

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

April 13, 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

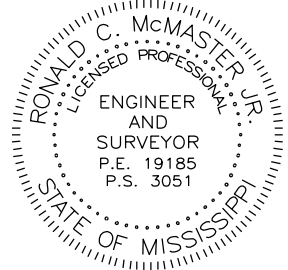
Re: Springwood, Phase 1
Final Plat

The Engineering Department recommends approval of the final plat of Springwood, Phase 1. The development contains 12 lots on 112.24 acres. There is no public infrastructure associated with this development.

SPRINGWOOD, PHASE 1

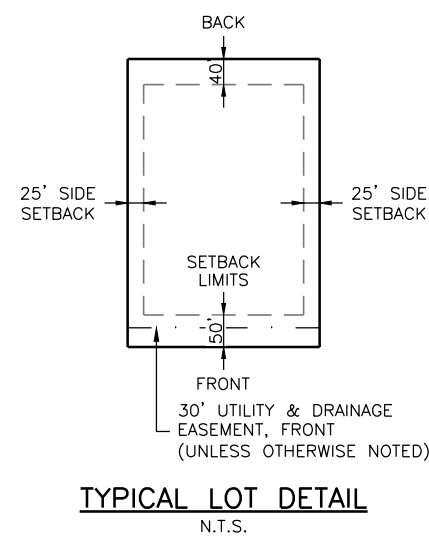
SITUATED IN SECTION 31, T8N-R1E
MADISON COUNTY, MISSISSIPPI

Class "B" Survey
Bearings Based on Survey
Grade GPS Observations
Taken May 13, 2021
(Geodetic North)



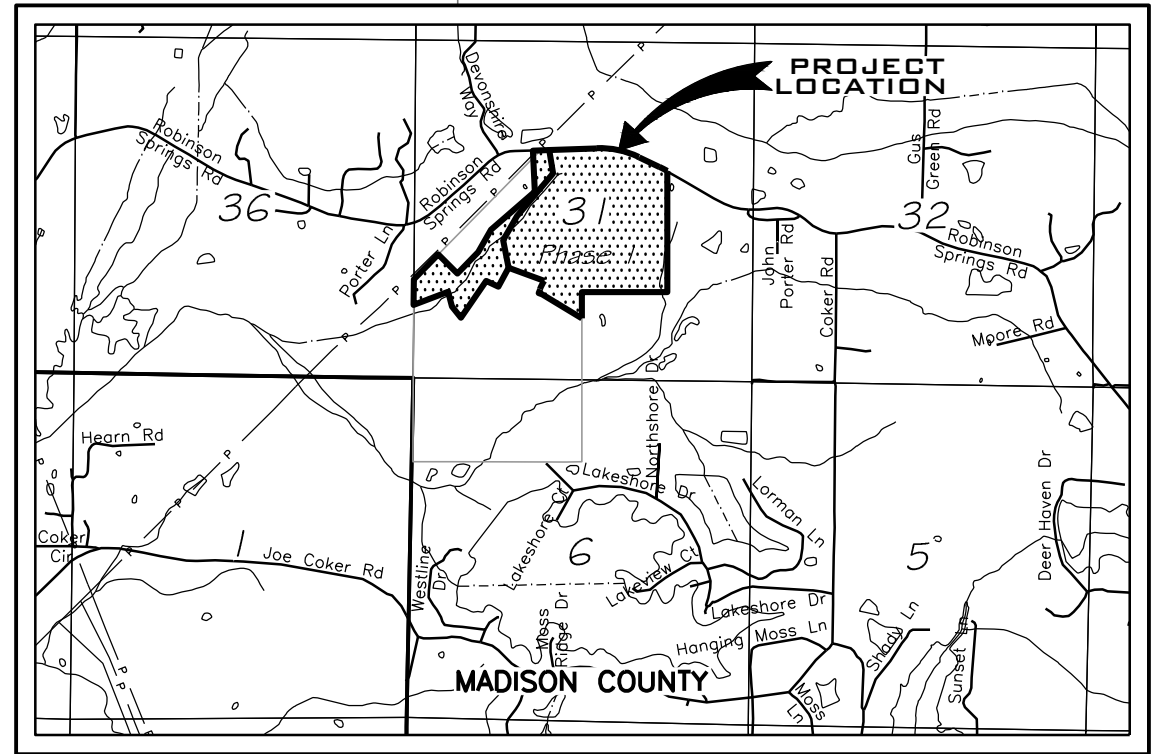
Our Job No. M-2848FinalPlat-Phase 1
Date of Survey: June 7, 2021
Date of Plat: April 11, 2023
Scale: 1"=300'
POB - Point of Beginning
POC - Point of Commencement

- Iron Pin (1/2"x18" Iron Rebar)
- - - Easement Boundary
- - - Building Setback Line
- (296.00') Minimum Finished Floor Elevation
- ▨ Common Area

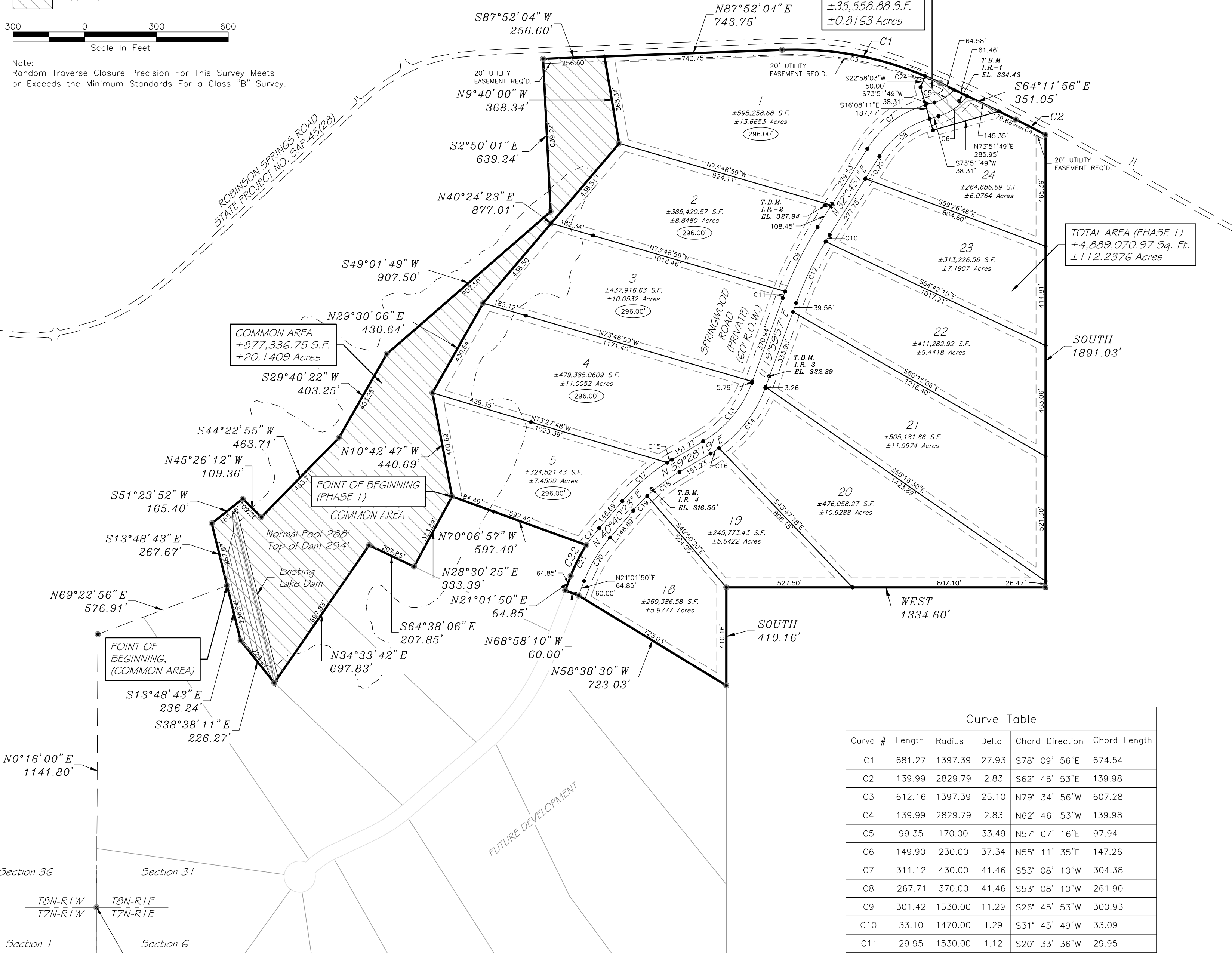


IRON ROD IN CONCRETE ELEVATION TABLE

I.R. NO.	ELEVATION
I.R.-1	334.43'
I.R.-2	327.94'
I.R.-3	322.39'
I.R.-4	316.55'



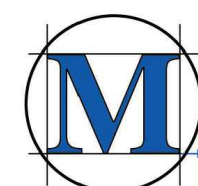
Note:
Random Traverse Closure Precision For This Survey Meets or Exceeds the Minimum Standards for a Class "B" Survey.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	681.27	1397.39	27.93	S78° 09' 56"E	674.54
C2	139.99	2829.79	2.83	S62° 46' 53"E	139.98
C3	612.16	1397.39	25.10	N79° 34' 56"W	607.28
C4	139.99	2829.79	2.83	N62° 46' 53"W	139.98
C5	99.35	170.00	33.49	N57° 07' 16"E	97.94
C6	149.90	230.00	37.34	N55° 11' 35"E	147.26
C7	311.12	430.00	41.46	S53° 08' 10"W	304.38
C8	267.71	370.00	41.46	S53° 08' 10"W	261.90
C9	301.42	1530.00	11.29	S26° 45' 53"W	300.93
C10	33.10	1470.00	1.29	S31° 45' 49"W	33.09
C11	29.95	1530.00	1.12	S20° 33' 36"W	29.95
C12	285.28	1470.00	11.12	S25° 33' 32"W	284.84
C13	323.80	470.00	39.47	N39° 44' 08"E	317.43
C14	323.16	530.00	34.94	N37° 28' 01"E	318.18
C15	24.17	830.00	1.67	S58° 38' 15"W	24.17
C16	41.97	530.00	4.54	N57° 12' 11"E	41.96
C17	248.15	830.00	17.13	S49° 14' 17"W	247.23
C18	168.01	770.00	12.50	S53° 13' 16"W	167.68
C19	84.63	770.00	6.30	S43° 49' 18"W	84.59
C20	212.55	620.00	19.64	S30° 51' 06"W	211.51
C21	88.54	680.00	7.46	S36° 56' 34"W	88.48
C22	144.58	680.00	12.18	N27° 07' 18"E	144.31
C23	144.58	680.00	12.18	S27° 07' 18"W	144.31
C24	69.11	1397.39	2.83	N65° 36' 56"W	69.10

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. 28089C0555F, 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.
- The finish floor elevations shown represent the minimum elevation for the proposed structures, and should be adjusted higher to correspond with existing drainage patterns and surrounding grades.
- 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.
- Maintenance of all drainage easements and common areas are the responsibility of the the Homeowner's Association.
- 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.



McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

SPRINGWOOD, PHASE 1

SITUATED IN SECTION 31, T8N-R1E
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 plot 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 plat of SPRINGWOOD, PHASE 1 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 Jack Phillips, Member of Springwood, LLC, a Mississippi Limited Liability Company, 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 SPRINGWOOD, PHASE 1 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: _____
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

CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, Jack Phillips, Member of Springwood, 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 Springwood, 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 SPRINGWOOD, PHASE 1.

All utilities, utility easements, and other easements are as designated and defined hereon.

All utilities and utility easements shall be dedicated for public use.

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

Springwood, LLC
A Mississippi Limited Liability Company.

By: _____
Jack Phillips, Member

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 Springwood, LLC, the owner, have subdivided and platted the following described land, as follows, to-wit:

A parcel or tract of land, containing 112.2376 acres (4,889,070.97 Sq. Ft.), more or less, lying and being situated in Section 31, T8N-R1E, Madison County, Mississippi, being a part of the Springwood, LLC property as described in Deed Book 4056 at Page 544 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 rod lying at the SW corner of Section 31, T8N-R1E, Madison County, Mississippi, said point lying on the Westerly boundary of the above referenced Springwood, LLC property; run thence

North 00 degrees 16 minutes 00 seconds East along the Westerly boundary of said Springwood, LLC property for a distance of 1,141.80 feet; thence

Leaving the Westerly boundary of said Springwood, LLC property run North 69 degrees 22 minutes 56 seconds East for a distance of 576.91 feet; thence

South 13 degrees 48 minutes 43 seconds East for a distance of 236.24 feet; thence

South 38 degrees 38 minutes 11 seconds East for a distance of 226.27 feet; thence

North 34 degrees 33 minutes 42 seconds East for a distance of 697.83 feet; thence

South 64 degrees 38 minutes 06 seconds East for a distance of 207.85 feet; thence

North 28 degrees 30 minutes 25 seconds East for a distance of 333.39 feet to the **POINT OF BEGINNING** of the herein described property; thence

North 10 degrees 42 minutes 47 seconds West for a distance of 440.69 feet; thence
North 29 degrees 30 minutes 06 seconds East for a distance of 430.64 feet; thence
North 40 degrees 24 minutes 23 seconds East for a distance of 877.01 feet; thence

North 09 degrees 40 minutes 00 seconds West for a distance of 368.34 feet to the Southerly Right-Of-Way of Robinson Springs Road (formerly Winters Road-State Aid Project No. SAP-45(2B)), as it existed in March, 2023; thence

Along the Southerly Right-Of-Way of said Robinson Springs Road to points at each of the following calls;

North 87 degrees 52 minutes 04 seconds East for a distance of 743.75 feet; thence

681.27 feet along the arc of a 1397.39 foot radius curve to the right, said arc having a 674.54 foot chord which bears South 78 degrees 09 minutes 56 seconds East; thence

South 64 degrees 11 minutes 56 seconds East for a distance of 351.05 feet; thence

139.99 feet along the arc of a 2829.79 foot radius curve to the right, said arc having a 139.98 foot chord which bears South 62 degrees 46 minutes 53 seconds East to the NE corner of said Springwood, LLC property said point also lying on the Easterly boundary of the SW 1/4 of the NE 1/4 of said Section 31, T8N-R1E; thence

Leaving the Southerly Right-Of-Way of said Robinson Springs Road, run South along the Easterly boundary of said Springwood, LLC property and the Easterly boundary of the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of said Section 31, T8N-R1E, for a distance of 1,891.03 feet to the SE corner of the NW 1/4 of the SE 1/4 of said Section 31, T8N-R1E; thence

West along the Easterly boundary of said Springwood, LLC property and the Southerly boundary of the NW 1/4 of the SE 1/4 of said Section 31, T8N-R1E, for a distance of 1,334.60 feet to the SW corner, thereof, said point also lying on the Easterly boundary of the SW 1/4 of said Section 31, T8N-R1E; thence

South along the Easterly boundary of said Springwood, LLC property and the Easterly boundary of the SW 1/4 of said Section 31, T8N-R1E for a distance of 410.16 feet; thence

Leaving the Easterly boundary of said Springwood, LLC property and the Easterly boundary of the SW 1/4 of said Section 31, T8N-R1E, run to points at each of the following calls;

North 58 degrees 38 minutes 30 seconds West for a distance of 723.03 feet; thence

North 68 degrees 58 minutes 10 seconds West for a distance of 60.00 feet; thence

North 21 degrees 01 minutes 50 seconds East for a distance of 64.85 feet; thence

144.58 feet along the arc of a 680.00 foot radius curve to the right, said arc having a 144.31 foot chord which bears North 27 degrees 07 minutes 18 seconds East; thence

North 70 degrees 06 minutes 57 seconds West for a distance of 597.40 feet to the **POINT OF BEGINNING** of the herein described parcel or tract of land.

DESCRIPTION-COMMON AREA

A parcel or tract of land, containing 20.1409 acres (877,336.75 Sq. Ft.), more or less, lying and being situated in Section 31, T8N-R1E, Madison County, Mississippi, being a part of the Springwood, LLC property as described in Deed Book 4056 at Page 544 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 rod lying at the SW corner of Section 31, T8N-R1E, Madison County, Mississippi, said point lying on the Westerly boundary of the above referenced Springwood, LLC property; run thence

North 00 degrees 16 minutes 00 seconds East along the Westerly boundary of said Springwood, LLC property for a distance of 1,141.80 feet; thence

Leaving the Westerly boundary of said Springwood, LLC property, run North 69 degrees 22 minutes 56 seconds East for a distance of 576.91 feet to the **POINT OF BEGINNING** of the herein described property; thence

South 13 degrees 48 minutes 43 seconds East for a distance of 236.24 feet; thence

South 38 degrees 38 minutes 11 seconds East for a distance of 226.27 feet; thence

North 34 degrees 33 minutes 42 seconds East for a distance of 697.83 feet; thence

South 64 degrees 38 minutes 06 seconds East for a distance of 207.85 feet; thence

North 28 degrees 30 minutes 25 seconds East for a distance of 333.39 feet; thence

North 10 degrees 42 minutes 47 seconds West for a distance of 440.69 feet; thence

North 29 degrees 30 minutes 06 seconds East for a distance of 430.64 feet; thence

North 40 degrees 24 minutes 23 seconds East for a distance of 877.01 feet; thence

North 09 degrees 40 minutes 00 seconds West for a distance of 368.34 feet to the Southerly Right-Of-Way of Robinson Springs Road (formerly Winters Road-State Aid Project No. SAP-45(2B)), as it existed in March, 2023; thence

South 87 degrees 52 minutes 04 seconds West along the Southerly Right-Of-Way of said Robinson Springs Road for a distance of 256.60 feet; thence

Leaving the Southerly Right-Of-Way of said Robinson Springs Road run South 02 degrees 50 minutes 01 seconds East for a distance of 639.24 feet; thence

South 49 degrees 01 minutes 49 seconds West for a distance of 907.50 feet; thence

South 29 degrees 40 minutes 22 seconds West for a distance of 403.25 feet; thence

South 44 degrees 22 minutes 55 seconds West for a distance of 463.71 feet; thence

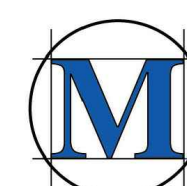
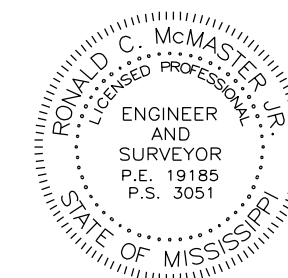
North 45 degrees 26 minutes 12 seconds West for a distance of 109.36 feet; thence

South 51 degrees 23 minutes 52 seconds West for a distance of 165.40 feet; thence

South 13 degrees 48 minutes 43 seconds East for a distance of 267.67 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

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

Ronald C. McMaster, Jr., Professional Surveyor,
Mississippi P.S. No. 3051



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

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090