or may hereafter be subjected to easement rights for the installation, operation and maintenance of water, landscaping, irrigation, sanitary sewer, storm drainage, electrical distribution, telecommunications, natural gas, cable television and other utility facilities and for the purposes of insuring and maintaining proper drainage. Such easement rights may have been granted by the Declarant, may be being granted in said Plan by the Declarant, or may hereafter be granted by the 145 Republic Condominium Association, Inc. (the "Association"), to, severally, the Declarant, the Town of Lost Rabbit and/or any associations formed in connection therewith, and those utility companies which are authorized to provide a utility service for the benefit of 145 Republic Condominium and the owners of Units therein at such times, with such benefits and permissions and under such restrictions and conditions as the Association may from time to time resolve.
6. The designation of any streets, drives and parking areas on this Plat shall not mean or imply that the public at large acquires any easement of use or right of enjoyment with respect thereto.
7. Each and every part of the Condominium described and shown hereon which is not located within the boundaries of a Unit is declared in said Plan of Condominium and Declaration of Covenants, Conditions and Restrictions for 145 Republic Condominium to be a Common Area, except for those parts of the Property designated as a Limited Common Area. Each balcony that is constructed as a part of and/or to serve a Unit is declared in said Plan to be a Limited Common Area. Also shown hereon is the Limited Common Area that serves the ground floor, as described in said Plan. The improvement, use and exclusive occupancy of each such area is governed and controlled by the provisions of said Plan.
8. All capitalized words used in the above Notes, unless a different meaning is apparent from the context, shall have the meaning set forth in said Plan of Condominium and Declaration of Covenants, Conditions and Restrictions for 145 Republic Condominium.



212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090