

Department of Engineering
Tim Bryan, P.E., County Engineer

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MEMORANDUM

September 27, 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: Madisonville, Phase 1
Final Plat

The Engineering Department recommends approval of the final plat of Madisonville, Phase 1. The development contains 86 lots on 29.84 acres. The letter of credit has been received for the final wearing surface.

MADISONVILLE, PHASE 1

SITUATED IN THE

EAST 1/2 OF THE SE 1/4 OF SECTION 20,
T 8 N - R 3 E, MADISON COUNTY, MISSISSIPPI

PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
4099 NORTH STATE STREET
JACKSON, MISSISSIPPI
16011 362-4886

SURVEYOR'S CERTIFICATE STATE OF MISSISSIPPI COUNTY OF MADISON

I, Donald L. McDonald, Professional Surveyor, do hereby certify that at the request of the undersigned owner, I have subdivided and platted the following described land being situated in the East 1/2 of the Southeast 1/4 of Section 20, 18N-R3E, Madison County, Mississippi, and being more particularly described as follows:

Commence at an existing 1/2" iron pin marking the Northeast corner of the aforesaid Section 20, 18N-R3E and run thence South 09 degrees 39 minutes 58 seconds West for a distance of 1,011.88 feet to a set 1/2" iron pin marking the POINT OF BEGINNING of the parcel of one herein described and said 1/2" iron pin on the North 89 degrees 24 minutes 57 seconds East for a distance of 200.00 feet to a set 1/2" iron pin on the South 00 degree 35 minutes 03 seconds East for a distance of 33.67 feet to a set 1/2" iron pin on the North 89 degrees 24 minutes 57 seconds East for a distance of 130.00 feet to a set 1/2" iron pin on the North 00 degrees 35 minutes 03 seconds West for a distance of 489.14 feet to a set 1/2" iron pin on the North 89 degrees 18 minutes 17 seconds East for a distance of 330.67 feet to a set 1/2" iron pin on the North 00 degrees 35 minutes 03 seconds East for a distance of 2,222.03 feet to an existing 1/2" iron pin on the North right-of-way line of Yandell Road; run thence North 89 degrees 19 minutes 08 seconds West along said North right-of-way line of Yandell Road for a distance of 305.68 feet to an existing 1/2" iron pin; run thence North 87 degrees 22 minutes 48 seconds West along said North right-of-way line of Yandell Road for a distance of 355.41 feet to an existing 1/2" iron pin; leaving said North right-of-way line of Yandell Road, run thence North 00 degrees 35 minutes 03 seconds West for a distance of 919.21 feet to a set 1/2" iron pin; run thence North 89 degrees 24 minutes 57 seconds East for a distance of 126.70 feet to a set 1/2" iron pin on the arc of a 114.59167 degree curve bearing to the right having a central angle of 60 degrees 00 minutes 00 seconds and a radius of 50.00 feet; run thence northwesterly along the arc of said curve an arc length of 52.36 feet to a set 1/2" iron pin; said curve having a chord bearing of North 00 degrees 35 minutes 03 seconds West and a chord distance of 50.00 feet; run thence South 89 degrees 24 minutes 57 seconds West for a distance of 126.70 feet to a set 1/2" iron pin; run thence North 00 degrees 35 minutes 03 seconds West for a distance of 760.00 feet to the POINT OF BEGINNING, containing 29.84 acres, more or less.

Witness my signature this the _____ day of _____ 20____

Donald L. McDonald, Professional Surveyor

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

I, Donald L. McDonald, Professional 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 _____ 20____

Donald L. McDonald, Professional Surveyor

CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, Chad D. Robinson, Member of Arrowhead Investments, LLC, a Mississippi Limited Liability Company, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Donald L. McDonald, Professional Surveyor, and that as Member of said Arrowhead Investments, LLC, has caused the same to be subdivided and platted as shown hereon, and hereby adopt this plat subdivision as the free act and deed of said Limited Liability company and has designated the same as Madisonville, Phase 1 and dedicates the street rights--of--ways and drainage easements as shown hereon for public use forever.

Witness my signature this the _____ day of _____ 20____
Arrowhead Investments, LLC, A Mississippi Limited Liability Company

By: _____
Chad D. Robinson, Member

ACKNOWLEDGEMENT STATE OF MISSISSIPPI COUNTY OF HINDS

Personally appeared before me, the undersigned officer in and for the jurisdiction of Hinds County, Mississippi, the within named Chad D. Robinson, who acknowledged to me that he is Member of Arrowhead Investments, LLC, a Mississippi Limited Liability Company, the owner who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, for and on behalf of said Arrowhead Investments, LLC, after being authorized so to do, and Donald L. McDonald, Professional 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 _____ 20____

Notary Public _____ My Commission Expires: _____

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: _____
Tim Bryan, P.E., 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 _____ 20____

Madison County Board of Supervisors

By: _____
Gerald Steen, Board President

Attest: _____
Romy Loti, Chancery Clerk

CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

We, Romy Loti, Chancery Clerk and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Madisonville, Phase 1 with the original thereof, as made by said Donald L. McDonald, Professional Surveyor, and

Given under my hand and seal of office this the _____ day of _____ 20____

Donald L. McDonald, PLS _____ Romy Loti, Chancery Clerk

By: _____ D.C.

FILE AND RECORDATION STATE OF MISSISSIPPI COUNTY OF MADISON

I, Romy Loti, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Madisonville, Phase 1 was filed for record in my office on this the _____ day of _____ 20____ and was duly recorded in Plat Cabinet _____ at Sides _____ and _____ 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 _____ 20____

By: _____
Romy Loti, Chancery Clerk _____ D.C.