

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  
Westlake, Phase 3

The Engineering Department recommends approval of the final plat of Westlake, Phase 3. The development is approximately 18.76 acres with 22 lots averaging 0.631 acres. The Letter of Credit has been received for the completion of final wearing surface, and one year warranty, on the streets in Westlake Development, Phase 3, located in Madison County, Mississippi.

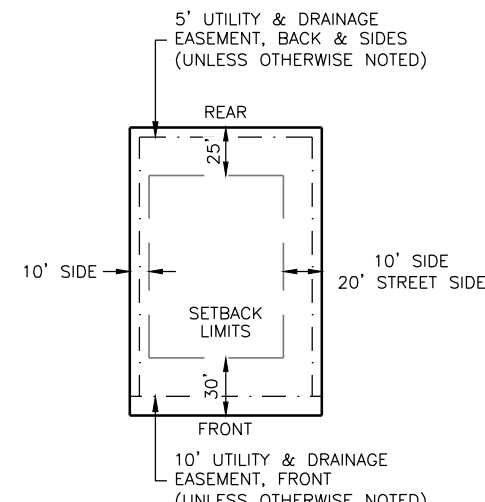
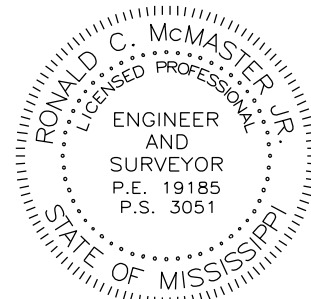
# WESTLAKE, PHASE 3

SITUATED IN SECTIONS 14 & 23, T8N-R1E,  
MADISON COUNTY, MISSISSIPPI

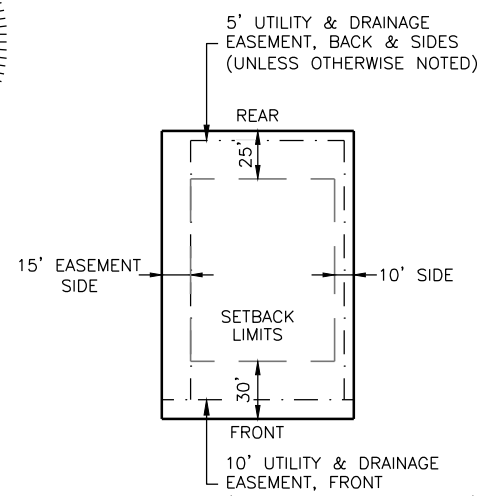
Class "B" Survey  
Bearings Based on Survey Grade  
GPS Observations Taken On  
March 16, 2017  
(Geodetic North)  
Our Job No. M-2376-4-1-Final Plat-Phase 3  
Date of Survey: January 13, 2022  
Date of Plat: November 17, 2022

- 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
- ▨ Common Areas

Scale 1" = 100'



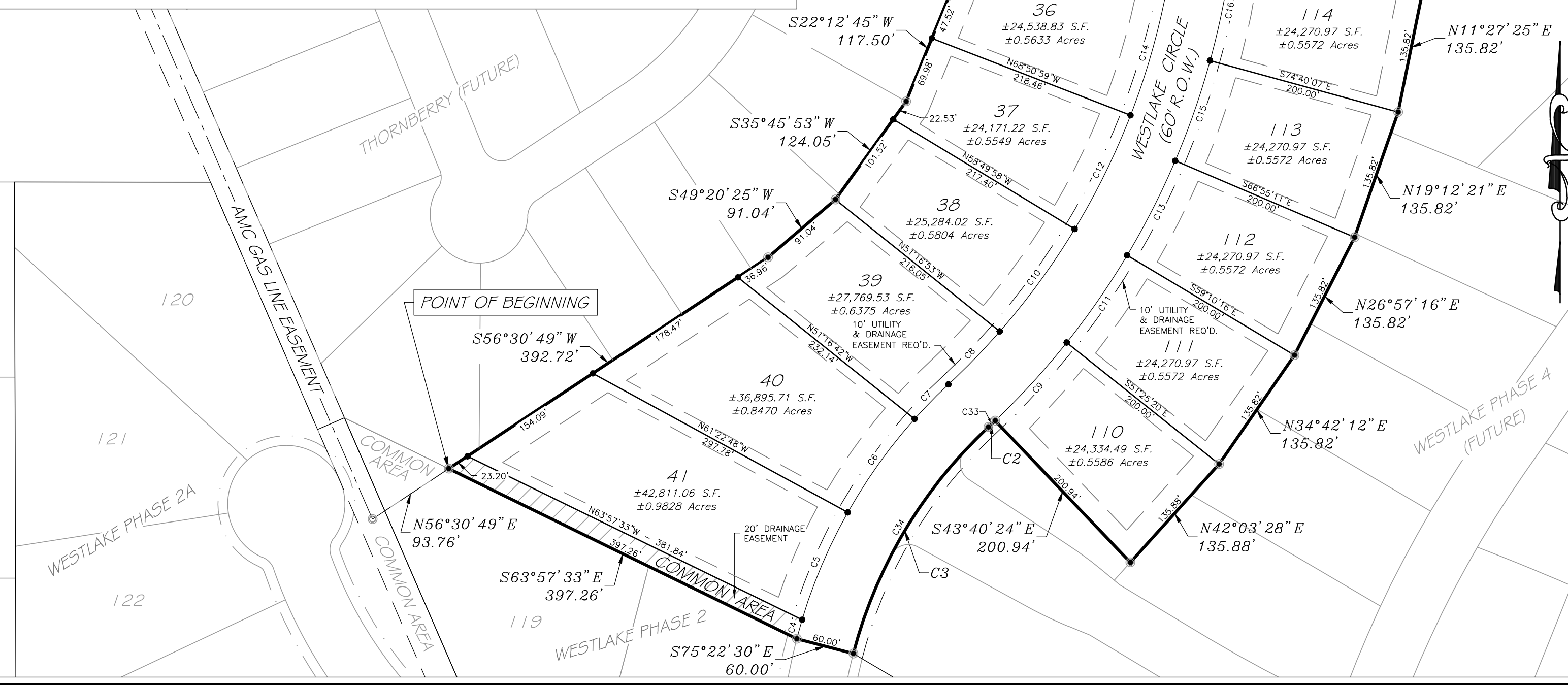
TYPICAL LOT DETAIL  
N.T.S.



TYPICAL LOT DETAIL  
(LOT 29)  
N.T.S.

| Curve Table |        |        |       |                 |
|-------------|--------|--------|-------|-----------------|
| Curve #     | Length | Radius | Delta | Chord Direction |
| C1          | 111.46 | 400.00 | 15.97 | S85° 30' 26"W   |
| C2          | 9.45   | 805.00 | 0.67  | N46° 39' 47"E   |
| C3          | 274.04 | 485.00 | 32.37 | N30° 48' 43"E   |
| C4          | 20.33  | 545.00 | 2.14  | S15° 41' 37"W   |
| C5          | 119.81 | 545.00 | 12.60 | S23° 03' 36"W   |
| C6          | 118.11 | 545.00 | 12.42 | S35° 33' 59"W   |
| C7          | 49.69  | 545.00 | 5.22  | S44° 23' 13"W   |
| C8          | 75.61  | 745.00 | 5.82  | N44° 05' 30"E   |
| C9          | 108.87 | 805.00 | 7.75  | N42° 27' 08"E   |
| C10         | 130.24 | 745.00 | 10.02 | N36° 10' 32"E   |
| C11         | 108.87 | 805.00 | 7.75  | N34° 42' 12"E   |
| C12         | 130.24 | 745.00 | 10.02 | N26° 09' 32"E   |
| C13         | 108.87 | 805.00 | 7.75  | N26° 57' 16"E   |
| C14         | 131.06 | 745.00 | 10.08 | N16° 06' 38"E   |
| C15         | 108.87 | 805.00 | 7.75  | N19° 12' 21"E   |
| C16         | 108.87 | 805.00 | 7.75  | N11° 27' 25"E   |
| C17         | 129.18 | 745.00 | 9.94  | N6° 06' 11"E    |

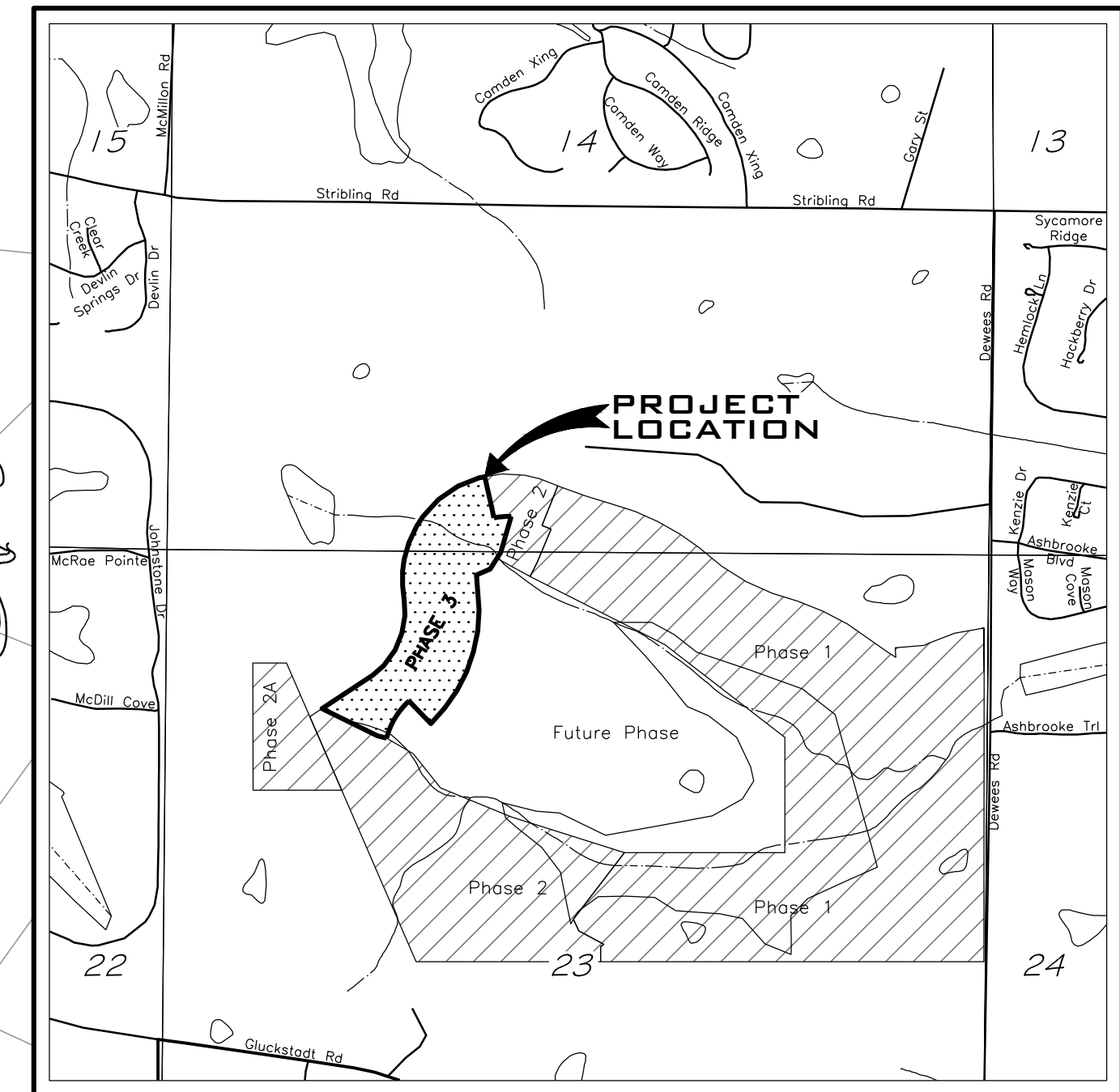
| Curve Table |        |        |       |                 |
|-------------|--------|--------|-------|-----------------|
| Curve #     | Length | Radius | Delta | Chord Direction |
| C18         | 108.87 | 805.00 | 7.75  | N3° 42' 29"E    |
| C19         | 126.10 | 745.00 | 9.70  | N3° 42' 49"W    |
| C20         | 108.87 | 805.00 | 7.75  | N4° 02' 27"W    |
| C21         | 16.35  | 745.00 | 1.26  | N9° 11' 29"W    |
| C22         | 26.76  | 805.00 | 1.90  | N8° 52' 04"W    |
| C23         | 106.56 | 460.00 | 13.27 | S3° 11' 01"E    |
| C24         | 114.67 | 400.00 | 16.43 | S1° 36' 27"E    |
| C25         | 119.77 | 460.00 | 14.92 | S10° 54' 44"W   |
| C26         | 108.72 | 460.00 | 13.54 | S25° 08' 31"W   |
| C27         | 20.00  | 460.00 | 2.49  | S33° 09' 30"W   |
| C28         | 108.72 | 460.00 | 13.54 | S41° 10' 29"W   |
| C29         | 118.72 | 460.00 | 14.79 | S55° 20' 20"W   |
| C30         | 118.76 | 460.00 | 14.79 | S70° 07' 42"W   |
| C31         | 495.11 | 400.00 | 70.92 | S42° 03' 52"W   |
| C32         | 111.46 | 400.00 | 15.97 | S85° 30' 26"W   |
| C33         | 9.45   | 805.00 | 0.67  | N46° 39' 47"E   |
| C34         | 274.04 | 485.00 | 32.37 | S30° 48' 43"W   |



Total Area  
±817,183.94 S.F.  
±18.7600 Acres

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 FIR Map Number No. 28089C0395F, revised date of March 17, 2010.
- The total area for this parcel is ±18.7600 acres (±817,183.94 sq. ft.) acres more or less.
- 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.
- 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.
- See schedule on Sheet 2 for driveway pipe sizes required for individual lots.
- Lake design and permitting was performed by Aqua Engineering Services, LTD.



VICINITY MAP  
SCALE: 1" = 1000'

**M** M<sup>CM</sup>MASTER & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090

# WESTLAKE, PHASE 3

SITUATED IN SECTIONS 14 & 23, 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 WESTLAKE, PHASE 3, 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 W. Scott Gideon, Manager of W & G, 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 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

## CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, W. Scott Gideon, Manager of W & G, 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 WESTLAKE, PHASE 3 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 WESTLAKE, PHASE 3.

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.

W & G, LLC  
A Mississippi Limited Liability Company

By: \_\_\_\_\_  
W. Scott Gideon, 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 W & G, LLC, the owner, have subdivided and platted the following described land, as follows, to-wit:

A parcel or tract of land, containing 18.7600 acres (817,183.94 Sq. Ft.), more or less, lying and being situated in Section 14, T8N-R1E, and Section 23, T8N-R1E, Madison County, Mississippi, being a part of the Westlake Land, LLC property as described in Deed Book 3521 at Page 976 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 an iron pin lying at the SW corner of said Section 14, T8N-R1E, Madison County, Mississippi, said point also lying on the Easterly boundary of Johnstone Phase Two, as shown on map or plot of same, in Plat Cabinet "D" at Slot 116 of the Records of said Madison County, Mississippi; run thence

North 00 degrees 33 minutes 33 seconds West (North 00 degrees 40 minutes 10 seconds West-Grid Bearing, State Plane, Mississippi West Zone) along the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Johnstone Phase Two, for a distance of 910.83 feet to the NE corner of said Johnstone Phase Two, said point also being and lying at the SE corner of Devlin Springs Two, as shown on map or plot of same, in Plat Cabinet "D" at Slot 179 of the Records of said Madison County, Mississippi; thence

Continue North 00 degrees 33 minutes 33 seconds West (North 00 degrees 40 minutes 10 seconds West-Grid Bearing, State Plane, Mississippi West Zone) along the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Devlin Springs Two, for a distance of 160.55 feet to the centerline of an existing thirty (30) foot Shell Pipeline Corporation easement, as described in Deed Book 124 at Page 440 of the Records of said Madison County, Mississippi; thence

Leaving the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Devlin Springs Two, run South 23 degrees 26 minutes 00 seconds East along the centerline of said existing thirty (30) foot Shell Pipeline Corporation easement, for a distance of 2,337.86 feet to the NW corner of Lot 119 of Westlake, Phase 2; thence

Leaving the centerline of said existing thirty (30) foot Shell Pipeline Corporation easement, run North 56 degrees 30 minutes 49 seconds East along the Northerly boundary of Lot 119 of said Westlake, Phase 2 for a distance of 93.76 feet to the POINT OF BEGINNING of the herein described property; thence

South 63 degrees 57 minutes 33 seconds East along the Northerly boundary of Lot 119 and Lot 118 of said Westlake, Phase 2 for a distance of 397.26 feet to the NE corner of Lot 118 of said Westlake, Phase 2; thence

South 75 degrees 22 minutes 30 seconds East along the Northerly boundary of said Westlake, Phase 2 for a distance of 60.00 feet; thence

Leaving the Northerly boundary of said Westlake, Phase 2, run to points at each of the following calls;

274.04 feet along the arc of a 485.00 foot radius curve to the right, said arc having a 270.41 foot chord which bears North 30 degrees 48 minutes 43 seconds East; thence

9.45 feet along the arc of a 805.00 foot radius curve to the left, said arc having a 9.45 foot chord which bears North 46 degrees 39 minutes 47 seconds East; thence

South 43 degrees 40 minutes 24 seconds East for a distance of 200.94 feet; thence  
North 42 degrees 03 minutes 28 seconds East for a distance of 135.88 feet; thence  
North 34 degrees 42 minutes 12 seconds East for a distance of 135.82 feet; thence  
North 26 degrees 57 minutes 16 seconds East for a distance of 135.82 feet; thence  
North 19 degrees 12 minutes 21 seconds East for a distance of 135.82 feet; thence  
North 11 degrees 27 minutes 25 seconds East for a distance of 135.82 feet; thence  
North 03 degrees 42 minutes 29 seconds East for a distance of 135.82 feet; thence  
North 04 degrees 02 minutes 27 seconds West for a distance of 90.38 feet; thence  
North 04 degrees 17 minutes 07 seconds West for a distance of 95.94 feet; thence  
North 66 degrees 42 minutes 02 seconds East for a distance of 128.94 feet to the SW corner of Lot 168 of the Northerly 4.3401 acre tract of Westlake, Phase 2; thence

Along the Westerly boundary of said Northerly 4.3401 acre tract of Westlake, Phase 2 to points at each of the following calls;

North 16 degrees 18 minutes 06 seconds East for a distance of 238.34 feet; thence  
111.46 feet along the arc of a 400.00 foot radius curve to the left, said arc having a 111.10 foot chord which bears South 85 degrees 30 minutes 26 seconds West; thence

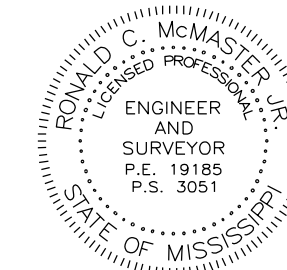
North 12 degrees 28 minutes 33 seconds West for a distance of 60.00 feet; thence  
North 12 degrees 35 minutes 48 seconds West for a distance of 210.91 feet to the NW corner of said Northerly 4.3401 acre tract of Westlake, Phase 2; thence

South 80 degrees 30 minutes 16 seconds West for a distance of 38.05 feet; thence  
South 67 degrees 53 minutes 29 seconds West for a distance of 144.78 feet; thence  
South 55 degrees 36 minutes 36 seconds West for a distance of 152.78 feet; thence  
South 42 degrees 39 minutes 56 seconds West for a distance of 148.82 feet; thence  
South 33 degrees 14 minutes 20 seconds West for a distance of 73.74 feet; thence  
South 25 degrees 06 minutes 17 seconds West for a distance of 118.42 feet; thence  
South 15 degrees 26 minutes 22 seconds West for a distance of 109.86 feet; thence  
South 07 degrees 04 minutes 34 seconds West for a distance of 75.57 feet; thence  
South 00 degrees 51 minutes 09 seconds West for a distance of 93.35 feet; thence  
South 07 degrees 08 minutes 58 seconds East for a distance of 92.29 feet; thence  
South 02 degrees 12 minutes 49 seconds East for a distance of 101.80 feet; thence  
South 09 degrees 34 minutes 18 seconds West for a distance of 115.15 feet; thence  
South 22 degrees 12 minutes 45 seconds West for a distance of 117.50 feet; thence  
South 35 degrees 45 minutes 53 seconds West for a distance of 124.05 feet; thence  
South 49 degrees 20 minutes 25 seconds West for a distance of 91.04 feet; thence

South 56 degrees 30 minutes 49 seconds West for a distance of 392.72 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

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

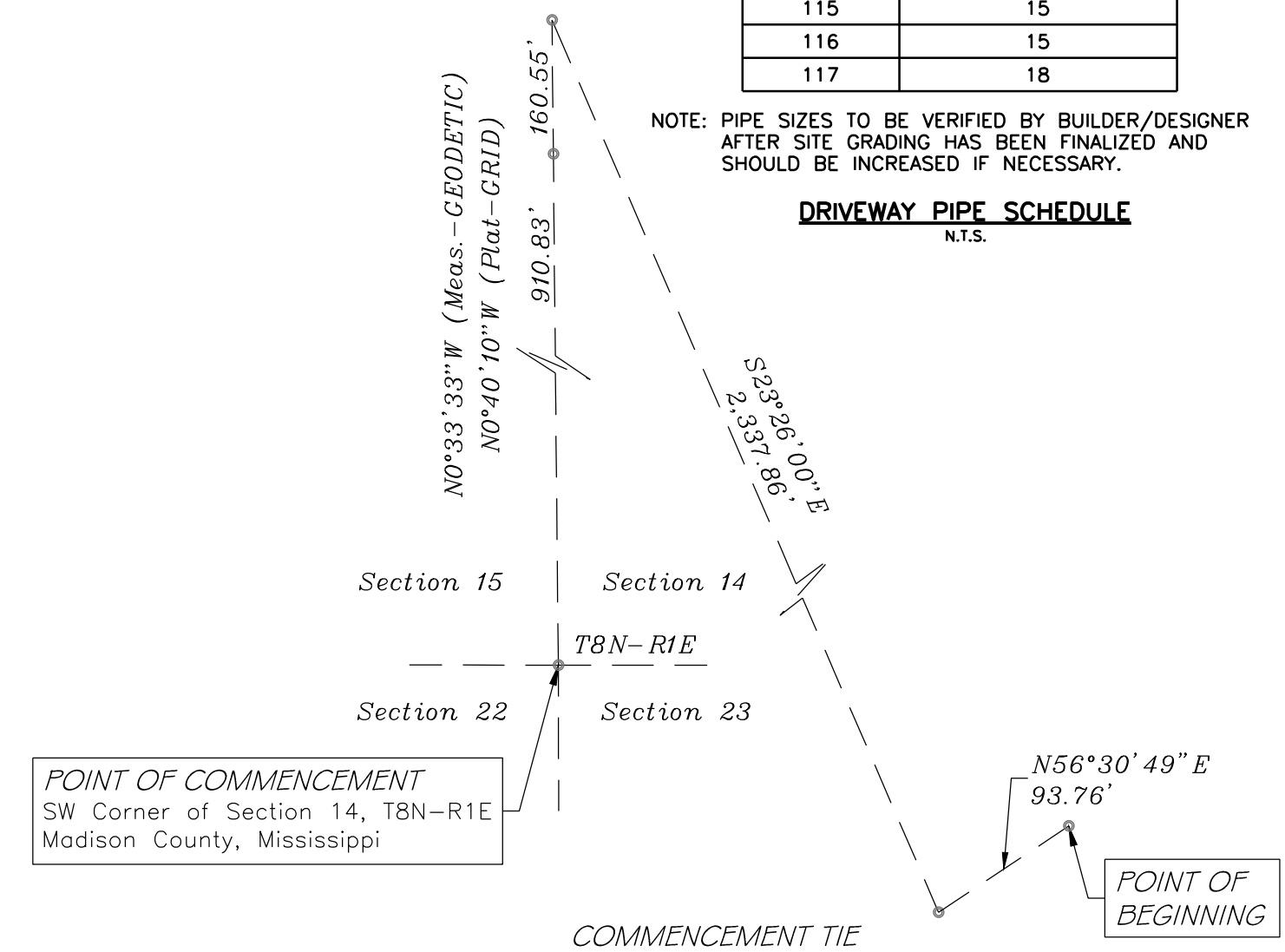
\_\_\_\_\_  
Ronald C. McMaster, Jr., Professional Surveyor,  
Mississippi P.S. No. 3051



| DRIVEWAY PIPE SCHEDULE |                 |
|------------------------|-----------------|
| LOT NO.                | PIPE SIZE (IN.) |
| 28                     | 18              |
| 29                     | 24              |
| 30                     | 24              |
| 31                     | 24              |
| 32                     | 24              |
| 33                     | 18              |
| 34                     | 18              |
| 35                     | 15              |
| 36                     | 15              |
| 37                     | 18              |
| 38                     | 18              |
| 39                     | 18              |
| 40                     | 24              |
| 41                     | 24              |
| 110                    | 24              |
| 111                    | 18              |
| 112                    | 18              |
| 113                    | 15              |
| 114                    | 15              |
| 115                    | 15              |
| 116                    | 15              |
| 117                    | 18              |

NOTE: PIPE SIZES TO BE VERIFIED BY BUILDER/DESIGNER AFTER SITE GRADING HAS BEEN FINALIZED AND SHOULD BE INCREASED IF NECESSARY.

## DRIVEWAY PIPE SCHEDULE N.T.S.



212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090