

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**

June 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, PE  
County Engineer

Re: Final Plat  
Mill Town Place, Phase 1

The Engineering Department recommends approval of the final plat of Mill Town Place, Phase 1. The development is approximately 14.1314 acres with 31 lots averaging 0.238 acres. The Letter of Credit has been received for the final lift of asphalt for this development.

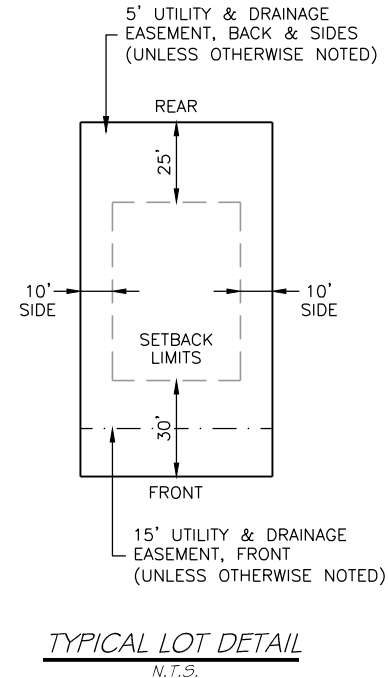
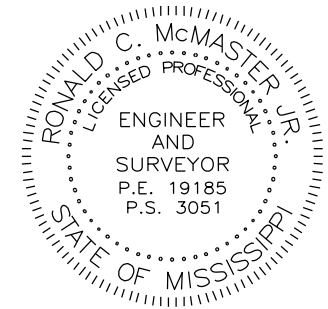
# MILL TOWN PLACE, PHASE 1

SITUATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 7, T9N-R3E, MADISON COUNTY, MISSISSIPPI

Class "B" Survey  
Bearings Based on Solar  
Observation Taken On  
February 8, 2005  
(Geodetic North)  
Our Job No. M-2303-3 Final Plat  
Date of Survey: July 8, 2022  
Date of Plat: April 20, 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  
Utility Easement  
Drainage Easement

Scale 1" = 60'



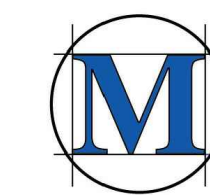
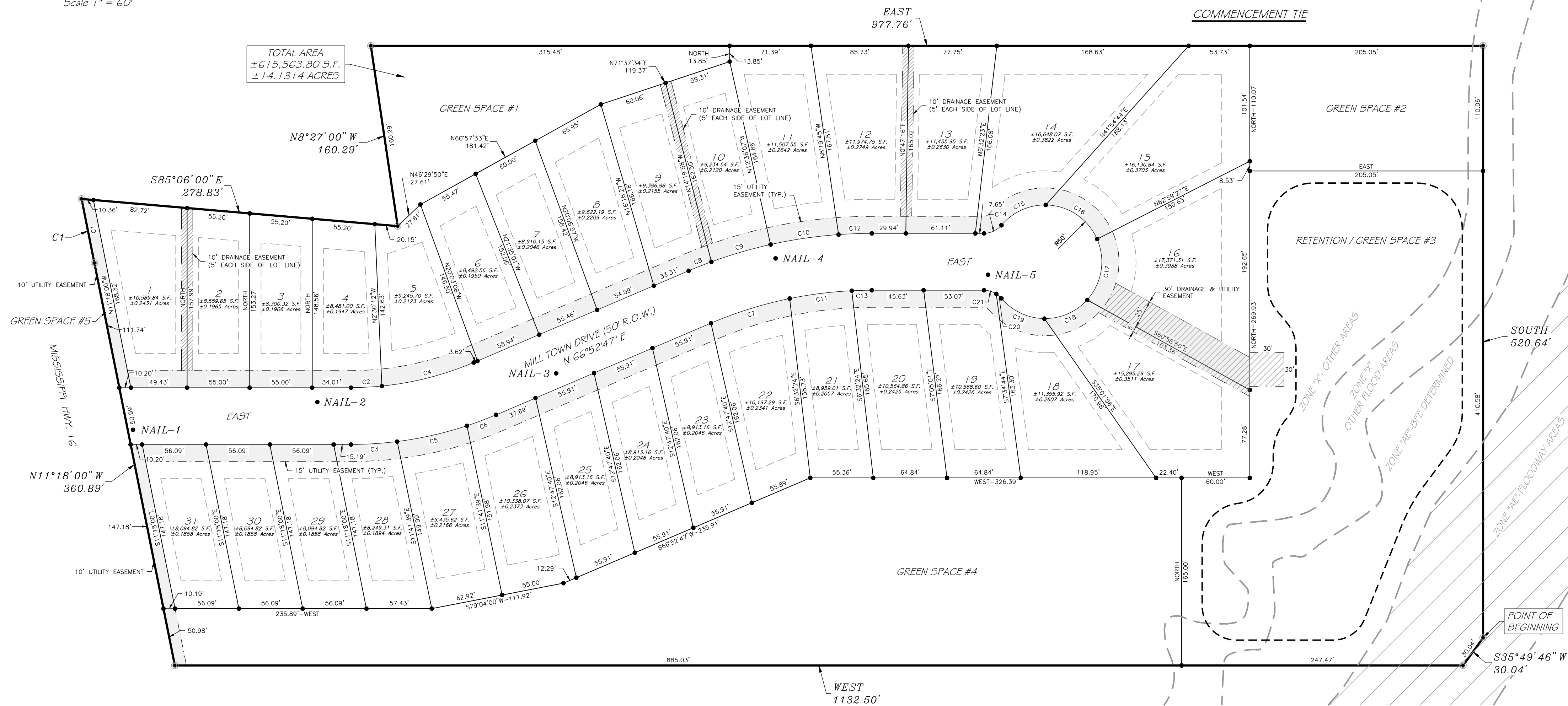
## NOTES:

- 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", and in Zone "X" - Other Flood Areas, and in Zone "AE" - Special Flood Areas with Base Flood Elevation, and in Zone "AE" - Floodway Areas, as shown on FIRM Map Number No. 28089C0245F, revised date of March 17, 2010.
- Iron pins at lot corners as shown on this plot. 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.
- 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 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.

POINT OF BEGINNING

NAIL-IN-CURB ELEVATION TABLE	
NAIL NO.	ELEVATION
NAIL-1	252.37
NAIL-2	253.54
NAIL-3	251.32
NAIL-4	246.03
NAIL-5	244.34

NORTH 250.00'  
NE 1/4 of the SW 1/4 of Section 7, T9N-R3E  
NW 1/4 of the SE 1/4 of Section 7, T9N-R3E  
SE 1/4 of the SW 1/4 of Section 7, T9N-R3E  
SW 1/4 of the SE 1/4 of Section 7, T9N-R3E  
POINT OF COMMENCEMENT  
Found Concrete Monument at the SE Corner of the NE 1/4 of the SW 1/4 of Section 7, T9N-R3E, Madison County, MS



McMASTER & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090

# MILL TOWN PLACE, PHASE 1

SITUATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 7, T9N-R3E, 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 plot of MILL TOWN PLACE, 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 McKie Edmonson, Manager of MILL TOWN GP, LLC, a Mississippi Limited Liability Company, General Partner of MILL TOWN PARTNERS, L.P., a Mississippi Limited Partnership, 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.

\_\_\_\_\_  
Ronny Lott, Chancery Clerk      By: \_\_\_\_\_ D.C.

## FLING 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 MILL TOWN PLACE, 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.

\_\_\_\_\_  
Ronny Lott, Chancery Clerk      By: \_\_\_\_\_ D.C.

## 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, McKie Edmonson, Manager of MILL TOWN GP, LLC, a Mississippi Limited Liability Company, General Partner of MILL TOWN PARTNERS, L.P., a Mississippi Limited Partnership, 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 MILL TOWN PARTNERS, L.P., 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 MILL TOWN PLACE, PHASE 1.

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

All utilities, utility easements, streets, and street rights-of-way shall be dedicated for public use.

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

MILL TOWN PARTNERS, L.P.,  
A Mississippi Limited Partnership

By: MILL TOWN GP, LLC, a Mississippi Limited Liability Company, It's General Partner  
McKie Edmonson, Manager

## 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 MILL TOWN PARTNERS, L.P., the owner, have subdivided and platted the following described land, as follows, to-wit:

A parcel or tract of land containing 14.1314 acres, more or less, lying and being situated in the NE 1/4 of the SW 1/4 of Section 7, T9N-R3E, Madison County, Mississippi, and being more particularly described as follows:

COMMENCING at a concrete monument lying at the SE corner of the NE 1/4 of the SW 1/4 of said Section 7, T9N-R3E, Madison County, Mississippi; run thence

North along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7, T9N-R3E, for a distance of 250.00 feet to the POINT OF BEGINNING of the herein described property; thence

South 35 degrees 49 minutes 46 seconds West along the Westerly boundary of the Bennie L. Thompson & Shuntell L. Thompson property as described in Deed Book 508 at Page 295 of the Records of the office of the Chancery Clerk of said Madison County, at Canton, Mississippi for a distance of 30.04 feet to an iron pin lying on the Northerly boundary of the Reginald J. Robinson property as described in Deed Book 533 at Page 809 of the Records of said Madison County, Mississippi; thence

Leaving the Westerly boundary of the Bennie L. Thompson and Shuntell L. Thompson property, run West along the Northerly boundary of said Reginald J. Robinson property for a distance of 1132.50 feet to the Easterly Right-of-Way of Mississippi Highway No. 16, as it existed in May, 2022; thence

Leaving the Northerly boundary of said Reginald J. Robinson property, run along the Easterly Right-of-Way of said Mississippi Highway No. 16 to iron pins at each of the following calls;

North 11 degrees 18 minutes 00 seconds West for a distance of 360.89 feet; thence

57.47 feet along the arc of a 34327.48 curve to the right, said arc having a 57.47 foot chord which bears North 11 degrees 15 minutes 07 seconds West to the SW corner of that certain "2.37 acre tract" described in Deed Book 214 at Page 345 of the Records of said Madison County, Mississippi; thence

Leaving the Easterly Right-of-Way of said Mississippi Highway No. 16, run South 85 degrees 06 minutes 00 seconds East along the Southerly boundary of said "2.37 acre tract" for a distance of 278.83 feet to an iron pin at the SE corner, thereof; thence

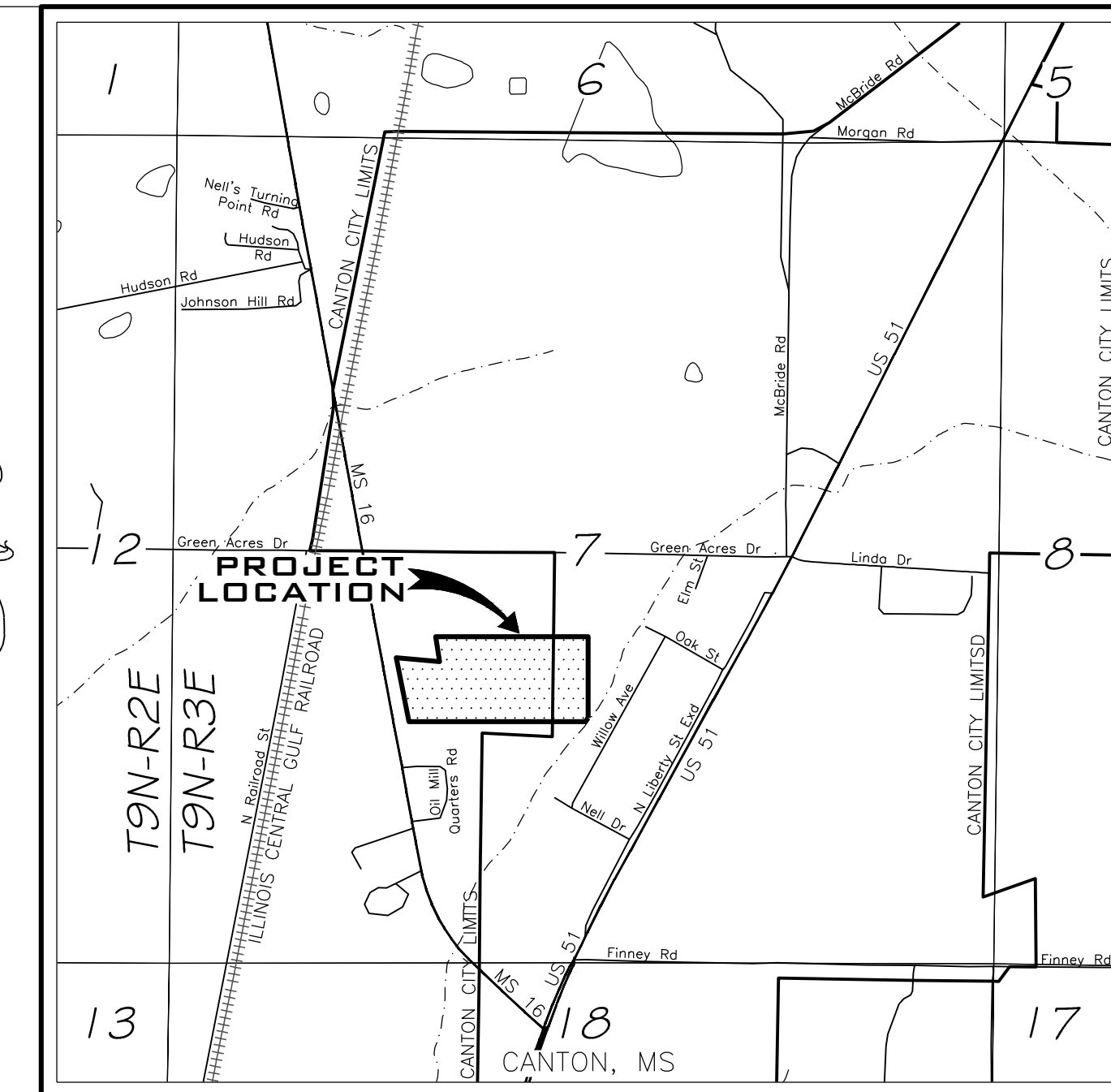
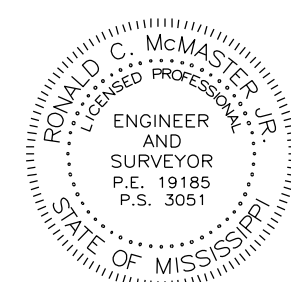
North 08 degrees 27 minutes 00 seconds West along the Easterly boundary of said "2.37 acre tract" for a distance of 160.29 feet to an iron pin; thence

Leaving the Easterly boundary of said "2.37 acre tract" run East for a distance of 977.76 feet to the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7, T9N-R3E; thence

South along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7, T9N-R3E, for a distance of 520.64 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



VICINITY MAP  
SCALE: 1"=1000'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	
C1	57.47	34327.48	0.10	N11° 15' 07"W	57.47	
C2	27.26	275.00	5.68	N87° 09' 36"E	27.25	
C3	40.78	325.00	7.19	N86° 24' 19"E	40.75	
C4	83.71	275.00	17.44	N75° 35' 59"E	83.39	
C5	63.03	325.00	11.11	N77° 15' 18"E	62.93	
C6	27.34	325.00	4.82	N69° 17' 22"E	27.33	
C7	72.63	360.00	11.56	S72° 39' 35"W	72.51	
C8	21.55	410.00	3.01	S68° 23' 07"W	21.54	
C9	54.25	410.00	7.58	S73° 40' 54"W	54.21	
C10	60.42	410.00	8.44	S81° 41' 38"W	60.36	
C11	55.06	360.00	8.76	S82° 49' 16"W	55.00	
C12	29.23	410.00	4.08	S87° 57' 28"W	29.22	
C13	17.58	360.00	2.80	S88° 36' 04"W	17.58	
C14	17.45	20.00	49.99	N65° 00' 09"E	16.90	
C15	44.23	50.00	50.68	S65° 20' 46"W	42.80	
C16	57.31	50.00	65.67	N56° 28' 46"W	54.22	
C17	57.31	50.00	65.67	N9° 11' 15"E	54.22	
C18	42.41	50.00	48.60	N66° 19' 19"E	41.15	
C19	43.08	50.00	49.37	S64° 41' 28"E	41.76	
C20	6.12	20.00	17.54	N48° 46' 26"W	6.10	
C21	11.33	20.00	32.46	N73° 46' 17"W	11.18	



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