

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

May 25, 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, PE
County Engineer

Re: Final Plat
Lost Rabbit Phase 4A

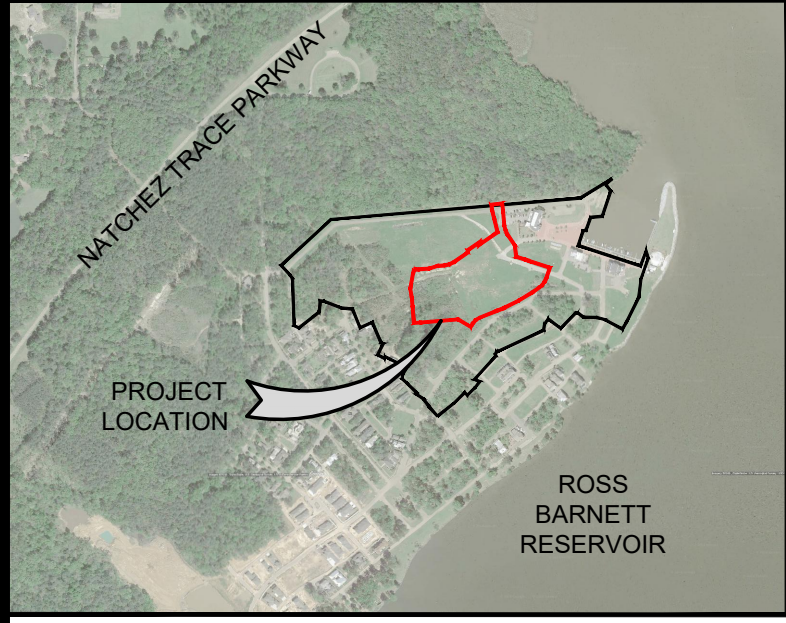
The Engineering Department recommends approval of the revised final plat of Lost Rabbit Phase 4A. The development is approximately 8.28 acres with 37 lots. The Letter of Credit has been received for the final lift of asphalt for this development.

This was originally approved by this Board on May 1, 2023 but there were some changes to the plat requested by PRVWSD after this date.

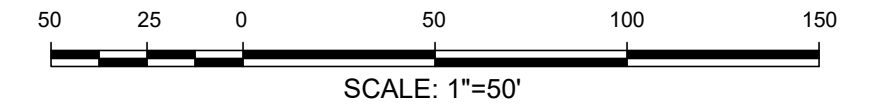
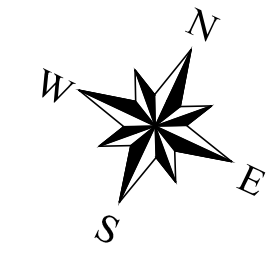
LOST RABBIT, PHASE IV A

Situated in East 1/2 of the SE 1/4 of Section 11 and the West 1/2 of the SW 1/4 of Section 12, T7N, R2E, Madison County, Mississippi

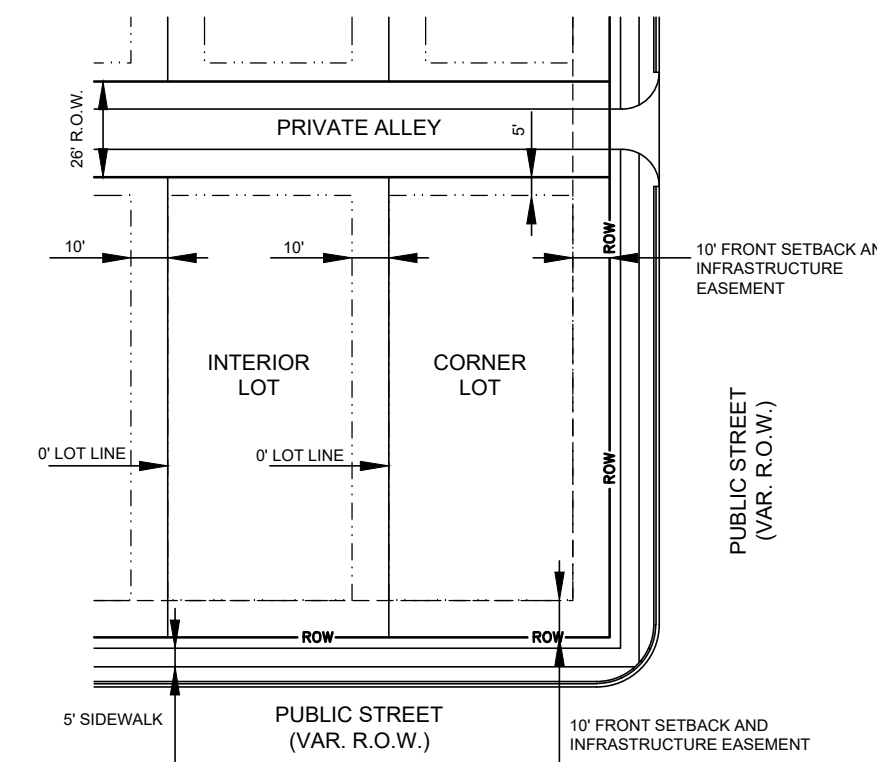
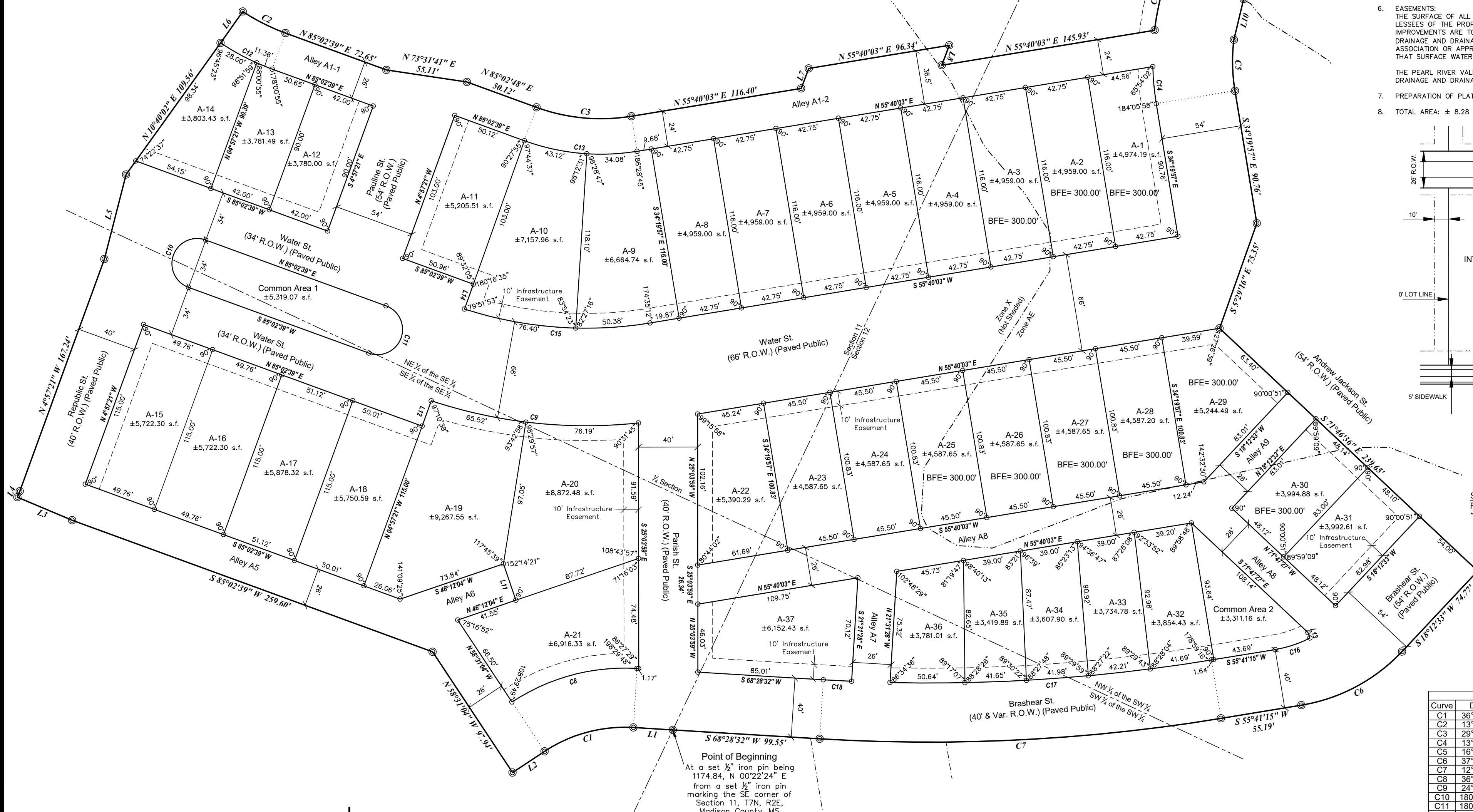
PLAT CABINET _____, SLIDE _____



VICINITY MAP
SCALE: N.T.S.



- GENERAL NOTES:
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONES "X" & AE ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0060F, COMMUNITY PANEL NO. 280338 0060 F, EFFECTIVE DATE: JUNE 6, 2014.
 - THIS SURVEY MEETS THE 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 ARE BASED ON RECORD PLAT OF THE TOWN OF LOST RABBIT PHASE I, AS RECORDED IN PLAT CABINET D, SLOT 188 IN THE OFFICE OF CHANCERY CLERK OF MADISON COUNTY.
 - 1/2" x 18" IRON PINS SET AT ALL CORNERS UNLESS DESIGNATED OTHERWISE.
 - FIELD SURVEY COMPLETED JANUARY 14, 2023.
 - EASEMENTS: THE SURFACE OF ALL EASEMENTS NOTED ON THIS PLAT ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH THE EASEMENT IS LOCATED. DRAINAGE AND DRAINAGE IMPROVEMENTS ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH SUCH DRAINAGE AND DRAINAGE IMPROVEMENTS ARE LOCATED AND/OR THE HOMEOWNERS' ASSOCIATION OR APPROPRIATE MUNICIPALITY OR GOVERNMENTAL ENTITY IN SUCH A MANNER THAT SURFACE WATER DRAINAGE IS UNOBSTRUCTED. THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT IS NOT RESPONSIBLE FOR MAINTENANCE OF DRAINAGE AND DRAINAGE IMPROVEMENTS.
 - PREPARATION OF PLAT DATE: 3-24-23.
 - TOTAL AREA: ± 8.28 ACRES.



TYPICAL LOT DETAIL

SETBACKS:
FRONT: 10' SIDE: 0' or 10' REAR: 5'
(INCLUDING CORNER LOTS)

Line	Bearing	Distance
L1	S 68°28'32" W	26.71'
L2	S 31°28'55" W	26.00'
L3	S 87°54'00" W	40.14'
L4	N 3°44'12" W	4.26'
L5	N 10°37'23" W	58.99'
L6	N 10°23'03" E	26.01'
L7	N 4°19'57" W	14.43'
L8	S 04°19'57" E	14.43'
L9	N 85°04'41" E	54.02'
L10	S 11°34'04" E	28.33'
L11	N 43°47'56" W	26.00'
L12	N 5°08'41" W	18.15'
L13	S 44°46'27" E	4.05'
L14	N 5°08'41" W	17.82'

Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	36°59'40"	63.27'	98.00'	32.78'	62.18'	S 49°58'45" W
C2	13°27'59"	32.43'	138.00'	16.29'	32.36'	S 88°13'21" E
C3	29°22'35"	65.11'	127.00'	33.29'	64.40'	N 70°21'20" E
C4	13°13'26"	40.85'	177.00'	20.52'	40.76'	N 11°34'04" W
C5	16°09'11"	34.68'	123.00'	17.45'	34.56'	S 26°15'22" E
C6	37°28'44"	78.50'	120.00'	40.71'	77.10'	S 36°56'55" W
C7	12°47'17"	272.30'	1220.00'	136.72'	271.73'	S 62°04'53" W
C8	36°59'41"	89.10'	138.00'	46.17'	87.56'	S 49°58'44" W
C9	24°25'50"	141.99'	333.00'	72.09'	140.92'	N 71°06'32" E
C10	180°00'00"	53.41'	17.00'	0.00'	34.00'	N 4°57'21" W
C11	180°00'00"	53.41'	17.00'	0.00'	34.00'	S 4°57'21" E
C12	13°45'49"	39.40'	164.00'	19.79'	39.30'	S 88°04'27" E
C13	29°22'37"	77.42'	151.00'	39.58'	76.58'	N 70°21'20" E
C14	8°11'56"	25.33'	177.00'	12.69'	25.33'	S 30°13'59" E
C15	27°16'41"	127.12'	267.00'	64.79'	125.92'	S 69°18'23" W
C16	17°49'19"	24.88'	80.00'	12.54'	24.78'	S 46°46'35" W
C17	10°35'40"	218.19'	1180.00'	109.41'	217.88'	S 60°59'05" W
C18	0°55'51"	19.17'	1180.00'	9.58'	19.17'	N 68°00'37" E

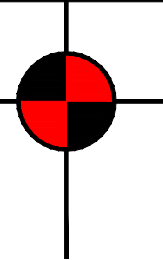
Point of Beginning
At a set 1/2" iron pin being
1174.84, N 00°22'24" E
from a set 1/2" iron pin
marking the SE corner of
Section 11, T7N, R2E,
Madison County, MS

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



LOST RABBIT, PHASE IV A

Situated in East 1/2 of the SE 1/4 of Section 11 and the West 1/2 of the SW 1/4 of Section 12, T7N, R2E, Madison County, Mississippi

PLAT CABINET _____, SLIDE _____

ACKNOWLEDGEMENT – COUNTY OF MADISON – STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Todd Carter, Managing Member of Cedarstone Development, 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 Cedarstone Development, 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: _____

FILING AND RECORDATION – COUNTY OF MADISON – STATE OF MISSISSIPPI

I, Ronny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of LOST RABBIT, PHASE IV A, was filed for record in my office on this the _____ day of _____, 2023, and was duly recorded in Plat Cabinet _____ at Slides _____ 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.

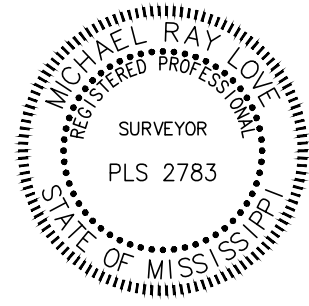
Ronny Lott
Chancery Clerk

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 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.



CERTIFICATE OF OWNERSHIP – COUNTY OF MADISON – STATE OF MISSISSIPPI

Cedarstone Development, LLC, the undersigned owner, does hereby certify that Cedarstone Development, LLC, is the owner of the land described in the foregoing Certificate of Michael R. Love, Professional Surveyor, and have caused the same to be subdivided and platted as LOST RABBIT, PHASE IV A hereon and in conjunction therewith hereby dedicate the roadway, drainage and utility easements to Madison County, Mississippi as shown hereon for public use forever.

WITNESS MY SIGNATURE, this the _____ day of _____, 2023.

Todd Carter, Managing Member
Cedarstone Development, LLC.

COUNTY ENGINEER'S RECOMMENDATION – COUNTY OF MADISON – STATE OF MISSISSIPPI

I, Tim Bryant, 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 Bryant, P.E.
County Engineer

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 the _____ day of _____, 2023.

President of Board of Supervisors
Madison County, Mississippi

Chancery Clerk

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: _____

ACKNOWLEDGEMENT – COUNTY OF MADISON – STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named John G. Sigman and Jill McMurtry, who acknowledged to me that they are the General Manager and Executive Assistant, respectively, of Pearl River Valley Water Supply District, an agency of the State of Mississippi, and a body politic and corporate of said state, and that for and on behalf of said District and as its act and deed as lessor they executed this Plat and Certification thereon on the day and in the year therein mentioned for the purposes therein expressed, they having been first duly authorized so to do.

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

Notary Public _____ My Commission Expires: _____

CERTIFICATE OF DECLARATION OF LESSOR AND LESSEE – COUNTY OF MADISON – STATE OF MISSISSIPPI

We, John G. Sigman, General Manager, and Jill McMurtry, Executive Assistant, the undersigned officers of the Pearl River Valley Water Supply District, Lessor, and Cedarstone Development, LLC, Lessee do hereby certify that said District and Cedarstone Development, LLC, are the Lessor and Lessee, respectively, of lands described in the foregoing certificate of Michael R. Love, Professional Land Surveyor, and that Cedarstone Development, LLC, have caused the same to be subdivided and platted as LOST RABBIT, PHASE IV A.

WITNESS MY SIGNATURE, this the _____ day of _____, 2023.

Lessor: Pearl River Valley Water Supply District:

John G. Sigman, General Manager

Jill McMurtry, Executive Assistant

Lessee: Cedarstone Development, LLC.

Todd Carter, Managing Member

SURVEYOR'S CERTIFICATE – COUNTY OF MADISON – STATE OF MISSISSIPPI

I, Michael R. Love, Professional Surveyor, do hereby certify that at the request of Cedarstone Development, LLC, the Owner, I have subdivided and platted the following described land situated in the East 1/2 of the Southeast 1/4 of Section 11 and the West 1/2 of the Southwest 1/4 of Section 12, Township 7 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at a set 1/2 inch iron pin marking the Southeast corner of said Section 11; run thence

North 00 degrees 22 minutes 24 seconds East along the East line of said Section 11 for a distance of 1,174.84 feet to a set 1/2 inch iron pin marking the Point of Beginning of the herein described property; thence

South 68 degrees 28 minutes 32 seconds West for a distance of 26.71 feet to a set 1/2 inch iron pin; thence

Southwesterly along the arc or a curve to the left for a distance of 63.27 feet, said curve having a radius of 98.00 feet, and a delta angle of 36 degrees 59 minutes 40 seconds (chord bearing and distance, South 49 degrees 58 minutes 45 seconds West, 62.18 feet) to a set 1/2 inch iron pin; thence

South 31 degrees 28 minutes 55 seconds West for a distance of 26.00 feet to a set 1/2 inch iron pin; thence

North 58 degrees 31 minutes 04 seconds West for a distance of 97.94 feet to a set 1/2 inch iron pin; thence

South 85 degrees 02 minutes 39 seconds West for a distance of 259.60 feet to a set 1/2 inch iron pin; thence

South 87 degrees 54 minutes 00 seconds West for a distance of 40.14 feet to a set 1/2 inch iron pin; thence

North 3 degrees 44 minutes 12 seconds West for a distance of 4.26 feet to a set 1/2 inch iron pin; thence

North 4 degrees 57 minutes 21 seconds West for a distance of 167.24 feet to a set 1/2 inch iron pin; thence

North 10 degrees 37 minutes 23 seconds West for a distance of 58.99 feet to a set 1/2 inch iron pin; thence

North 10 degrees 40 minutes 02 seconds East for a distance of 109.56 feet to a set 1/2 inch iron pin; thence

North 10 degrees 23 minutes 03 seconds East for a distance of 26.01 feet to a set 1/2 inch iron pin; thence

Southeasterly along the arc or a curve to the left for a distance of 32.43 feet, said curve having a radius of 138.00 feet, and a delta angle of 13 degrees 27 minutes 59 seconds (chord bearing and distance, South 88 degrees 13 minutes 21 seconds East, 32.36 feet) to a set 1/2 inch iron pin; thence

North 85 degrees 02 minutes 39 seconds East for a distance of 72.65 feet to a set 1/2 inch iron pin; thence

North 73 degrees 31 minutes 41 seconds East for a distance of 55.11 feet to a set 1/2 inch iron pin; thence

North 85 degrees 02 minutes 48 seconds East for a distance of 50.12 feet to a set 1/2 inch iron pin; thence

Northeasterly along the arc or a curve to the left for a distance of 65.11 feet, said curve having a radius of 127.00 feet, and a delta angle of 29 degrees 22 minutes 35 seconds (chord bearing and distance, North 70 degrees 21 minutes 20 seconds East, 64.40 feet) to a set 1/2 inch iron pin; thence

North 55 degrees 40 minutes 03 seconds East for a distance of 116.40 feet to a set 1/2 inch iron pin; thence

North 4 degrees 19 minutes 57 seconds West for a distance of 14.43 feet to a set 1/2 inch iron pin; thence

North 55 degrees 40 minutes 03 seconds East for a distance of 96.34 feet to a set 1/2 inch iron pin; thence

South 4 degrees 19 minutes 57 seconds East for a distance of 14.43 feet to a set 1/2 inch iron pin; thence

North 55 degrees 40 minutes 03 seconds East for a distance of 145.93 feet to a set 1/2 inch iron pin; thence

Northwesterly along the arc or a curve to the right for a distance of 40.85 feet, said curve having a radius of 177.00 feet, and a delta angle of 13 degrees 13 minutes 26 seconds (chord bearing and distance, North 11 degrees 34 minutes 04 seconds West, 40.76 feet) to a set 1/2 inch iron pin; thence

North 4 degrees 57 minutes 21 seconds West for a distance of 126.06 feet to a set 1/2 inch iron pin; thence

North 4 degrees 55 minutes 19 seconds West for a distance of 50.38 feet to a set 1/2 inch iron pin marking the Easterly right-of-way of the Natchez Trace Parkway; thence

North 85 degrees 04 minutes 41 seconds East along said Easterly right-of-way of the Natchez Trace Parkway for a distance of 54.02 feet to a set 1/2 inch iron pin; thence

South 4 degrees 55 minutes 19 seconds East for a distance of 76.94 feet to a set 1/2 inch iron pin; thence

South 4 degrees 57 minutes 21 seconds East for a distance of 99.47 feet to a set 1/2 inch iron pin; thence

South 11 degrees 34 minutes 04 seconds East for a distance of 28.33 feet to a set 1/2 inch iron pin; thence

Southeasterly along the arc or a curve to the left for a distance of 34.68 feet, said curve having a radius of 123.00 feet, and a delta angle of 16 degrees 09 minutes 11 seconds (chord bearing and distance, South 26 degrees 15 minutes 22 seconds East, 34.56 feet) to a set 1/2 inch iron pin; thence

South 34 degrees 19 minutes 57 seconds East for a distance of 90.76 feet to a set 1/2 inch iron pin; thence

South 5 degrees 29 minutes 16 seconds East for a distance of 75.35 feet to a set 1/2 inch iron pin; thence

South 71 degrees 46 minutes 36 seconds East for a distance of 239.65 feet to a set 1/2 inch iron pin; thence

South 18 degrees 12 minutes 33 seconds West for a distance of 74.77 feet to a set 1/2 inch iron pin; thence

Southwesterly along the arc or a curve to the right for a distance of 78.50 feet, said curve having a radius of 120.00 feet, and a delta angle of 37 degrees 28 minutes 44 seconds (chord bearing and distance, South 36 degrees 56 minutes 55 seconds West, 77.10 feet) to a set 1/2 inch iron pin; thence

South 55 degrees 41 minutes 15 seconds West for a distance of 55.19 feet to a set 1/2 inch iron pin; thence

Southwesterly along the arc or a curve to the right for a distance of 272.30 feet, said curve having a radius of 1,220.00 feet, and a delta angle of 12 degrees 47 minutes 17 seconds (chord bearing and distance, South 62 degrees 04 minutes 53 seconds West, 271.73 feet) to a set 1/2 inch iron pin; thence

South 68 degrees 28 minutes 32 seconds West for a distance of 99.55 feet to the Point of Beginning, containing 8.28 acres, more or less.

WITNESS MY SIGNATURE on this the _____ day of _____, 2023.

Michael R. Love, P.S.

