

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 29, 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

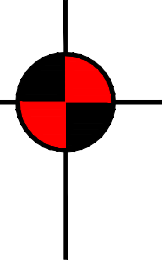
Re: Lot 579, Lost Rabbit Town Center, Block 5, Part 1
Final Plat

The Engineering Department recommends approval of the final plat of Lot 579, Lost Rabbit Town Center, Block 5, Part 1. The development contains 1 lot on 1642 sf. There is no public infrastructure associated with this development.

BENCHMARK ENGINEERING & SURVEYING, LLC

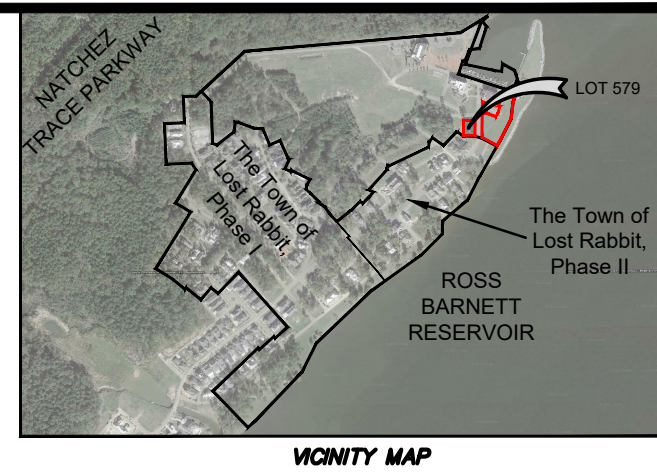
101 Highpointe Court, Suite B
Brandon, Mississippi 39042
601-591-1077
www.benchmarkms.net

660 Katherine Drive, Suite 302
Flowood, Mississippi 39232
601-627-7780

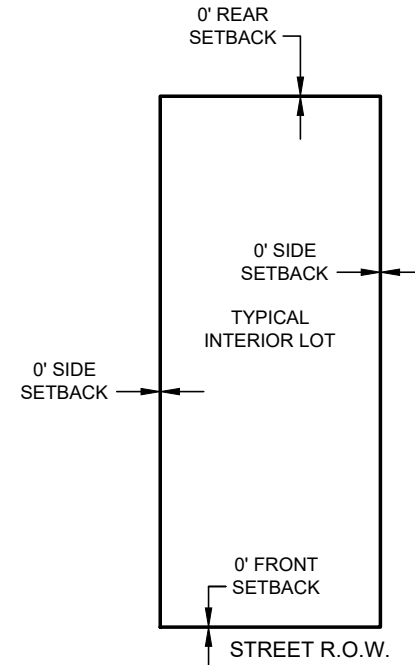
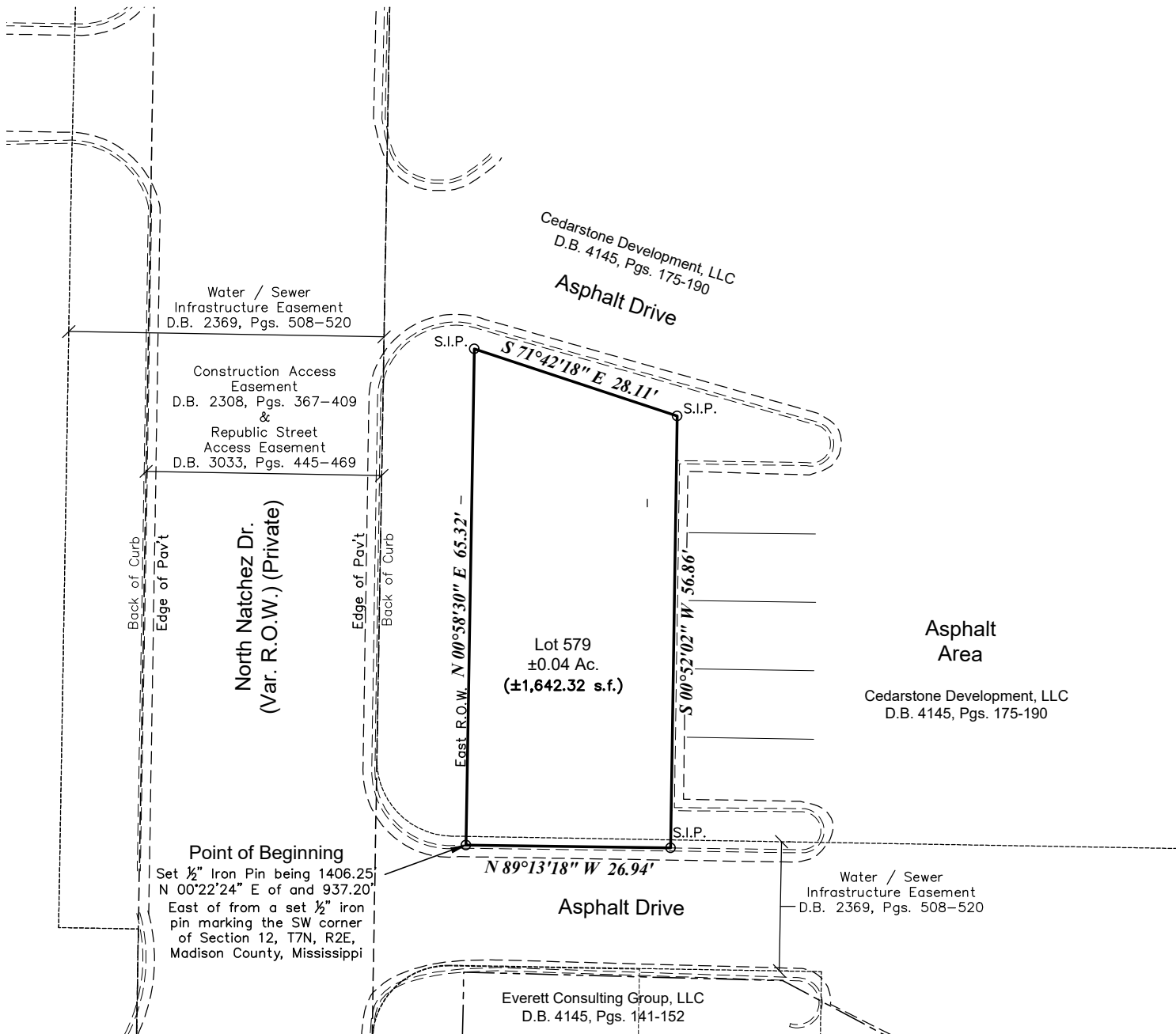


LOT 579, LOST RABBIT TOWN CENTER, BLOCK 5, PART 1

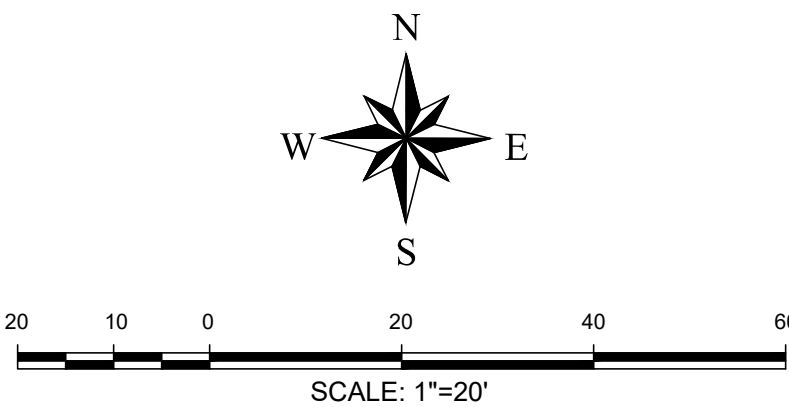
Situated in NW 1/4 of the SW 1/4 of Section 12, T7N, R2E,
Madison County, Mississippi



PLAT CABINET _____, SLIDE _____

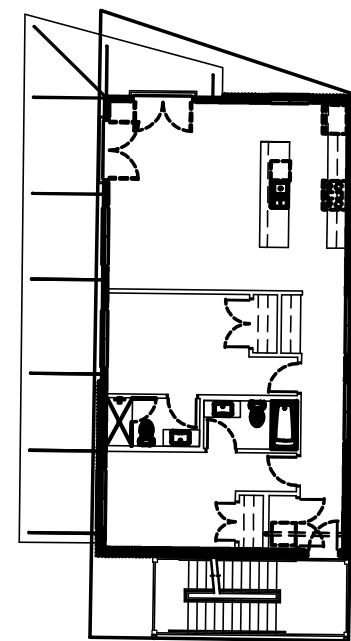


LOT 579 DETAIL WITH SETBACKS
N.T.S.

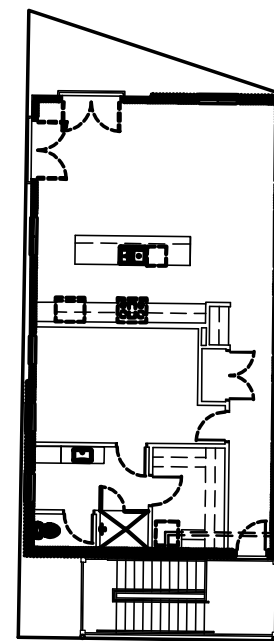


- GENERAL NOTES:
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0585F, COMMUNITY PANEL NO. 280338 0585 F, EFFECTIVE DATE: MARCH 17, 2010.
 - THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
 - BEARINGS ARE BASED ON RECORD PLAT OF THE TOWN OF LOST RABBIT PHASE I, PLAT CABINET D, SLOT 188
 - 1/2" x 18" IRON PINS SET AT ALL CORNERS UNLESS DESIGNATED OTHERWISE.
 - FIELD SURVEY COMPLETED SEPTEMBER 2021.
 - EASEMENTS:
THE SURFACE OF ALL EASEMENTS NOTED ON THIS PLAT ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH THE EASEMENT IS LOCATED. DRAINAGE AND DRAINAGE IMPROVEMENTS ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH SUCH DRAINAGE AND DRAINAGE IMPROVEMENTS ARE LOCATED AND/OR THE HOMEOWNERS' ASSOCIATION OR APPROPRIATE MUNICIPALITY OR GOVERNMENTAL ENTITY IN SUCH A MANNER THAT SURFACE WATER DRAINAGE IS UNOBSTRUCTED.

THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT IS NOT RESPONSIBLE FOR MAINTENANCE OF DRAINAGE AND DRAINAGE IMPROVEMENTS.
 - PREPARATION OF PLAT DATE: 6-06-23.



2ND FLOOR LAYOUT
N.T.S.



3RD FLOOR LAYOUT
N.T.S.

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Todd Everett, Member of Everett Consulting Group, LLC, the Owner, who acknowledged to me that, after first having been authorized so to do, he signed and delivered this Plat and Certificate thereon on behalf of Everett Consulting Group, LLC on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2023.

Notary Public _____ My Commission Expires: _____

FILING AND RECORDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Ronny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of LOT 579, LOST RABBIT TOWN CENTER, BLOCK 5, PART 1, was filed for record in my office on this the _____ day of _____, 2022, and was duly recorded in Plat Cabinet _____ at Slide _____ of the records of maps and plats of land of Madison County, Mississippi.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2023.

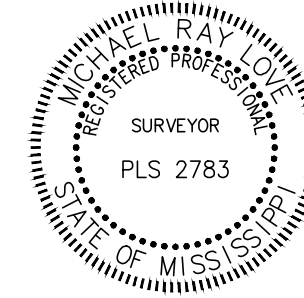
Ronny Lott
Chancery Clerk

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Michael R. Love, Professional Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plat shown hereon are a true and correct representation of a survey performed to the accuracy designated in the subdivision regulation for Madison County, Mississippi.

WITNESS MY SIGNATURE, this the _____ day of _____, 2023.

Michael R. Love, P.S.



CERTIFICATE OF OWNERSHIP - COUNTY OF MADISON - STATE OF MISSISSIPPI

Everett Consulting Group, LLC, the undersigned owner, does hereby certify that Everett Consulting Group, LLC is the owner of the land described in the foregoing Certificate of Michael R. Love, Professional Surveyor, and have caused the same to be subdivided and platted as LOT 579, LOST RABBIT TOWN CENTER, BLOCK 5, PART 1 hereon and in conjunction therewith hereby dedicate the roadway, drainage and utility easements to Madison County, Mississippi as shown hereon for public use forever.

WITNESS MY SIGNATURE, this the _____ day of _____, 2023.

Todd Everett, Member
Everett Consulting Group, LLC

COUNTY ENGINEER'S RECOMMENDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Tim Bryan, P.E., have examined this plat and find it conforms to all conditions set forth on the preliminary plat as approved by the Board of Supervisors and thus recommend final approval.

Tim Bryan, P.E.
County Engineer

BOARD OF SUPERVISORS - COUNTY OF MADISON - STATE OF MISSISSIPPI

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors in session on the _____ day of _____, 2023.

President of Board of Supervisors
Madison County, Mississippi

Attest:
Chancery Clerk

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the within named MICHAEL R. LOVE, Professional Surveyor, who acknowledged to me that he signed and delivered this Plat and Certificate thereon on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2023.

Notary Public _____ My Commission Expires: _____

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named John G. Sigman and Jill McMurtry, who acknowledged to me that they are the General Manager and Executive Assistant, respectively, of Pearl River Valley Water Supply District, an agency of the State of Mississippi, and a body politic and corporate of said state, and that for and on behalf of said District and as its act and deed as lessor they executed this Plat and Certification thereon on the day and in the year therein mentioned for the purposes therein expressed, they having been first duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2023.

Notary Public _____ My Commission Expires: _____

CERTIFICATE OF DECLARATION OF LESSOR AND LESSEE - COUNTY OF MADISON - STATE OF MISSISSIPPI

We, John G. Sigman, General Manager, and Jill McMurtry, Executive Assistant, the undersigned officers of the Pearl River Valley Water Supply District, Lessor, and Everett Consulting Group, LLC, Lessee do hereby certify that said District and Everett Consulting Group, LLC are the Lessor and Lessee, respectively, of lands described in the foregoing certificate of Michael R. Love, Professional Land Surveyor, and that Everett Consulting Group, LLC have caused the same to be subdivided and platted as LOT 579, LOST RABBIT TOWN CENTER, BLOCK 5, PART 1.

WITNESS MY SIGNATURE, this the _____ day of _____, 2023.

Lessor: Pearl River Valley Water Supply District

John G. Sigman, General Manager
Jill McMurtry, Executive Assistant

Lessee: Everett Consulting Group, LLC

Todd Everett, Managing Member

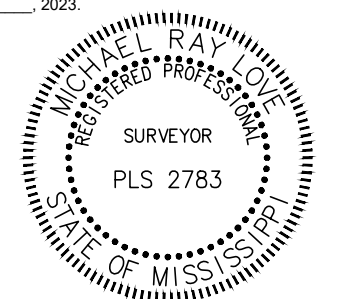
SURVEYOR'S CERTIFICATE - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Michael R. Love, Professional Surveyor, do hereby certify that at the request of Cedarstone Construction Corp., the Owner, I have subdivided and platted the following described land situated in the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 7 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at a set 1/2 inch iron pin marking the Southwest corner of said Section 12; run thence North 00 degrees 22 minutes 24 seconds East along the West line of said Section 12 for a distance of 1,406.25 feet; thence East for a distance of 937.20 feet to a set 1/2 inch iron pin marking the East right-of-way of North Natchez Drive and the **Point of Beginning** of the herein described property; thence North 00 degrees 58 minutes 30 seconds East along said East right-of-way of North Natchez Drive for a distance of 65.32 feet to a set 1/2 inch iron pin marking the South right-of-way of an unnamed private street; thence South 71 degrees 42 minutes 18 seconds East for a distance of 28.11 feet to a set 1/2 inch iron pin; thence South 00 degrees 52 minutes 02 seconds West for a distance of 56.86 feet to a set 1/2 inch iron pin; thence North 89 degrees 13 minutes 18 seconds West for a distance of 26.94 feet to the **Point of Beginning**, containing **0.04 acres**, more or less.

WITNESS MY SIGNATURE on this the _____ day of _____, 2023.

Michael R. Love, P.S.



RECORDED INSTRUMENTS MAY AFFECT LOT 579 NOT ABLE TO BE SHOWN:

- EASEMENT (PHASE III STREETS AND INFRASTRUCTURE) AS RECORDED IN DEED BOOK 2349, PAGES 913-921.
- EASEMENT (CERTAIN WATER, SANITARY SEWER, STORM SEWER, STREETS, PARKING LOTS, AND LANDSCAPING INFRASTRUCTURE IN THE TOWN CENTER OF LOST RABBIT) AND CERTAIN STREET LIGHTING INFRASTRUCTURE IN PHASE 1B (MIDDLE) AS RECORDED IN 2432, PAGES 414-435.
- EASEMENT (CERTAIN WATER, SANITARY SEWER & STORM SEWER INFRASTRUCTURE IN THE TOWN CENTER OF LOST RABBIT) AS RECORDED IN 2387, PAGES 378-395.
- EASEMENT (STORM SEWER INFRASTRUCTURE IN THE TOWN CENTER OF LOST RABBIT) AS RECORDED IN 2374, PAGES 984-998.