

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

November 2, 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: Springwood, Phase 2
Final Plat

The Engineering Department recommends approval of the final plat of Springwood. The development contains 12 lots on 158.26 acres. There is no public infrastructure associated with this development.

SHEILA JONES
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

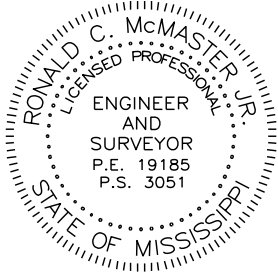
KARL BANKS
District Four

PAUL GRIFFIN
District Five

SPRINGWOOD, PHASE 2

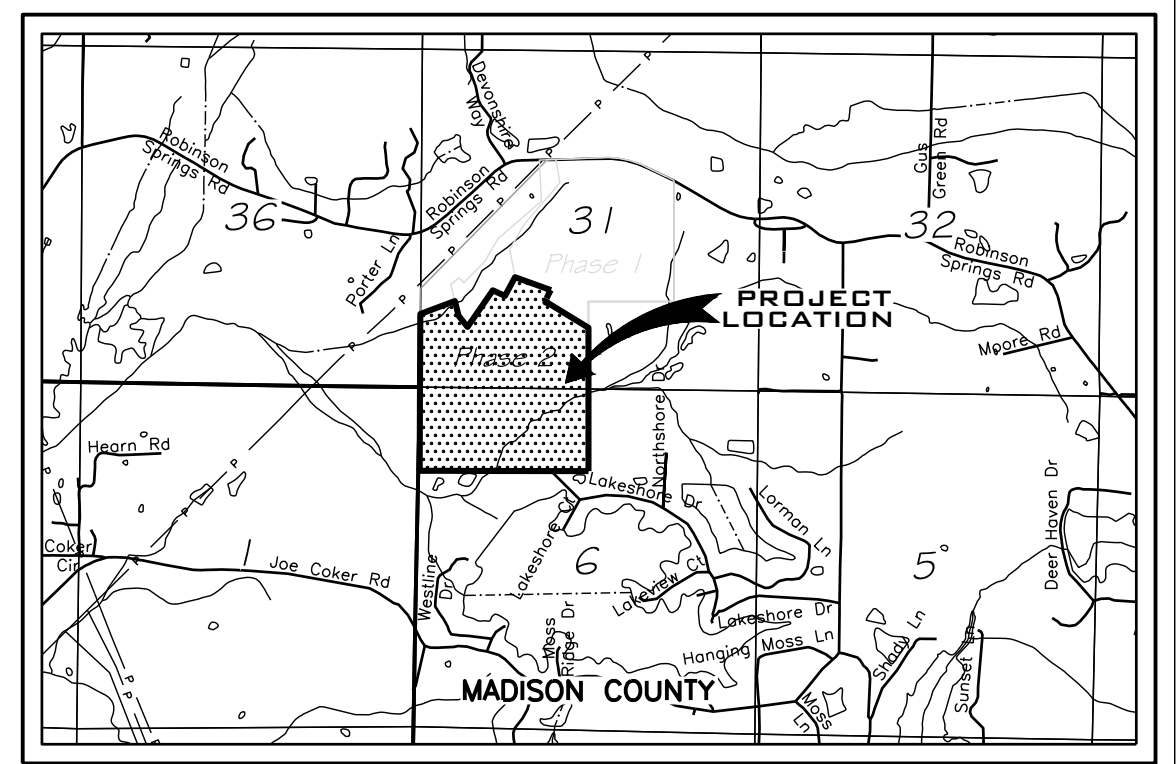
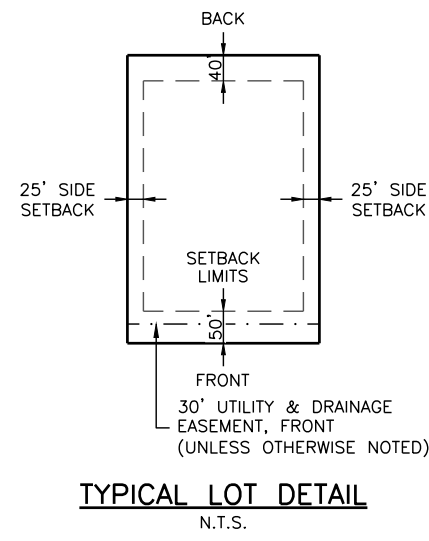
SITUATED IN SECTION 31, T8N-R1E AND SECTION 6, T7N-R1E
MADISON COUNTY, MISSISSIPPI

Class "B" Survey
Bearings Based on Survey
Grade GPS Observations
Taken May 13, 2021
(Geodetic North)



Our Job No. M-2848FinalPlat-Phase 2
Date of Survey: October 25, 2023
Date of Plat: October 30, 2023
Scale: 1"=300'
POB - Point of Beginning
POC - Point of Commencement

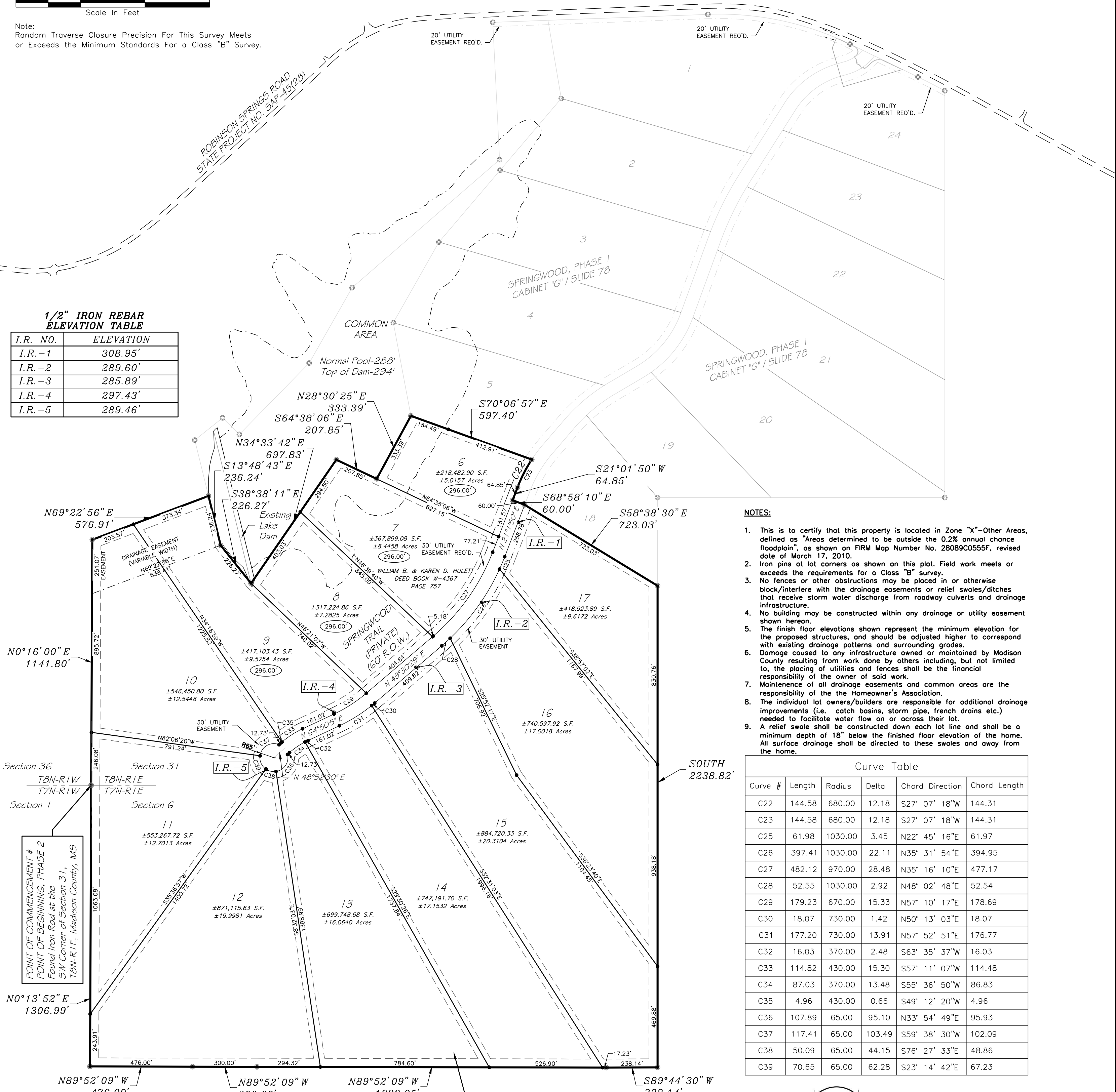
- Iron Pin (1/2"x18" Iron Rebar)
- - - Easement Boundary
- - - Building Setback Line
- (296.00') Minimum Finished Floor Elevation



Note:
Random Traverse Closure Precision For This Survey Meets
or Exceeds the Minimum Standards For a Class "B" Survey.

1/2" IRON REBAR ELEVATION TABLE

I.R. NO.	ELEVATION
I.R.-1	308.95'
I.R.-2	289.60'
I.R.-3	285.89'
I.R.-4	297.43'
I.R.-5	289.46'



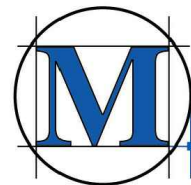
NOTES:

- 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. 28089C0555F, 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/ditches that receive storm water discharge from roadway culverts and drainage infrastructure.
- 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 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.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C22	144.58	680.00	12.18	S27° 07' 18"W	144.31
C23	144.58	680.00	12.18	S27° 07' 18"W	144.31
C25	61.98	1030.00	3.45	N22° 45' 16"E	61.97
C26	397.41	1030.00	22.11	N35° 31' 54"E	394.95
C27	482.12	970.00	28.48	N35° 16' 10"E	477.17
C28	52.55	1030.00	2.92	N48° 02' 48"E	52.54
C29	179.23	670.00	15.33	N57° 10' 17"E	178.69
C30	18.07	730.00	1.42	N50° 13' 03"E	18.07
C31	177.20	730.00	13.91	N57° 52' 51"E	176.77
C32	16.03	370.00	2.48	S63° 35' 37"W	16.03
C33	114.82	430.00	15.30	S57° 11' 07"W	114.48
C34	87.03	370.00	13.48	S55° 36' 50"W	86.83
C35	4.96	430.00	0.66	S49° 12' 20"W	4.96
C36	107.89	65.00	95.10	N33° 54' 49"E	95.93
C37	117.41	65.00	103.49	S59° 38' 30"W	102.09
C38	50.09	65.00	44.15	S76° 27' 33"E	48.86
C39	70.65	65.00	62.28	S23° 14' 42"E	67.23

TOTAL AREA (PHASE 2)
±6,893,986.24 Sq. Ft.
±158.2641 Acres



M-MASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

SPRINGWOOD, PHASE 2

SITUATED IN SECTION 31, T8N-R1E AND SECTION 6, T7N-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 plot of SPRINGWOOD, PHASE 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 plot.

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 Jack Phillips, Member of Springwood, LLC, a Mississippi Limited Liability Company, and William B. and Karen D. Hulett, owners of LOT 7, who acknowledged to me that they signed and delivered this plot and the certificates thereon, as their own act and deed, and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, who acknowledged to me that he signed and delivered this plot 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 plot of SPRINGWOOD, PHASE 2 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 plot 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 plot and find it conforms to all conditions set forth on the preliminary plot 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, Jack Phillips, Member of Springwood, 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 of said Springwood, LLC, and owner, have caused the same to be subdivided and platted as shown hereon, and hereby adopt this plot of said subdivision as the free act and deed of said limited liability company and owner and have designated the same as SPRINGWOOD, PHASE 2.

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

All utilities and utility easements shall be dedicated for public use.

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

Springwood, LLC
A Mississippi Limited Liability Company.

By: _____
Jack Phillips, Member

CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

We, William B. and Karen D. Hulett, do hereby certify that the aforementioned are the owners LOT 7 of the land described in the foregoing certificate of Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and that as owners of LOT 7, have caused the same to be subdivided and platted as shown hereon, and hereby adopt this plot of said subdivision as the free act and deed and have designated the same as SPRINGWOOD, PHASE 2.

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

All utilities and utility easements shall be dedicated for public use.

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

By: _____
William B. Hulett Karen D. Hulett

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

A parcel or tract of land, containing 158.2641 acres (6,893,986.24 Sq. Ft.), more or less, lying and being situated in Section 31, T8N-R1E, and Section 6, T7N-R1E, Madison County, Mississippi, being a part of the Springwood, LLC property as described in Deed Book 4056 at Page 544 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

BEGINNING at a found iron rod lying at the SW corner of Section 31, T8N-R1E, Madison County, Mississippi, said point lying on the Westerly boundary of the above referenced Springwood, LLC property; run thence

North 00 degrees 16 minutes 00 seconds East along the Westerly boundary of said Springwood, LLC property for a distance of 1,141.80 feet to an one-half inch iron rebar; thence

Leaving the Westerly boundary of said Springwood, LLC property run North 69 degrees 22 minutes 56 seconds East for a distance of 576.91 feet to an one-half inch iron rebar lying on the Westerly boundary of Springwood, Phase 1 as shown on map or plat of same in Plat Cabinet "G" at Slide 78 of the Records of said Madison County, Mississippi; thence

South 13 degrees 48 minutes 43 seconds East along the Westerly boundary of said Springwood, Phase 1 for a distance of 236.24 feet to an one-half inch iron rebar; thence

South 38 degrees 38 minutes 11 seconds East along the Westerly boundary of said Springwood, Phase 1 for a distance of 226.27 feet to an one-half inch iron rebar lying at the SW corner of said Springwood, Phase 1; thence

Along the Southerly boundary of said Springwood, Phase 1 to one-half inch iron rebars at each of the following calls;

North 34 degrees 33 minutes 42 seconds East for a distance of 697.83 feet; thence
South 64 degrees 38 minutes 06 seconds East for a distance of 207.85 feet; thence
North 28 degrees 30 minutes 25 seconds East for a distance of 333.39 feet; thence
South 70 degrees 06 minutes 57 seconds East for a distance of 597.40 feet; thence

144.58 feet along the arc of a 680.00 foot radius curve to the left, said arc having a 144.31 foot chord which bears South 27 degrees 07 minutes 18 seconds West; thence

South 21 degrees 01 minutes 50 seconds West for a distance of 64.85 feet; thence
South 68 degrees 58 minutes 10 seconds East for a distance of 60.00 feet; thence

South 58 degrees 38 minutes 30 seconds East for a distance of 723.03 feet to an one-half inch iron rebar lying on the Easterly boundary of the above referenced Springwood, LLC property, said point also lying on the Easterly boundary of the SW 1/4 of said Section 31, T8N-R1E; thence

Leaving the Southerly boundary of said Springwood, Phase 1, run South along the Easterly boundary of said Springwood, LLC property, the Easterly boundary of the SW 1/4 of said Section 31, T8N-R1E, and the Easterly boundary of the North 1/2 of the NW 1/4 of said Section 6, T7N-R1E for a distance of 2238.82 feet to an one-half inch iron rebar lying at the SE corner of said Springwood, LLC property; thence

Leaving the Easterly boundary of the North 1/2 of the NW 1/4 of said Section 6, T7N-R1E, run South 89 degrees 44 minutes 30 seconds West along the Southerly boundary of said Springwood, LLC property for a distance of 238.14 feet to an one-half inch iron rebar lying on the Southerly boundary of the North 1/2 of the NW 1/4 of said Section 6, T7N-R1E; thence

Along the Southerly boundary of said Springwood, LLC property and the Southerly boundary of the North 1/2 of the NW 1/4 of said Section 6, T7N-R1E, to one-half inch iron rebars at each of the following calls;

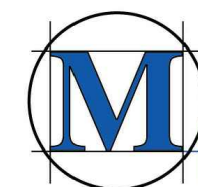
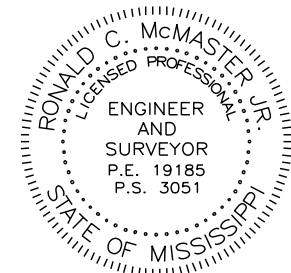
North 89 degrees 52 minutes 09 seconds West for a distance of 1,623.05 feet; thence
Continue North 89 degrees 52 minutes 09 seconds West for a distance of 300.00 feet; thence

Continue North 89 degrees 52 minutes 09 seconds West a distance of 476.00 feet to a found iron rod lying at the SW corner of said Springwood, LLC property, said point also lying at the SW corner of the North 1/2 of the NW 1/4 of said Section 6, T7N-R1E; thence

North 00 degrees 13 minutes 52 seconds East along the Westerly boundary of said Springwood, LLC property and the Westerly boundary of the North 1/2 of the NW 1/4 of said Section 6, T7N-R1E, for a distance of 1,306.99 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



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

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MADISON, MS 39110
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