

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

3137 South Liberty Street, Canton, MS 39046
Office (601) 855-5582 FAX (601) 859-5857

MEMORANDUM

February 28, 2024

To: Casey Brannon, 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., PTOE
County Engineer

Re: Final Plat
Wildoak, Phase 2

The Engineering Department recommends approval of the final plat of Wildoak Phase 2. The development is 22 lots on approximately 6.61 acres. The letter of credit has been received for the final wearing surface.

CASEY BRANNON
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL M. BANKS
District Four

PAUL GRIFFIN
District Five

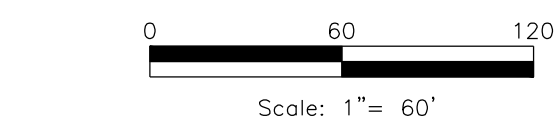
WILDOAK, PHASE 2

SITUATED IN THE SOUTH 1/2 OF SECTION 26,
T8N-R2E, MADISON COUNTY, MISSISSIPPI

Class "B" Survey
Bearings Based on Survey
Grade GPS Observations
Taken May 8, 2014
(Geodetic North)

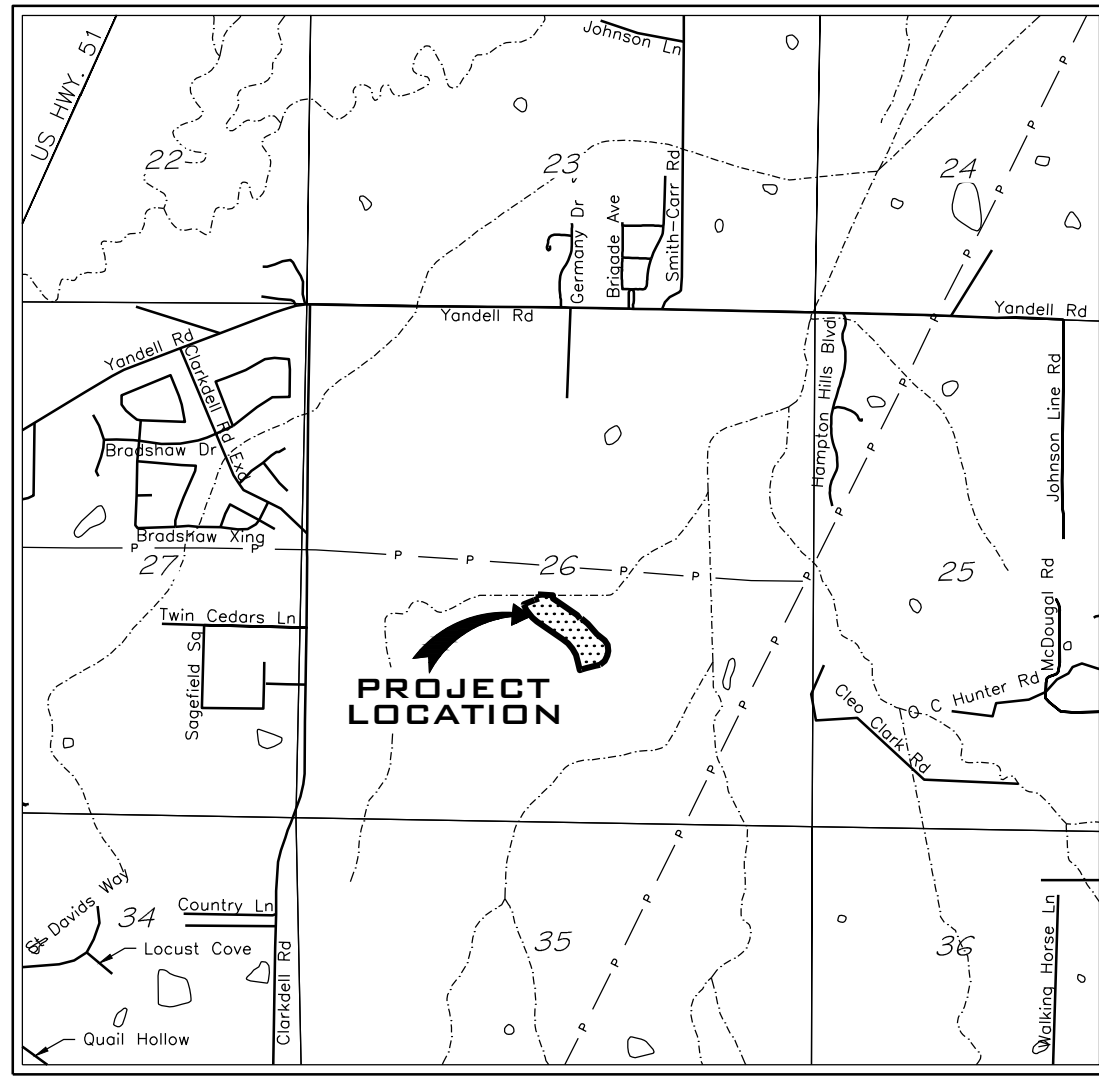
Our Job No. M-2403-Final Plat-WildOak, Phase 2
Date of Plat- February 27, 2024
Date of Field Survey- January 17, 2024

Iron Pin Set (1/2"x1/8" Iron Rebar)
Easement Boundary
Building Setback Line
Drainage and/or Utility Easement
Minimum Finished Floor Elevation



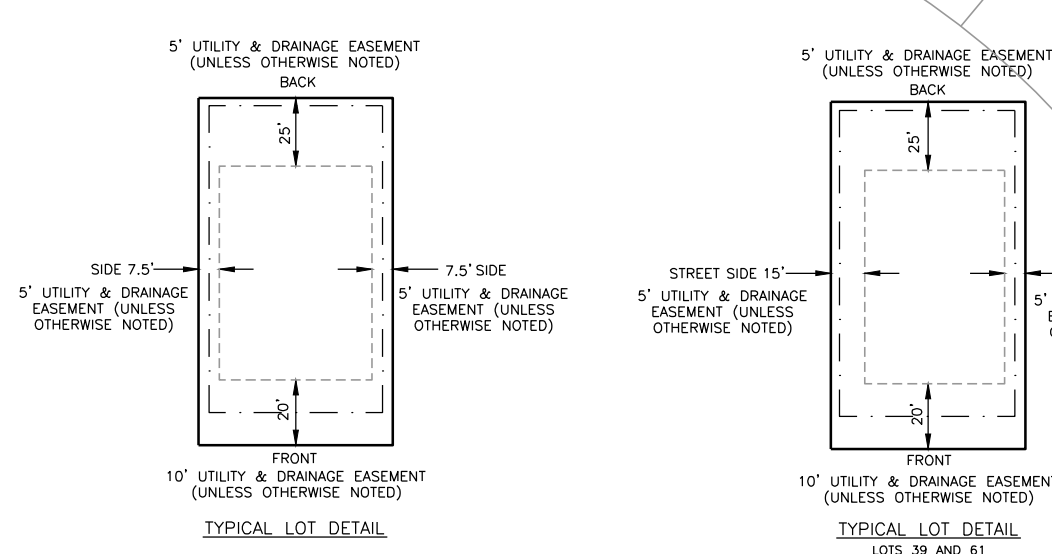
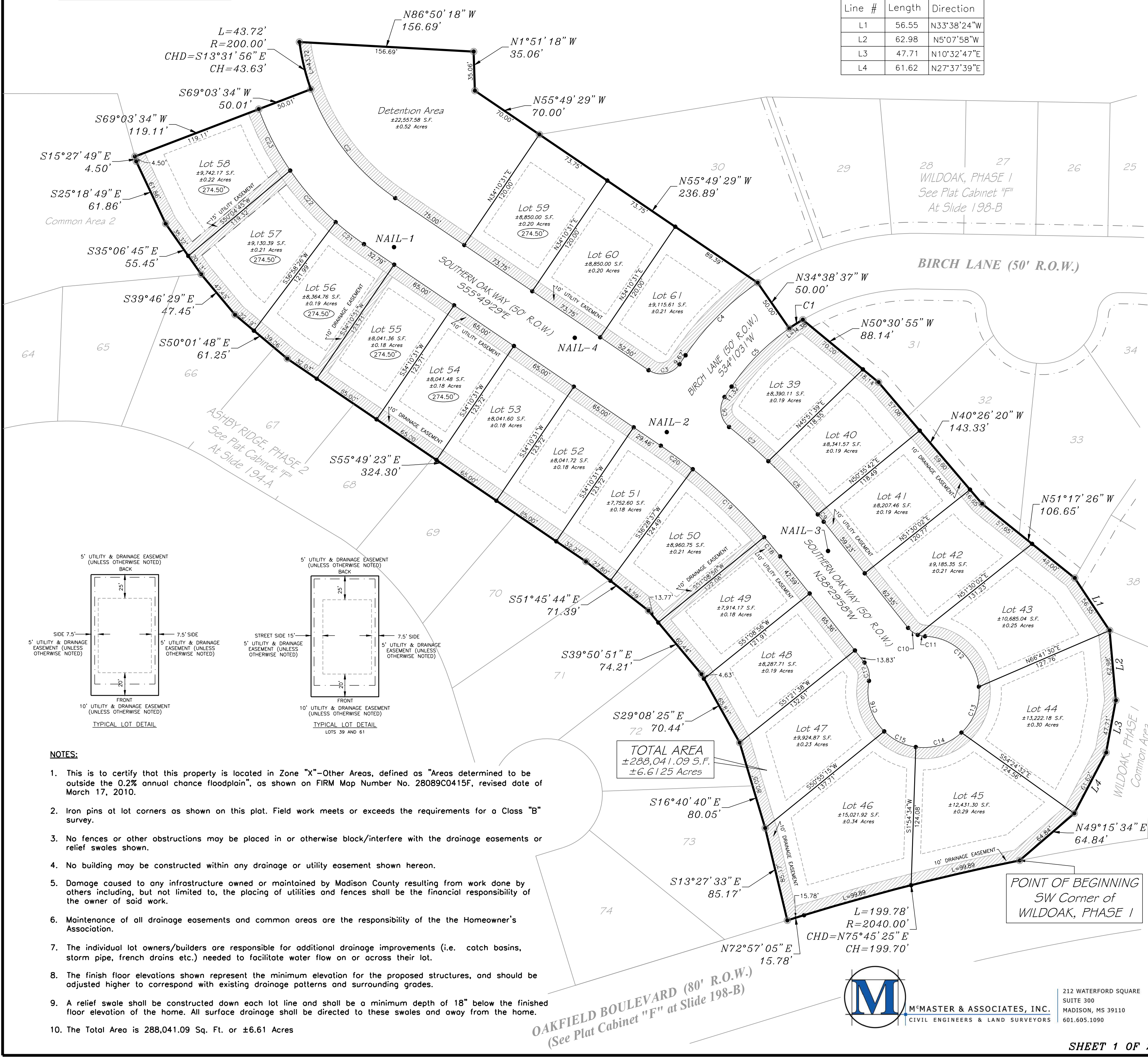
NAIL-IN-CURB ELEVATION TABLE

NAIL NO.	ELEVATION
NAIL-1	272.26'
NAIL-2	274.05'
NAIL-3	282.81'
NAIL-4	271.29'



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	14.38	200.00	S57° 24' 56"W	14.37
C2	125.77	200.00	S37° 48' 35"E	123.71
C3	31.42	20.00	N79° 10' 31"E	28.28
C4	92.42	250.00	S44° 45' 57"W	91.89
C5	73.94	200.00	S44° 45' 57"W	73.52
C6	29.87	20.00	S8° 36' 57"E	27.17
C7	46.81	535.00	N48° 54' 03"W	46.79
C8	65.26	535.00	N42° 53' 59"W	65.22
C9	8.46	535.00	N38° 57' 08"W	8.46
C10	10.84	20.00	S54° 01' 40"E	10.71
C11	6.61	20.00	S79° 01' 31"E	6.58
C12	72.56	50.00	N46° 55' 08"W	66.36
C13	45.61	50.00	N20° 47' 29"E	44.05
C14	44.54	50.00	N72° 26' 54"E	43.09
C15	32.17	50.00	S63° 35' 40"E	31.62
C16	49.44	50.00	S16° 49' 56"E	47.45
C17	17.45	20.00	N13° 30' 07"W	16.90
C18	22.40	485.00	N39° 49' 22"W	22.40
C19	88.68	485.00	S46° 23' 04"E	88.56
C20	35.57	485.00	S53° 43' 25"E	35.56
C21	32.23	250.00	S52° 07' 52"E	32.21
C22	61.98	250.00	S41° 20' 07"E	61.82
C23	62.00	250.00	S27° 07' 42"E	61.84

Parcel Line Table		
Line #	Length	Direction
L1	56.55	N33°38'24"W
L2	62.98	N50°58"W
L3	47.71	N10°32'47"E
L4	61.62	N27°37'39"E



- 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. 28089C0415F, 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.
 - 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.
 - 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.
 - 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.
 - The Total Area is 288,041.09 Sq. Ft. or ±6.61 Acres

OAKFIELD BOULEVARD (80' R.O.W.)
(See Plat Cabinet "F" at Slide 198-B)

MCMMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

WILDOAK, PHASE 2

SITUATED IN THE SOUTH 1/2 OF SECTION 26,
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 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 _____, 2024.

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 WILDOAK, 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 _____, 2024.

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 J. Blake Cress, Manager of Stillhouse Creek, LLC, a Mississippi Limited Liability Company, who acknowledged to me that he signed and delivered this plot 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 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 _____, 2024.

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 plot of WILDOAK, PHASE 2 was filed for record in my office on this the _____ day of _____, 2024, and was duly recorded in Plot 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 _____, 2024.

Ronny Lott, Chancery Clerk

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 _____, 2024.

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, J. Blake Cress, Manager of Stillhouse Creek, 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 Manager of said Stillhouse Creek, LLC and owner, have caused the same to be subdivided and plotted 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 WILDOAK, PHASE 2.

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 _____, 2024.

Stillhouse Creek, LLC
A Mississippi Limited Liability Company

By: _____
J. Blake Cress, 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 Stillhouse Creek, LLC, the owner, have subdivided and plotted the following described land, as follows, to-wit:

A parcel or tract of land, containing 6.6125 acres, more or less, lying and being situated in the South 1/2 of Section 26, T8N-R2E, Madison County, Mississippi, being a part of the Stillhouse Creek, LLC property as described in Deed Book 3700 at Page 886 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 one-half inch iron rebar lying at the Southwest corner of Wildoak, Phase 1 as shown on map or plot of same in Plot Cabinet "F" at Slide 198-B of the Records of said Madison County, Mississippi; run thence

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

North 49 degrees 15 minutes 34 seconds East for a distance of 64.84 feet; thence
North 27 degrees 37 minutes 39 seconds East for a distance of 61.62 feet; thence
North 10 degrees 32 minutes 47 seconds East for a distance of 47.71 feet; thence
North 05 degrees 07 minutes 58 seconds West for a distance of 62.98 feet; thence
North 33 degrees 38 minutes 24 seconds West for a distance of 56.55 feet; thence
North 51 degrees 17 minutes 26 seconds West for a distance of 106.65 feet; thence
North 40 degrees 26 minutes 20 seconds West for a distance of 143.33 feet; thence
North 50 degrees 30 minutes 55 seconds West for a distance of 88.14 feet; thence

14.38 feet along the arc of a 200.00 foot radius curve to the left, said arc having a 14.37 foot chord which bears South 57 degrees 24 minutes 56 seconds West; thence

North 34 degrees 38 minutes 37 seconds West for a distance of 50.00 feet; thence

North 55 degrees 49 minutes 29 seconds West for a distance of 236.89 feet to a one-half inch iron rebar lying at the Northwest corner of said Wildoak Phase 1; thence

Continue North 55 degrees 49 minutes 29 seconds West for a distance of 70.00 feet to one-half inch iron rebar; thence

North 01 degrees 51 minutes 18 seconds West for a distance of 35.06 feet to an one-half inch iron rebar; thence

North 86 degrees 50 minutes 18 seconds West for a distance of 156.69 feet to a one-half inch iron rebar; thence

43.72 feet along the arc of a 200.00 foot radius curve to the left, said arc having a 43.63 foot chord which bears South 13 degrees 31 minutes 56 seconds East to a one-half inch iron rebar; thence

South 69 degrees 03 minutes 34 seconds West for a distance of 50.01 feet to a one-half inch iron rebar; thence

Continue South 69 degrees 03 minutes 34 seconds West for a distance of 119.11 feet to a one-half inch iron rebar lying on the Easterly boundary of Ashby Ridge, Phase 2 as shown on map or plot of same in Plot Cabinet "F" at Slide 194-A of the Records of said Madison County, Mississippi; thence

Along the Easterly boundary of said Ashby Ridge, Phase 2 to one-half inch iron rebars at each of the following calls;

South 15 degrees 27 minutes 49 seconds East for a distance of 4.50 feet; thence
South 25 degrees 18 minutes 49 seconds East for a distance of 61.86 feet; thence
South 35 degrees 06 minutes 45 seconds East for a distance of 55.45 feet; thence
South 39 degrees 46 minutes 29 seconds East for a distance of 47.45 feet; thence
South 50 degrees 01 minutes 48 seconds East for a distance of 61.25 feet; thence
South 55 degrees 49 minutes 23 seconds East for a distance of 324.30 feet; thence
South 51 degrees 45 minutes 44 seconds East for a distance of 71.39 feet; thence
South 39 degrees 50 minutes 51 seconds East for a distance of 74.21 feet; thence
South 29 degrees 08 minutes 25 seconds East for a distance of 70.44 feet; thence
South 16 degrees 40 minutes 40 seconds East for a distance of 80.05 feet; thence

South 13 degrees 27 minutes 33 seconds East for a distance of 85.17 feet to a one-half inch iron rebar lying at the Southeast corner of said Ashby Ridge, Phase 2; said point also lying on the Northerly Right-Of-Way of Oakfield Boulevard as shown on the above referenced plot of Wildoak, Phase 1; thence

Along the Northerly Right-Of-Way of said Oakfield Boulevard to one-half inch iron rebars at each of the following calls;

North 72 degrees 57 minutes 05 seconds East for a distance of 15.78 feet; thence

199.78 feet along the arc of a 2040.00 foot radius curve to the right, said arc having a 199.70 foot chord which bears North 75 degrees 45 minutes 25 seconds East to the **POINT OF BEGINNING** of the above described parcel or tract of land.

Witness my signature, this the _____ day of _____, 2024.

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



MCMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

SHEET 2 OF 2