

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

September 18, 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
Magnolia Pointe, Part Two

The Engineering Department recommends approval of McMaster & Associates, Inc. Final Plat of Magnolia Pointe, Part Two. The development is approximately 4.04 acres with 11 lots averaging 0.25 acres. The Letter of Credit has been received for the final lift of asphalt for this development.

MAGNOLIA POINTE, PART TWO

SITUATED IN THE NE 1/4 OF SECTION 25, T8N-R2E,
MADISON COUNTY, MISSISSIPPI

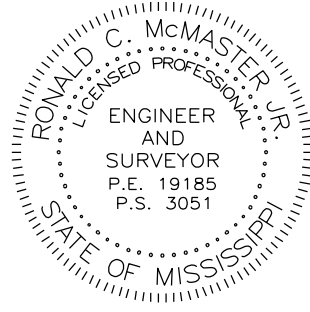
SEE COMMENCEMENT TIE
(SHEET 2)

Class "B" Survey
Bearings Based on Plat of
Magnolia Pointe, Part One

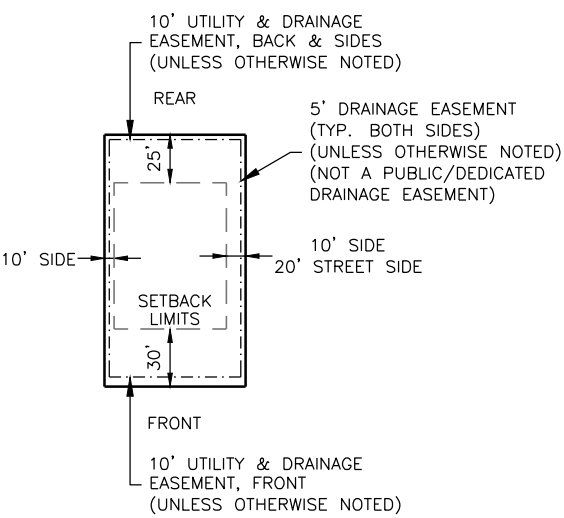
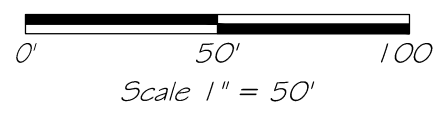
Our Job No. M-2814 Final Plat
Date of Survey: January 22, 2021
Date of Plat: April 27, 2023

- POB Point of Beginning
- POC Point of Commencement
- Iron Pin (1/2" x 1 1/8" Iron Rebar)
- Iron Pin In Concrete
- - - Easement Boundary
- - - Building Setback Line
- - - Buffer Line

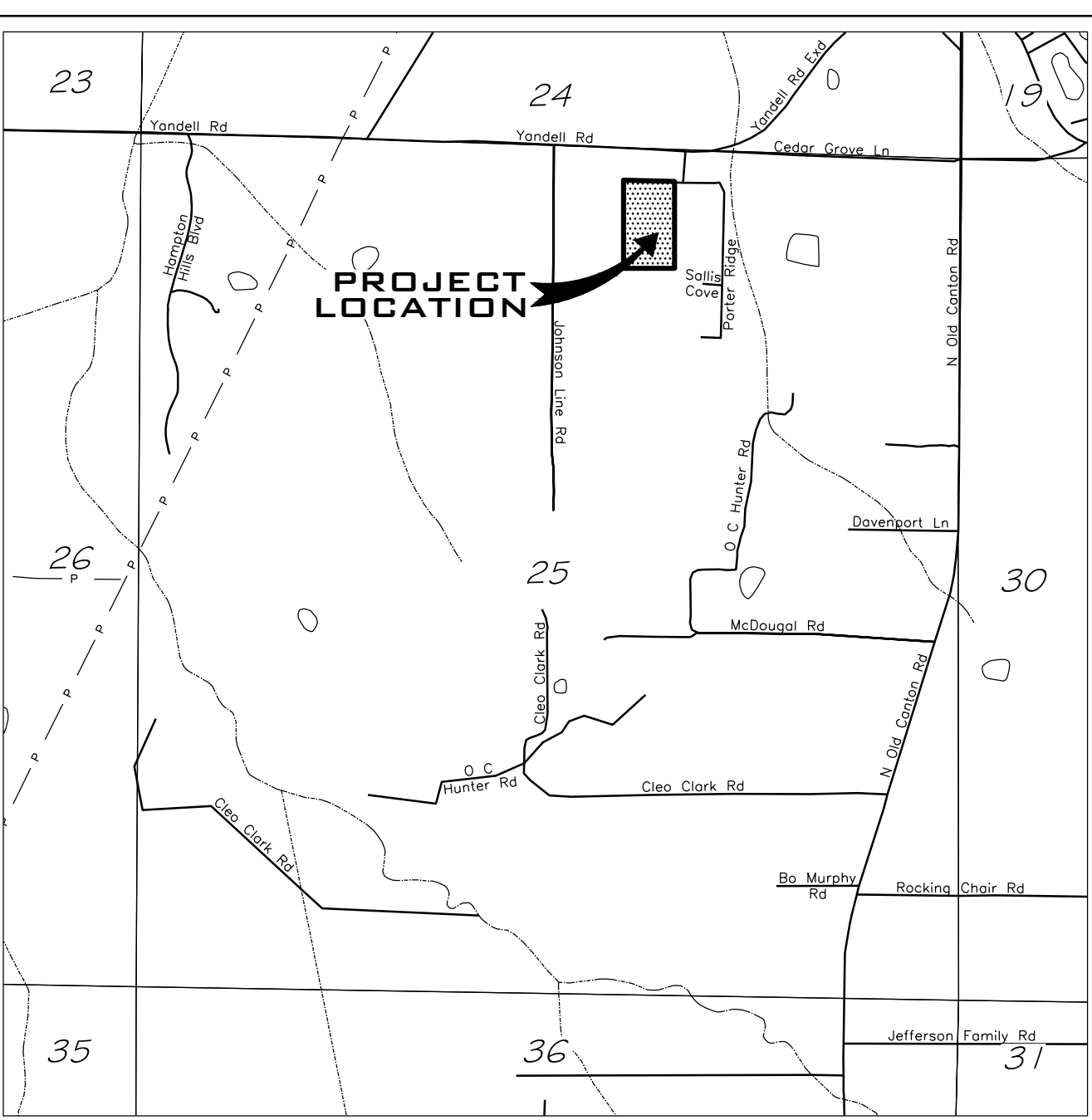
- Minimum Finished Floor Elevation
- ▨ Utility Easement
- ▨ Drainage Easement



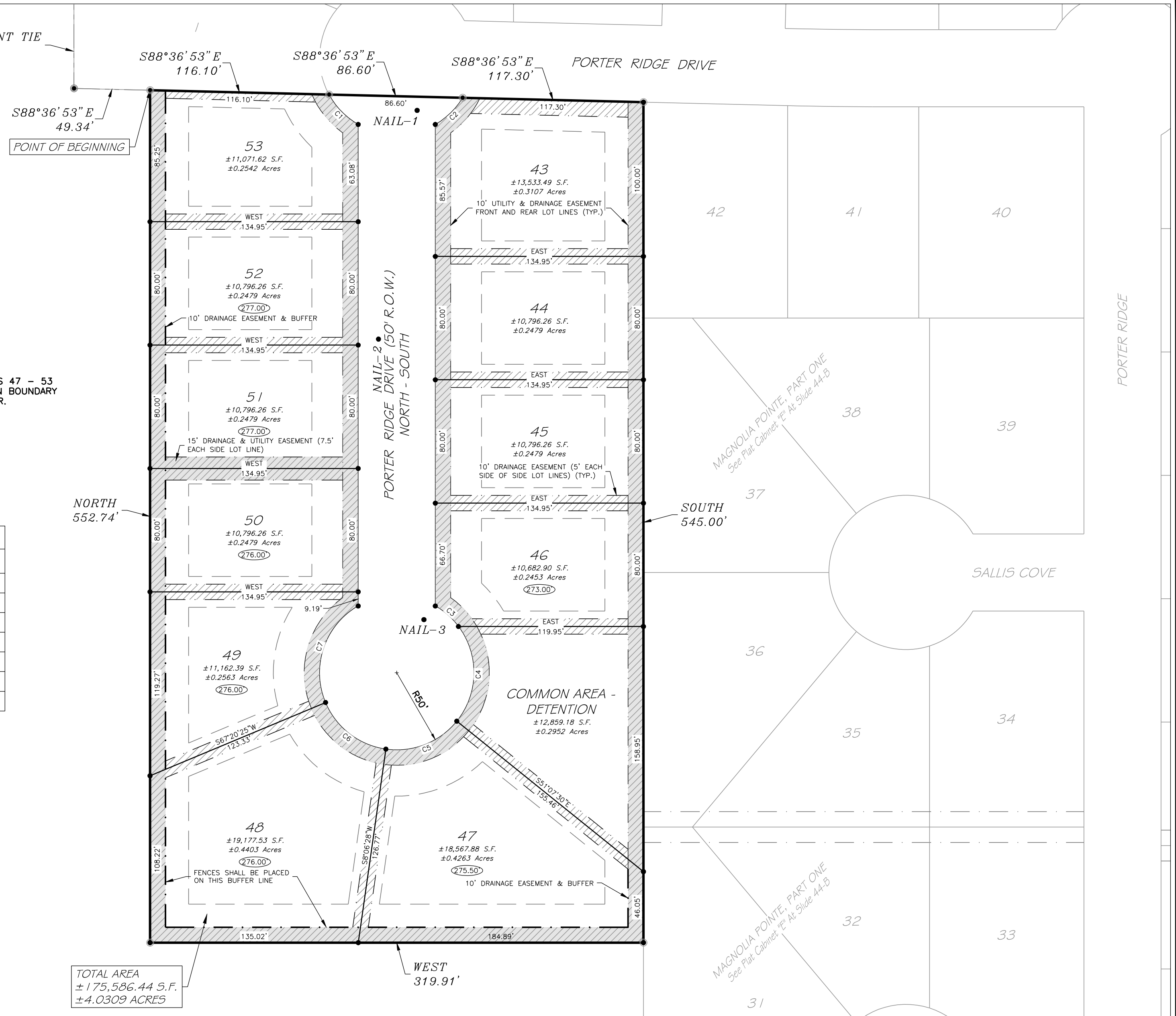
NOTE:
ALL FENCES ALONG THE REAR OF LOTS 47 - 53
SHALL BE PLACED ALONG THE EASTERN BOUNDARY
OF THE DRAINAGE EASEMENT & BUFFER.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	27.39	50.00	31.39	S44° 18' 26"E	27.05
C2	24.97	50.00	28.61	N45° 41' 34"E	24.71
C3	20.18	50.00	23.13	N48° 26' 06"W	20.05
C4	66.10	50.00	75.74	N1° 00' 09"E	61.39
C5	51.69	50.00	59.23	N68° 29' 29"E	49.42
C6	51.69	50.00	59.23	S52° 16' 33"E	49.42
C7	72.13	50.00	82.66	S18° 40' 13"W	66.04



VICINITY MAP
SCALE: 1" = 1000'



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 FIRM Map Number No. 28089C0420F, revised date of March 17, 2010.
- 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.
- The finish floor elevations shown represent the minimum elevation for the proposed structures, and should be adjusted higher to correspond with existing drainage patterns and surrounding grades.
- 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 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.

NAIL-IN-CURB
ELEVATION TABLE

NAIL NO.	ELEVATION
NAIL-1	274.28'
NAIL-2	275.50'
NAIL-3	272.36'



212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

MAGNOLIA POINTE, PART TWO

SITUATED IN THE NE 1/4 OF SECTION 25, T8N-R2E,
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 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 MAGNOLIA POINTE, PART 2 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 Todd Carter, Member/Manager of Yandell Properties, 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.

Ronny Lott, Chancery Clerk By: _____ D.C.

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 MAGNOLIA POINTE, PART TWO was filed for record in my office on this the day of _____, 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, Todd Carter, Member/Manager of Yandell Properties, 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 Member/Manager of said Yandell Properties, LLC, 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 MAGNOLIA POINTE, PART TWO.

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.

Yandell Properties, LLC
A Mississippi Limited Liability Company

By: _____
Todd Carter, Member/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 Cedarstone Development, LLC, the owner, have subdivided and platted the following described land, as follows, to-wit:

A parcel or tract of land, containing 4.0309 acres, more or less, lying and being situated in the NE 1/4 of Section 25, T8N-R2E, Madison County, Mississippi, being a part of the Yandell Properties, LLC property as described in Deed Book 2083 at Page 911 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 NW corner of the NE 1/4 of Section 25, T8N-R2E, Madison County, Mississippi; run thence

South 88 degrees 40 minutes 30 seconds East along the Southerly Right-of-Way of Yandell Road for a distance of 240.00 feet; thence

South 88 degrees 04 minutes 08 seconds East along the Southerly Right-of-Way of said Yandell Road for a distance of 164.37 feet; thence

Leaving the Southerly Right-of-Way of said Yandell Road run South 00 degrees 00 minutes 08 seconds West for a distance of 13.48 feet to the NW corner of Lot 2 of Magnolia Pointe, Part One shown on map or plat of same in Plat Cabinet "E" at Slide 44-B of the Records of said Madison County, Mississippi; thence

Continue South 00 degrees 00 minutes 08 seconds West along the Westerly boundary of said Magnolia Pointe, Part One for a distance of 192.67 feet to the SW corner of Lot 1 of said Magnolia Pointe, Part One; thence

South 88 degrees 36 minutes 53 seconds East along the Southerly boundary of Lot 1 of said Magnolia Pointe, Part One for a distance of 49.34 feet to the POINT OF BEGINNING of the herein described property; thence

Continue South 88 degrees 36 minutes 53 seconds East along the Southerly boundary of Lot 1 of said Magnolia Pointe, Part One for a distance of 116.10 feet; thence

Continue South 88 degrees 36 minutes 53 seconds East along the Westerly boundary of said Magnolia Pointe Part, One for a distance of 86.60 feet; thence

Continue South 88 degrees 36 minutes 53 seconds East along the Westerly boundary of said Magnolia Pointe, Part One for a distance of 117.30 feet; thence

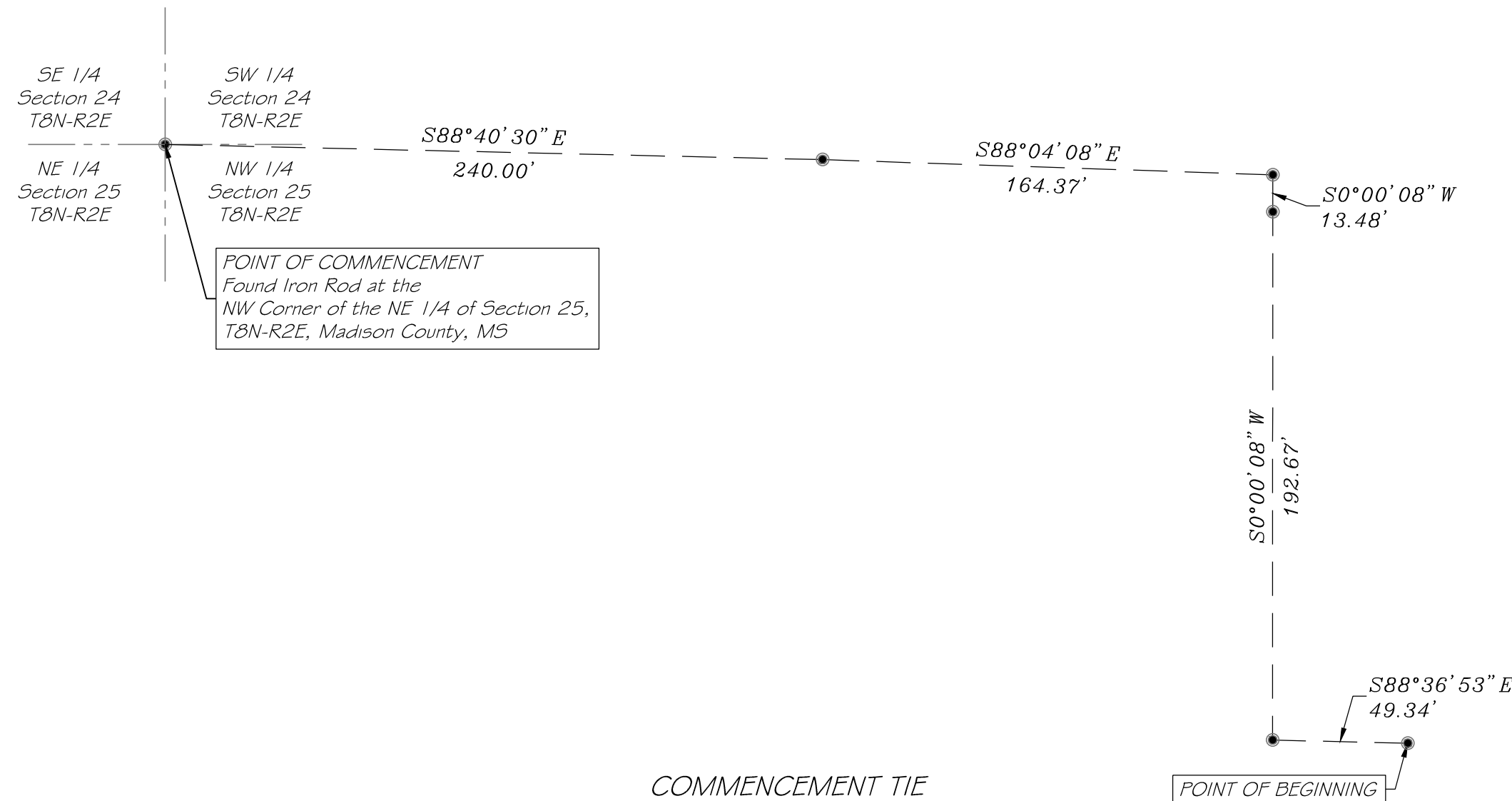
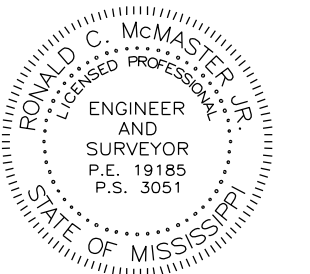
South along the Westerly boundary of said Magnolia Pointe, Part One for a distance of 545.00 feet to the SW corner, thereof; thence

West for a distance of 319.91 feet; thence

North for a distance of 552.74 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

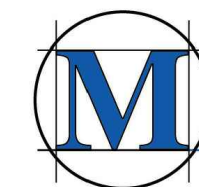
Witness my signature, this the _____ day of _____, 2023.

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



COMMENCEMENT TIE

POINT OF BEGINNING



M^cMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090