

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**

August 1, 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: Thornberry, Phase 3A  
Final Plat

The Engineering Department recommends approval of the final plat of Thornberry, Phase 3A. The development contains 50 lots on 22.4697 acres. The letter of credit has been received for the final wearing surface.

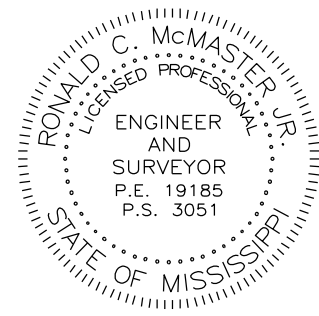
# THORNBERRY, PHASE 3A

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

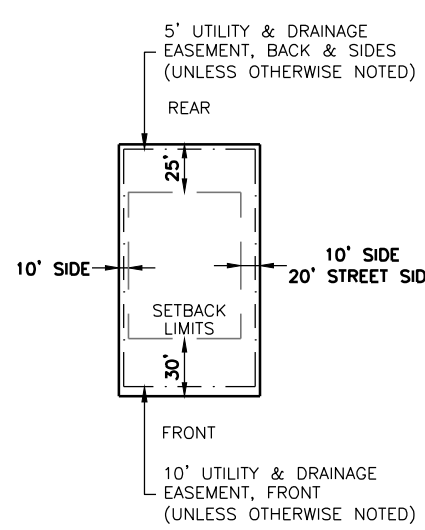
Class "B" Survey  
Bearings Based on Survey Grade  
GPS Observations Taken On  
March 16, 2017  
(Geodetic North)  
Our Job No. M-2376-3-2 Final Plat Phase 3A  
Date of Survey: June 15, 2023  
Date of Plat: July 27, 2023

POB Point of Beginning  
POC Point of Commencement  
● Iron Pin (1/2"x1/8" Iron Rebar)  
● Iron Pin In Concrete

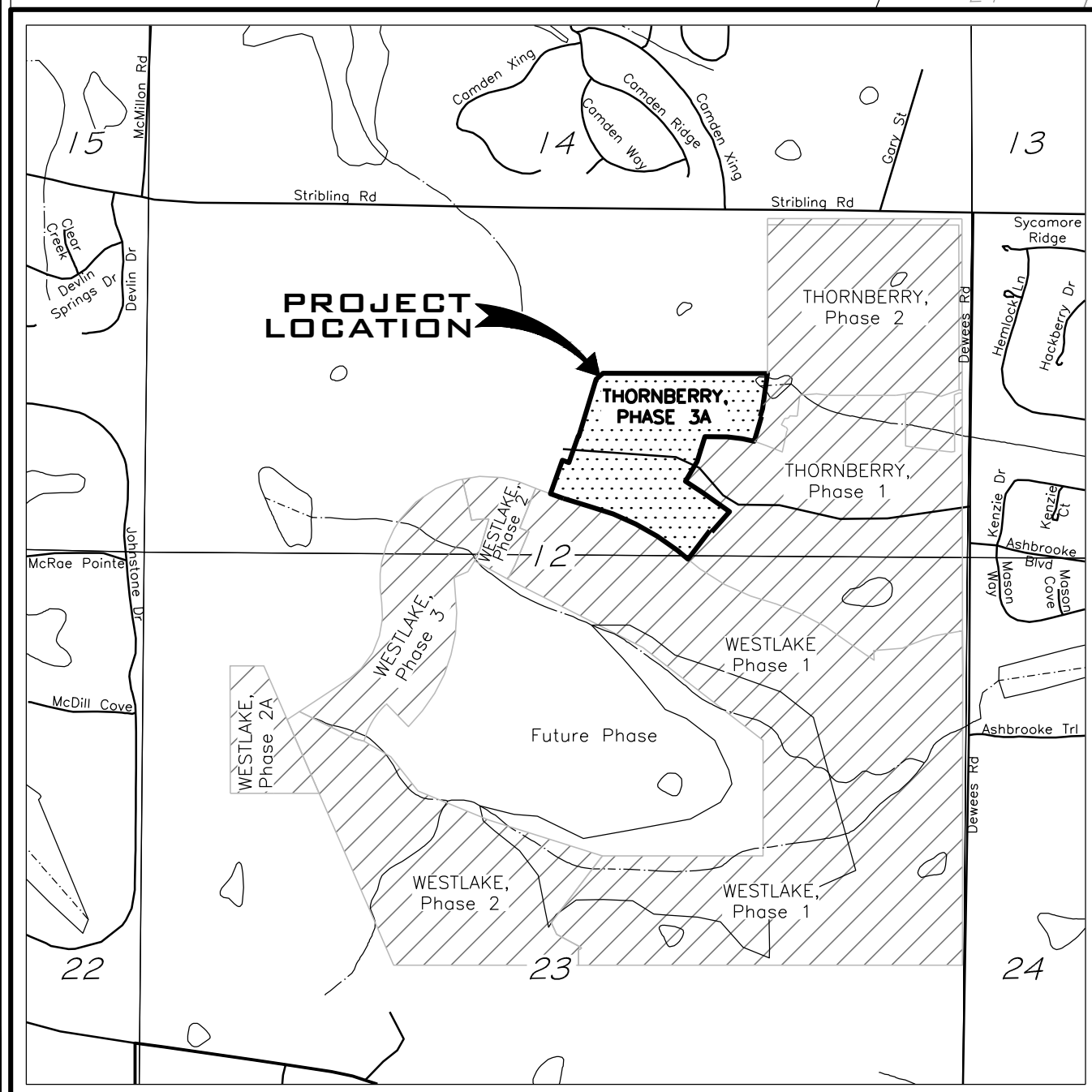
--- Easement Boundary  
--- Building Setback Line  
--- Utility Easement  
--- Drainage Easement  
--- Common Area



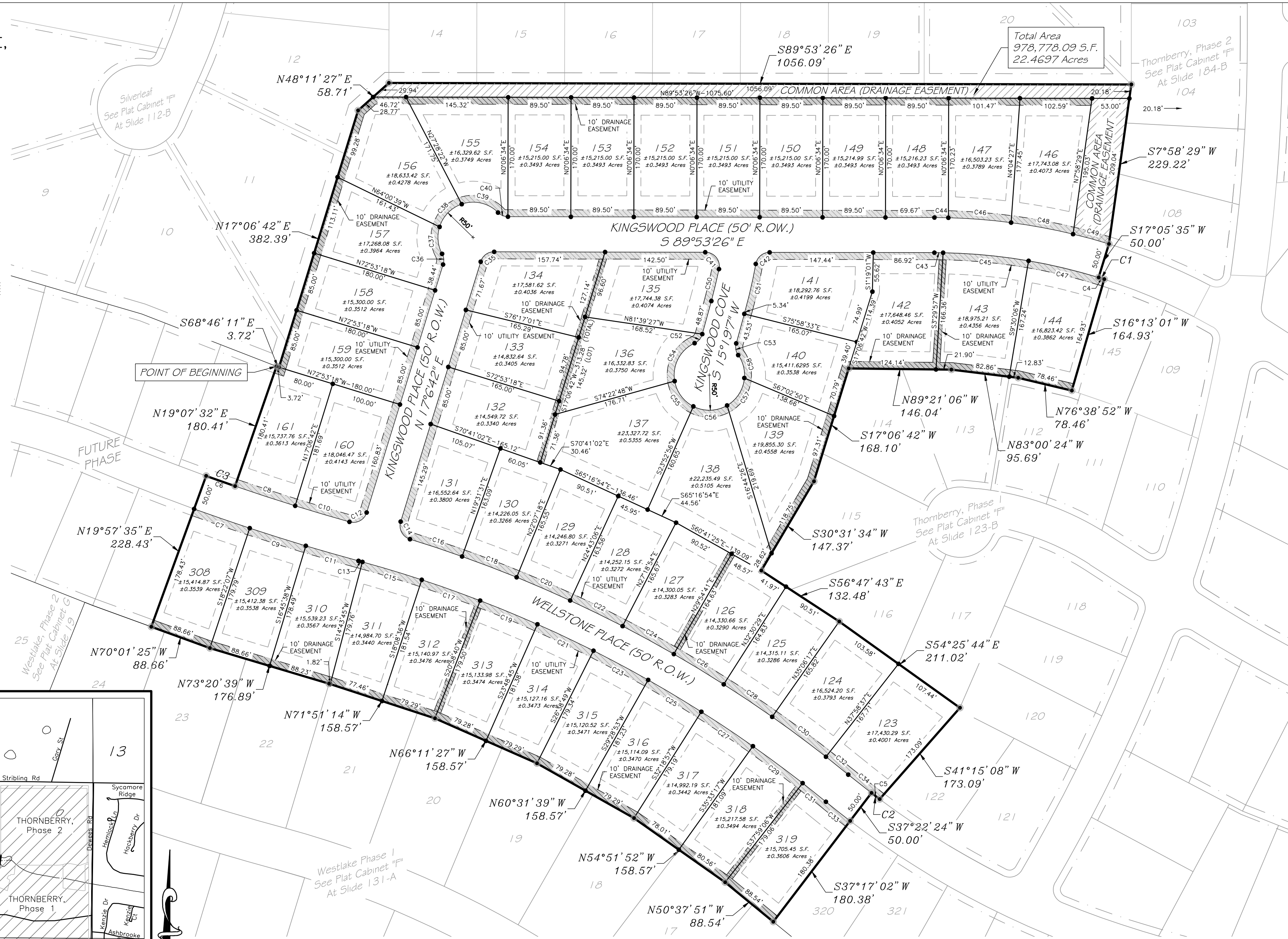
0 100' 200'  
Scale 1" = 100'



TYPICAL LOT DETAIL  
N.T.S.



VICINITY MAP  
SCALE: 1" = 1000'



**NOTES:**

1. 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. 28089C0395F, revised date of March 17, 2010.
2. Iron pins at lot corners as shown on this plat. Field work meets or exceeds the requirements for a Class "B" survey.
3. No fences or other obstructions may be placed in or otherwise block/interfere with the drainage easements or relief swales shown.
4. No building may be constructed within any drainage or utility easement shown hereon.
5. 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.
6. Maintenance of all drainage easements and common areas are the responsibility of the the Homeowner's Association.
7. 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.
8. 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.

**M**<sup>CM</sup>MASTER & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090

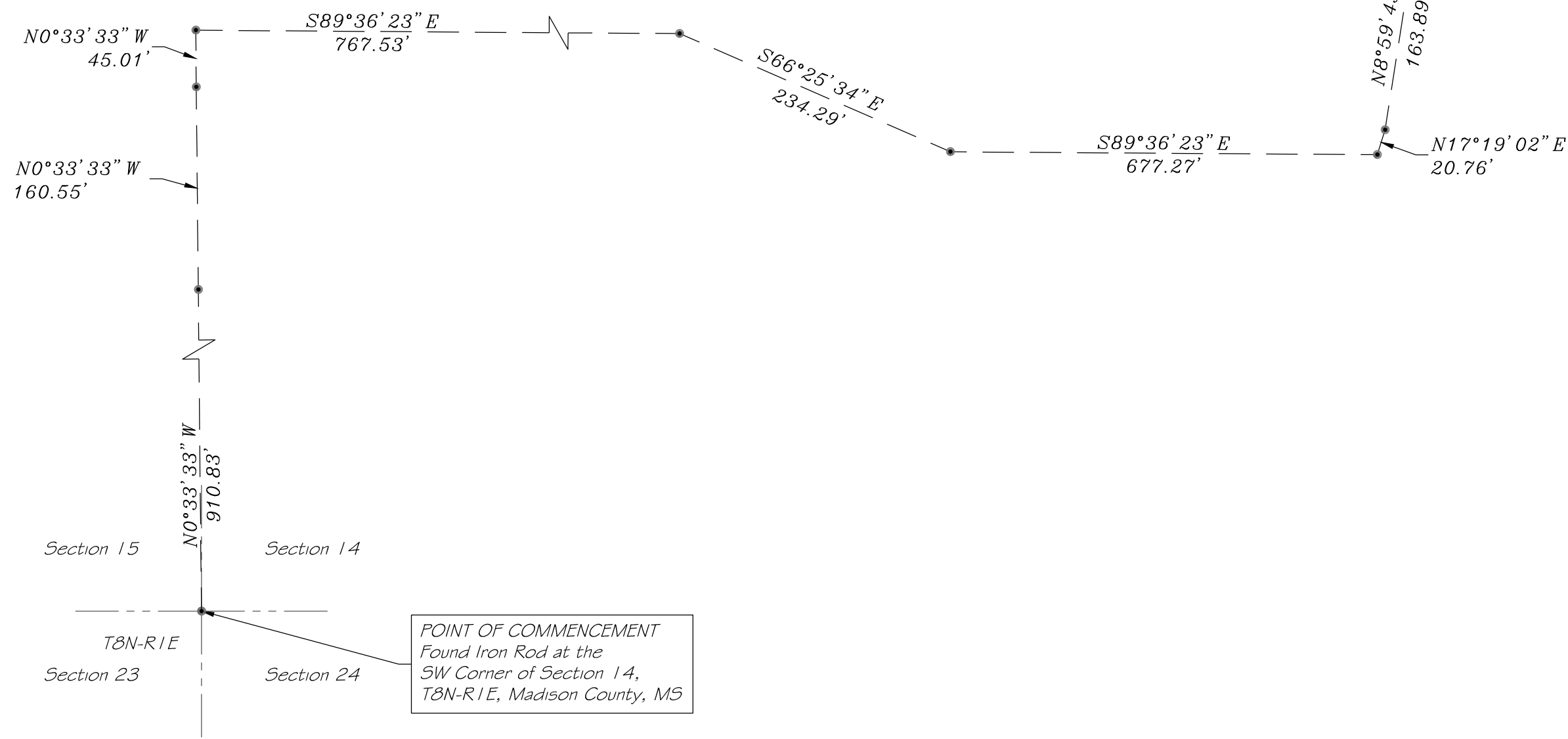


# THORNBERRY, PHASE 3A

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	8.32	800.00	0.60	S72° 36' 33"E	8.32
C2	14.69	1205.00	0.70	N52° 58' 33"W	14.69
C3	43.58	2930.00	0.85	S70° 31' 34"E	43.58
C4	8.32	800.00	0.60	S72° 36' 33"E	8.32
C5	14.69	1205.00	0.70	N52° 58' 33"W	14.69
C6	43.58	2930.00	0.85	S70° 31' 34"E	43.58
C7	83.68	2980.00	1.61	S70° 54' 13"E	83.68
C8	90.07	2930.00	1.76	S71° 49' 58"E	90.07
C9	83.63	2980.00	1.61	S72° 30' 43"E	83.62
C10	80.50	2930.00	1.57	S73° 30' 02"E	80.49
C11	78.00	2980.00	1.50	S74° 03' 57"E	78.00
C12	30.93	20.00	88.60	N61° 24' 43"E	27.94
C13	5.69	1785.00	0.18	N74° 43' 27"W	5.69
C14	31.41	20.00	89.97	S27° 52' 32"E	28.28
C15	88.20	1785.00	2.83	N73° 13' 02"W	88.19
C16	78.16	1835.00	2.44	N71° 38' 35"W	78.15
C17	88.20	1785.00	2.83	N70° 23' 10"W	88.19
C18	83.04	1835.00	2.59	N69° 07' 35"W	83.03
C19	88.19	1785.00	2.83	N67° 33' 19"W	88.18
C20	83.04	1835.00	2.59	N66° 32' 01"W	83.03
C21	88.19	1785.00	2.83	N64° 43' 28"W	88.18
C22	83.03	1835.00	2.59	N63° 56' 27"W	83.03
C23	88.19	1785.00	2.83	N61° 53' 36"W	88.18
C24	83.03	1835.00	2.59	N61° 20' 54"W	83.02
C25	88.18	1785.00	2.83	N59° 03' 48"W	88.17
C26	83.03	1835.00	2.59	N58° 45' 21"W	83.02
C27	88.18	1785.00	2.83	N56° 13' 58"W	88.17
C28	83.03	1835.00	2.59	N56° 09' 48"W	83.02
C29	88.18	1785.00	2.83	N53° 24' 08"W	88.17

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C30	95.22	1835.00	2.97	N53° 22' 50"W	95.21
C31	42.46	1785.00	1.36	N51° 18' 21"W	42.46
C32	40.66	1835.00	1.27	N51° 15' 33"W	40.66
C33	43.86	1255.00	2.00	S51° 37' 32"E	43.86
C34	42.11	1205.00	2.00	S51° 37' 32"E	42.11
C35	25.48	20.00	73.00	S53° 36' 38"W	23.79
C36	15.71	20.00	45.00	N5° 23' 12"W	15.31
C37	39.54	50.00	45.31	S5° 13' 53"E	38.52
C38	46.83	50.00	53.66	S44° 15' 06"W	45.13
C39	55.87	50.00	64.03	N76° 54' 22"W	53.01
C40	15.71	20.00	45.00	S67° 23' 31"E	15.31
C41	35.40	20.00	101.42	N39° 10' 56"W	30.96
C42	27.90	20.00	79.92	S50° 08' 51"W	25.69
C43	12.42	800.00	0.89	N89° 26' 45"W	12.42
C44	19.83	850.00	1.34	N89° 13' 20"W	19.82
C45	122.25	800.00	8.76	N84° 37' 24"W	122.13
C46	89.50	850.00	6.03	N85° 32' 16"W	89.46
C47	102.46	800.00	7.34	N76° 34' 34"W	102.39
C48	89.69	850.00	6.05	N79° 29' 54"W	89.65
C49	52.94	850.00	3.57	N74° 41' 29"W	52.93
C50	46.66	705.00	3.79	N13° 25' 20"E	46.66
C51	67.64	755.00	5.13	N12° 45' 07"E	67.62
C52	17.45	20.00	49.99	N40° 18' 57"E	16.90
C53	17.45	20.00	49.99	S9° 40' 44"E	16.90
C54	65.57	50.00	75.14	S27° 44' 32"W	60.97
C55	46.40	50.00	53.17	S36° 24' 52"E	44.75
C56	50.06	50.00	57.37	N88° 19' 02"E	48.00
C57	47.89	50.00	54.88	N32° 11' 38"E	46.08
C58	34.41	50.00	39.43	N14° 57' 42"W	33.73



COMMENCEMENT TIE  
N.T.S.



212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090

# THORNBERRY, PHASE 3A

SITUATED IN SECTION 14, T8N-R1E,  
MADISON COUNTY, MISSISSIPPI

## ACKNOWLEDGMENT STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named William Scott Gideon, who acknowledged to me that he is Vice-President of Thornberry Madison, Inc., a Mississippi Corporation, who acknowledged to me that he signed and delivered this plat and the certificates thereon, for and on behalf of said Thornberry Madison, Inc., owner, as its act and deed, after being authorized so to do, 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 Thornberry, Phase 3A, 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

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

I, William Scott Gideon, Vice-President of Thornberry Madison, Inc., a Mississippi Corporation, 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 Vice-President of said Thornberry Madison, Inc., 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 Mississippi Corporation as owner and have designated the same as Thornberry, Phase 3A.

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.

Thornberry Madison, Inc.  
A Mississippi Corporation

By: \_\_\_\_\_  
William Scott Gideon, Vice-President

## 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

## 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

By: \_\_\_\_\_ Attest: \_\_\_\_\_  
Gerald Steen, President Ronny Lott, Chancery Clerk

## 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 plat of Thornberry, Phase 3A, 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. \_\_\_\_\_

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

A parcel or tract of land, containing 22.4697 acres (978,778.09 Sq. Ft.), more or less, lying and being situated in the South 1/2 of Section 14 and the North 1/2 of Section 23, T8N-R1E, Madison County, 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 the Office of the Chancery Clerk of said Madison County, at Canton, 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 centerline of said existing thirty (30) foot Shell Pipeline Corporation easement, 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 45.01 feet; thence

Leaving the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Devlin Springs Two, run to points at each of the following calls;

South 89 degrees 36 minutes 23 seconds East for a distance of 767.53 feet; thence  
South 66 degrees 25 minutes 34 seconds East for a distance of 234.29 feet; thence  
South 89 degrees 36 minutes 23 seconds East for a distance of 677.27 feet; thence  
North 17 degrees 19 minutes 02 seconds East for a distance of 20.76 feet; thence  
North 08 degrees 59 minutes 43 seconds East for a distance of 163.89 feet; thence  
North 00 degrees 44 minutes 15 seconds West for a distance of 153.10 feet; thence  
North 10 degrees 08 minutes 13 seconds West for a distance of 153.10 feet; thence  
North 18 degrees 51 minutes 03 seconds West for a distance of 161.56 feet; thence  
North 17 degrees 29 minutes 25 seconds West for a distance of 188.71 feet; thence  
North 13 degrees 10 minutes 11 seconds West for a distance of 189.97 feet; thence

North 09 degrees 30 minutes 43 seconds West for a distance of 130.62 feet to the Southerly Right-of-Way of Stribling Road, as described in Deed Book 264 at Page 50 of the Records of said Madison County, Mississippi; thence; thence

South 89 degrees 57 minutes 00 seconds East along the Southerly Right-of-Way of said Stribling Road, for a distance of 556.98 feet; thence

Leaving the Southerly Right-of-Way of said Stribling Road, run to points at each of the following calls;

South 13 degrees 01 minutes 35 seconds East for a distance of 183.97 feet; thence  
South 18 degrees 40 minutes 10 seconds East for a distance of 215.87 feet; thence  
South 16 degrees 03 minutes 28 seconds East for a distance of 192.15 feet; thence  
South 06 degrees 40 minutes 36 seconds East for a distance of 292.86 feet; thence  
South 02 degrees 45 minutes 07 seconds West for a distance of 194.60 feet; thence  
South 10 degrees 14 minutes 34 seconds West for a distance of 192.90 feet; thence  
South 84 degrees 09 minutes 16 seconds East for a distance of 207.60 feet; thence  
South 73 degrees 40 minutes 38 seconds East for a distance of 207.60 feet; thence  
South 68 degrees 46 minutes 11 seconds East for a distance of 205.67 feet to a point on the Southerly boundary of Silverleaf as shown on map or plot of same in Plat Cabinet "F" at Slide 112-B of the Records of said Madison County, Mississippi and POINT OF BEGINNING of the herein described property; thence

Along the Southerly boundary of said Silverleaf to points at each of the following calls;

Continue South 68 degrees 46 minutes 11 seconds East for a distance of 3.72 feet; thence  
North 17 degrees 06 minutes 42 seconds East for a distance of 382.39 feet; thence  
North 48 degrees 11 minutes 27 seconds East for a distance of 58.71 feet; thence  
South 89 degrees 53 minutes 26 seconds East for a distance of 1,056.09 feet to the SE corner of said Silverleaf, said point also lying on the Westerly boundary of Thornberry, Phase 2 as shown on map or plot of same in Plat Cabinet "F" at Slide 184-B of the Records of said Madison County, Mississippi; thence

Along the Westerly boundary of said Thornberry, Phase 2 to points at each of the following calls;

South 07 degrees 58 minutes 29 seconds West for a distance of 229.22 feet; thence  
South 17 degrees 05 minutes 35 seconds West for a distance of 50.00 feet; thence

8.32 feet along the arc of a 800.00 foot radius curve to the right, said arc having a 8.32 foot chord which bears South 72 degrees 36 minutes 33 seconds East; thence

South 16 degrees 13 minutes 01 seconds West for a distance of 164.93 feet to the SW corner of said Thornberry, Phase 2, said point also lying on the Westerly boundary of Thornberry, Phase 1 as shown on map or plot of same in Plat Cabinet "F" at Slide 123-B of the Records of said Madison County, Mississippi; thence

North 76 degrees 38 minutes 52 seconds West for a distance of 78.46 feet; thence  
North 83 degrees 00 minutes 24 seconds West for a distance of 95.69 feet; thence  
North 89 degrees 21 minutes 06 seconds West for a distance of 146.04 feet; thence  
South 17 degrees 06 minutes 42 seconds West for a distance of 168.10 feet; thence  
South 30 degrees 31 minutes 34 seconds West for a distance of 147.37 feet; thence  
South 56 degrees 47 minutes 43 seconds East for a distance of 132.48 feet; thence  
South 54 degrees 25 minutes 44 seconds East for a distance of 211.02 feet; thence  
South 41 degrees 15 minutes 08 seconds West for a distance of 173.09 feet; thence

14.69 feet along the arc of a 1205.00 foot radius curve to the right, said arc having a 14.69 foot chord which bears North 52 degrees 58 minutes 33 seconds West; thence

South 37 degrees 22 minutes 24 seconds West for a distance of 50.00 feet; thence  
South 37 degrees 17 minutes 02 seconds West for a distance of 180.38 feet to the SW corner of said Thornberry, Phase 1, said point also lying on the Northerly boundary of Westlake, Phase 1 as shown on map or plot of same in Plat Cabinet "F" at Slide 131-A of the Records of said Madison County Mississippi; thence

Along the Northerly boundary of said Westlake, Phase 1 to points at each of the following calls;

North 50 degrees 37 minutes 51 seconds West for a distance of 88.54 feet; thence  
North 54 degrees 51 minutes 52 seconds West for a distance of 158.57 feet; thence  
North 60 degrees 31 minutes 39 seconds West for a distance of 158.57 feet; thence  
North 66 degrees 11 minutes 27 seconds West for a distance of 158.57 feet; thence  
North 71 degrees 51 minutes 14 seconds West for a distance of 158.57 feet; thence  
North 73 degrees 20 minutes 39 seconds West for a distance of 176.89 feet; thence  
North 70 degrees 01 minutes 25 seconds West for a distance of 88.66 feet; thence

Leaving the Northerly boundary of said Westlake, Phase 1, run to points at each of the following calls:

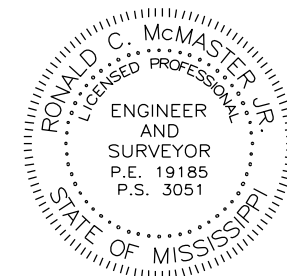
North 19 degrees 57 minutes 35 seconds East for a distance of 228.43 feet; thence

43.58 feet along the arc of a 2930.00 foot radius curve to the left, said arc having a 43.58 foot chord which bears South 70 degrees 31 minutes 34 seconds East; thence

North 19 degrees 07 minutes 32 seconds East for a distance of 180.41 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 Engineer and Surveyor,  
Mississippi P.S. No. 3051



M\*MASTER & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

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MADISON, MS 39110  
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