

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

April 12, 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: Expedition Point, Phase 1  
Amended Plat

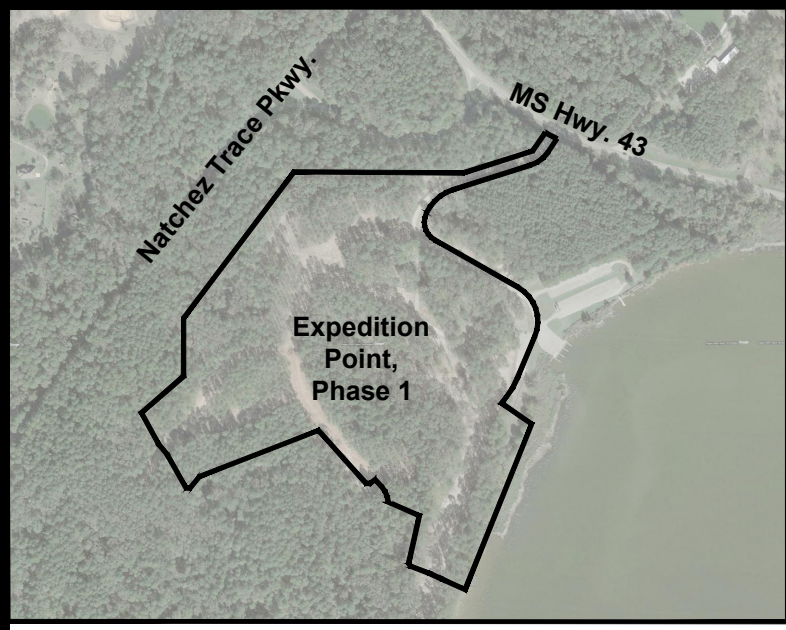
The Engineering Department requests the board approve the Amended Phase 1 Plat for Expedition Point.

# EXPEDITION POINT, PHASE 1, AMENDED

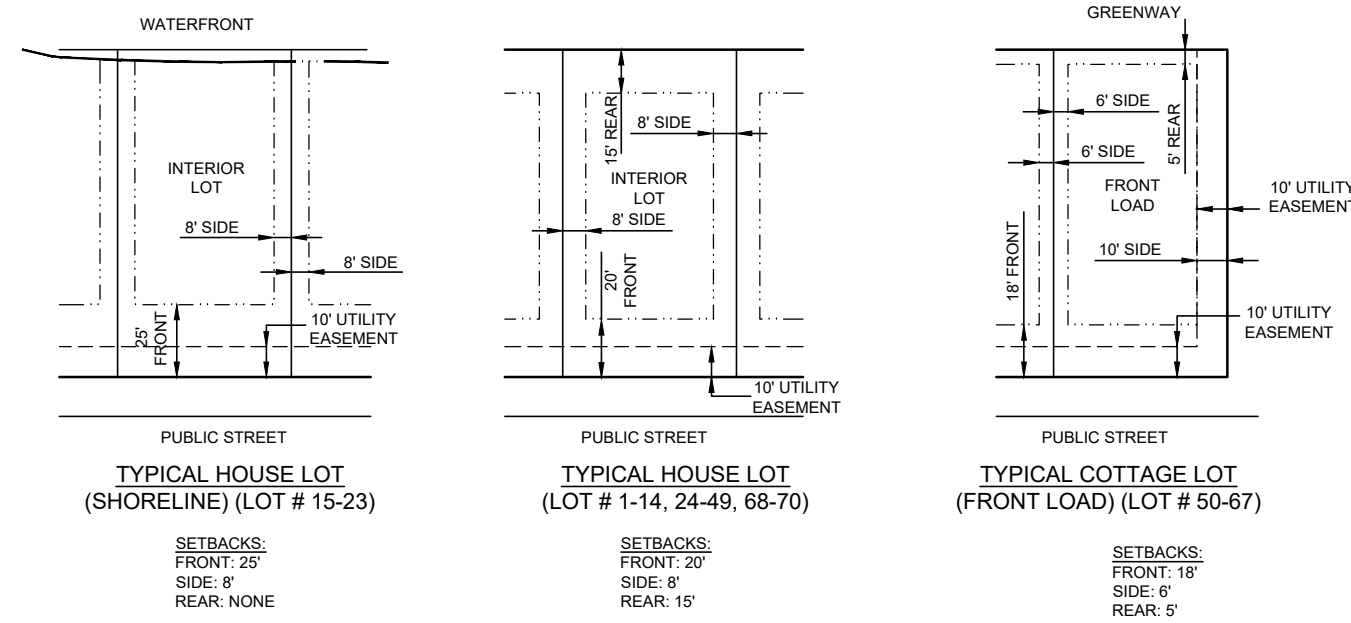
PLAT CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_

Situated in the SE ¼ of Section 22, T8N, R3E,  
Madison County, Mississippi

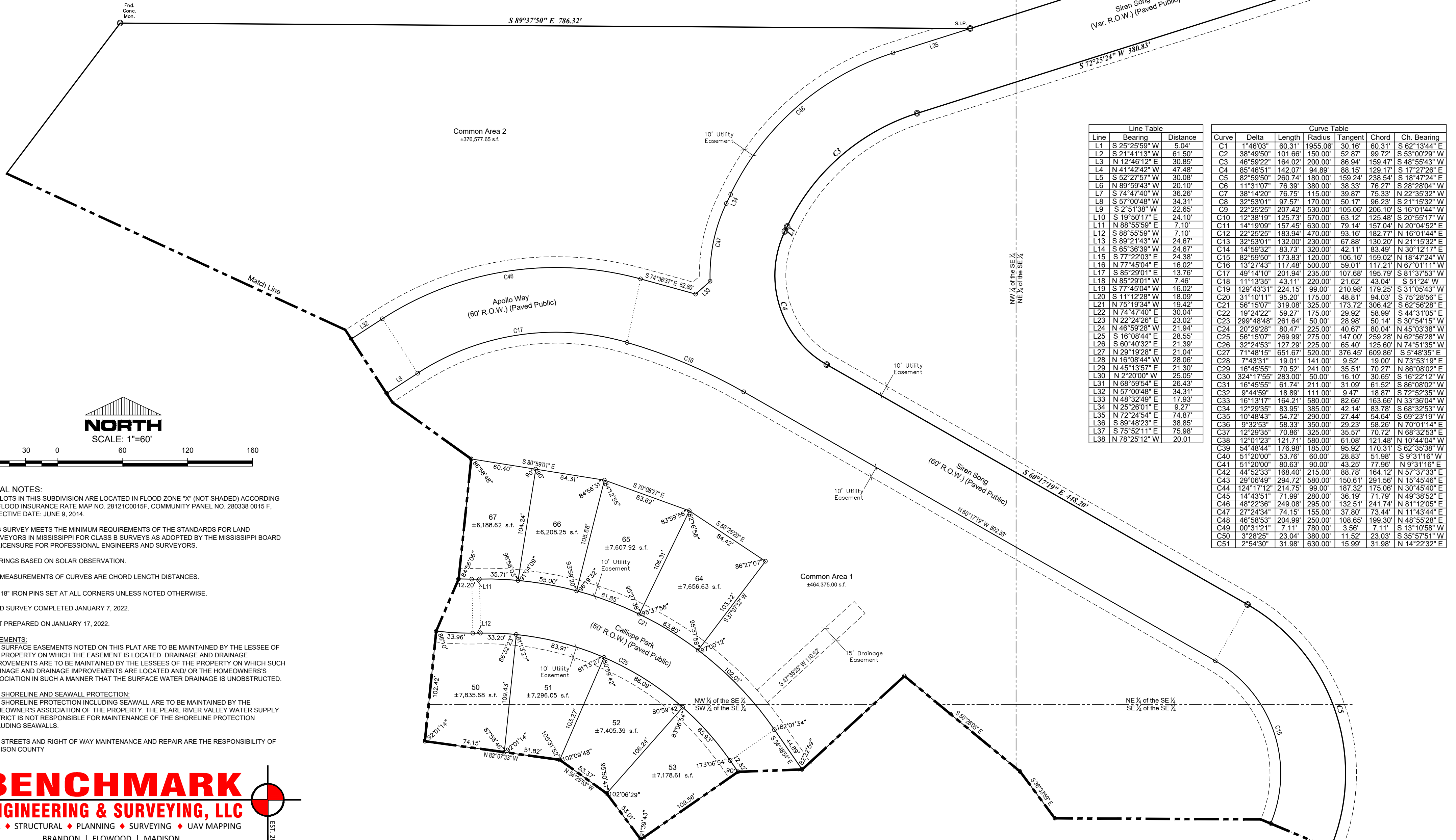
EFFECTIVE JANUARY 1, 2024



VICINITY MAP  
SCALE: N.T.S.



Point of Beginning  
At a found ½ inch iron pin marking the intersection of the East Right of Way of the Natchez Trace Parkway with the South right of way of Ms. HWY. 43 Madison County, Mississippi



Line	Bearing	Distance
L1	S 25°25'59" W	5.04'
L2	S 21°41'13" W	61.50'
L3	N 12°46'12" E	30.85'
L4	N 41°42'42" W	47.48'
L5	S 52°27'57" W	30.08'
L6	N 89°59'43" W	20.10'
L7	S 74°47'40" W	36.26'
L8	S 57°00'48" W	34.31'
L9	S 2°51'38" W	22.65'
L10	S 19°50'17" E	24.10'
L11	N 88°55'59" E	7.10'
L12	S 88°55'59" W	7.10'
L13	S 89°21'43" W	24.67'
L14	S 65°36'39" W	24.67'
L15	S 77°22'03" E	24.38'
L16	N 77°45'04" E	16.02'
L17	S 85°29'01" E	13.76'
L18	N 85°29'01" W	7.46'
L19	S 77°45'04" W	16.02'
L20	S 11°12'28" W	18.09'
L21	N 75°19'34" W	19.42'
L22	N 74°47'40" E	30.04'
L23	N 22°24'26" E	23.02'
L24	N 46°59'28" W	21.94'
L25	S 16°08'44" E	28.55'
L26	S 60°40'32" E	21.39'
L27	N 29°19'28" E	21.04'
L28	N 16°08'44" W	28.06'
L29	N 45°13'57" E	21.30'
L30	N 2°20'00" W	25.05'
L31	N 68°59'54" E	26.43'
L32	N 57°00'48" E	34.31'
L33	N 48°32'49" E	17.93'
L34	N 25°26'01" E	9.27'
L35	N 72°24'54" E	74.87'
L36	S 69°48'23" E	38.85'
L37	S 75°52'11" E	75.98'
L38	N 78°25'12" W	20.01'

Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	1°46'03"	60.31'	1955.06'	30.16'	60.31'	S 62°13'44" E
C2	38°49'50"	101.66'	150.00'	52.87'	99.72'	S 53°00'29" W
C3	48°59'22"	164.02'	200.00'	86.94'	159.47'	S 48°55'43" W
C4	85°48'51"	142.07'	94.89'	88.15'	129.17'	S 17°27'26" E
C5	82°59'50"	260.74'	180.00'	159.24'	238.54'	S 18°47'24" E
C6	11°31'07"	76.39'	380.00'	38.33'	76.27'	S 28°28'04" W
C7	38°14'20"	76.75'	115.00'	39.87'	75.33'	N 22°35'32" W
C8	32°53'01"	97.57'	170.00'	50.17'	96.23'	S 21°15'32" W
C9	22°25'25"	207.42'	530.00'	105.06'	206.10'	S 16°01'44" W
C10	12°38'19"	125.73'	570.00'	63.12'	125.48'	S 20°55'17" W
C11	14°19'09"	157.45'	630.00'	79.14'	157.04'	N 20°04'52" E
C12	22°25'25"	183.94'	470.00'	93.16'	182.77'	N 16°01'44" E
C13	32°53'01"	132.00'	230.00'	67.88'	130.20'	N 21°15'32" E
C14	14°59'32"	83.73'	320.00'	42.11'	83.49'	N 30°12'17" E
C15	82°59'50"	173.83'	120.00'	106.16'	159.02'	N 18°47'24" W
C16	13°27'43"	117.48'	500.00'	59.01'	117.21'	N 67°01'11" W
C17	49°14'10"	201.94'	235.00'	107.68'	195.79'	S 81°37'53" W
C18	11°13'35"	43.11'	220.00'	21.62'	43.04'	S 11°24' W
C19	129°43'31"	224.15'	99.00'	210.98'	179.25'	S 31°05'43" W
C20	31°10'11"	95.20'	175.00'	48.81'	94.03'	S 75°28'56" E
C21	56°15'07"	319.08'	325.00'	173.72'	306.42'	S 62°56'28" E
C22	19°24'22"	59.27'	175.00'	29.92'	58.99'	S 40°51'05" E
C23	299°48'48"	261.64'	50.00'	28.98'	50.14'	S 30°54'15" W
C24	20°29'28"	80.47'	225.00'	40.67'	80.04'	N 45°03'38" W
C25	56°15'07"	269.99'	275.00'	147.00'	259.28'	N 62°56'28" W
C26	32°24'53"	127.29'	225.00'	65.40'	125.60'	N 74°51'35" W
C27	71°48'15"	651.67'	520.00'	376.45'	609.86'	S 5°48'35" E
C28	7°43'31"	19.01'	141.00'	9.52'	19.00'	N 73°53'19" E
C29	16°45'55"	70.52'	241.00'	35.51'	70.27'	N 86°08'02" E
C30	324°17'55"	283.00'	50.00'	16.10'	30.65'	S 16°22'12" W
C31	16°45'55"	61.74'	211.00'	31.09'	61.52'	S 86°08'02" W
C32	9°44'59"	18.89'	111.00'	9.47'	18.87'	S 72°52'35" W
C33	16°13'17"	164.21'	580.00'	82.66'	163.66'	N 33°36'04" W
C34	12°29'35"	83.95'	385.00'	42.14'	83.78'	S 68°32'53" W
C35	10°48'43"	54.72'	290.00'	27.44'	54.64'	S 69°23'19" W
C36	9°32'53"	58.33'	350.00'	29.23'	58.26'	N 70°01'14" E
C37	12°29'35"	70.86'	325.00'	35.57'	70.72'	N 68°32'53" E
C38	12°01'23"	121.71'	580.00'	61.08'	121.48'	N 10°44'04" W
C39	54°48'44"	176.98'	185.00'	95.92'	170.31'	S 62°35'38" W
C40	51°20'00"	53.76'	60.00'	28.83'	51.98'	S 9°31'16" W
C41	51°20'00"	80.63'	90.00'	43.25'	77.96'	N 9°31'16" E
C42	44°52'33"	168.40'	215.00'	88.78'	164.12'	N 57°37'33" E
C43	29°06'49"	294.72'	580.00'	150.61'	291.56'	N 15°45'46" E
C44	124°17'12"	214.75'	99.00'	187.32'	175.06'	N 30°45'40" E
C45	14°43'51"	71.99'	280.00'	36.19'	71.79'	N 49°38'52" E
C46	48°22'36"	249.08'	295.00'	132.51'	241.74'	N 81°12'05" E
C47	27°24'34"	74.15'	155.00'	37.80'	73.44'	N 11°43'44" E
C48	46°58'53"	204.99'	250.00'	108.65'	199.30'	N 48°55'28" E
C49	00°31'21"	7.11'	780.00'	3.56'	7.11'	S 13°10'58" W
C50	3°28'25"	23.04'	380.00'	11.52'	23.03'	S 35°57'51" W
C51	2°54'30"	31.98'	630.00'	15.99'	31.98'	N 14°22'32" E

- GENERAL NOTES:**
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28121C0015F, COMMUNITY PANEL NO. 280338 0015 F, EFFECTIVE DATE: JUNE 9, 2014.
  - THIS SURVEY MEETS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYORS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
  - BEARINGS BASED ON SOLAR OBSERVATION.
  - ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
  - ½" x 18" IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  - FIELD SURVEY COMPLETED JANUARY 7, 2022.
  - PLAT PREPARED ON JANUARY 17, 2022.
  - EASEMENTS:  
THE SURFACE EASEMENTS NOTED ON THIS PLAT ARE TO BE MAINTAINED BY THE LESSEE 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'S ASSOCIATION IN SUCH A MANNER THAT THE SURFACE WATER DRAINAGE IS UNOBSTRUCTED.
  - THE SHORELINE AND SEAWALL PROTECTION:  
THE SHORELINE PROTECTION INCLUDING SEAWALL ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF THE PROPERTY. THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT IS NOT RESPONSIBLE FOR MAINTENANCE OF THE SHORELINE PROTECTION INCLUDING SEAWALLS.
  - THE STREETS AND RIGHT OF WAY MAINTENANCE AND REPAIR ARE THE RESPONSIBILITY OF MADISON COUNTY

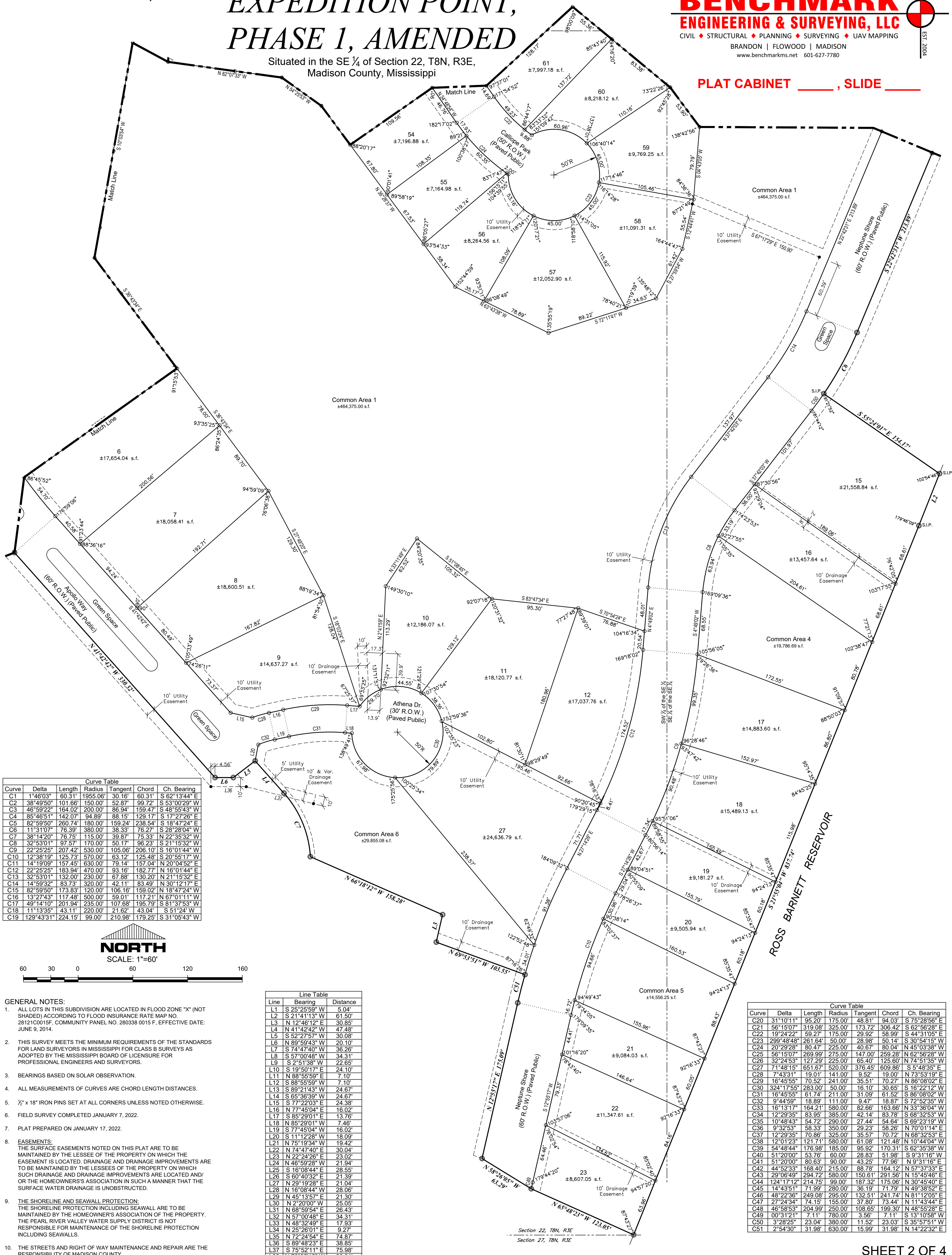
**BENCHMARK**  
ENGINEERING & SURVEYING, LLC  
CIVIL ♦ STRUCTURAL ♦ PLANNING ♦ SURVEYING ♦ UAV MAPPING  
BRANDON | FLOWOOD | MADISON  
www.benchmarkms.net 601-627-7780

# EXPEDITION POINT, PHASE 1, AMENDED

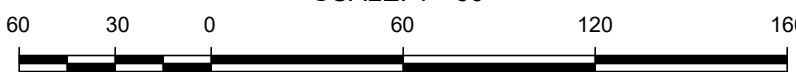
Situated in the SE 1/4 of Section 22, T8N, R3E,  
Madison County, Mississippi



PLAT CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_



Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	1°46'03"	60.31'	1955.06'	30.16'	60.31'	S 62°13'44"E
C2	38°49'50"	101.66'	150.00'	52.87'	99.72'	S 53°00'29"W
C3	46°59'22"	164.02'	200.00'	86.94'	159.47'	S 48°55'43"W
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C18	11°13'35"	43.11'	220.00'	21.62'	43.04'	S 51°24"W
C19	129°43'31"	224.15'	99.00'	210.98'	179.25'	S 31°05'43"W



- GENERAL NOTES:**
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Line	Bearing	Distance
L1	S 25°25'59" W	5.04'
L2	S 21°41'13" W	61.50'
L3	N 12°46'12" E	30.85'
L4	S 52°27'57" W	30.08'
L5	N 89°59'43" W	20.10'
L6	S 74°47'40" W	36.26'
L7	S 57°00'48" W	34.31'
L8	S 25°13'38" W	22.65'
L9	S 19°50'17" E	24.10'
L10	N 88°55'59" E	7.10'
L11	S 88°55'59" W	7.10'
L12	S 89°21'43" W	24.67'
L13	S 65°36'39" W	24.67'
L14	S 77°22'03" E	24.38'
L15	N 77°45'04" E	16.02'
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L37	N 78°25'12" W	20.01'

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C47	27°24'34"	74.15'	155.00'	37.80'	73.44'	N 11°43'44"E
C48	46°58'53"	204.99'	250.00'	108.65'	199.30'	N 48°55'28"E
C49	00°31'21"	7.11'	780.00'	3.56'	7.11'	S 13°10'58"W
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# EXPEDITION POINT, PHASE 1, AMENDED

Situated in the SE 1/4 of Section 22, T8N, R3E,  
Madison County, Mississippi

## BENCHMARK

### ENGINEERING & SURVEYING, LLC

CIVIL ♦ STRUCTURAL ♦ PLANNING ♦ SURVEYING ♦ UAV MAPPING  
BRANDON | FLOWOOD | MADISON  
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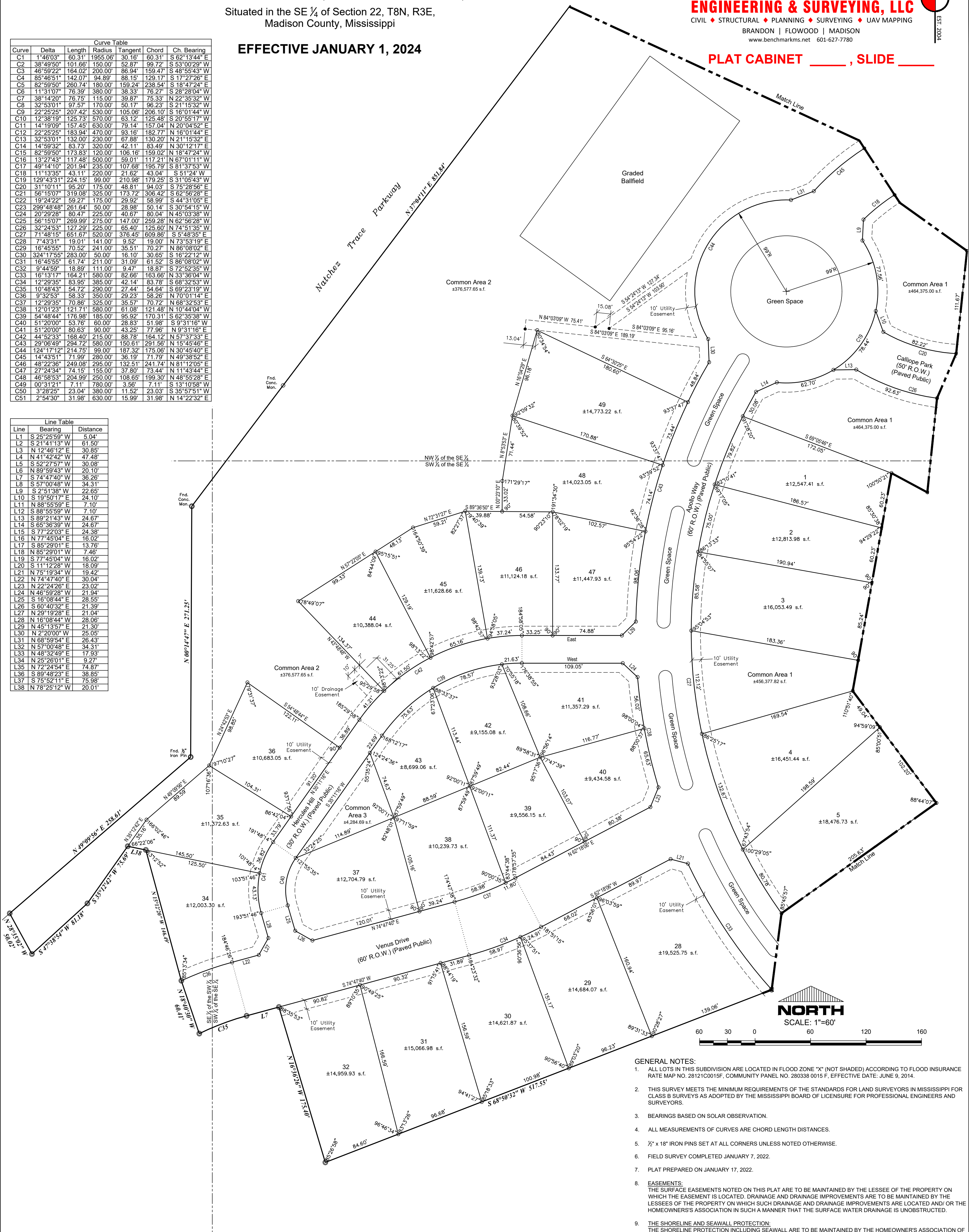
EST. 2004

EFFECTIVE JANUARY 1, 2024

PLAT CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_

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C9	22°25'25"	207.42'	530.00'	105.06'	206.10'	S 16°01'44" W
C10	12°38'19"	125.73'	570.00'	63.12'	125.48'	S 20°55'17" W
C11	14°19'09"	157.45'	630.00'	79.14'	157.04'	N 20°04'52" E
C12	22°25'25"	183.94'	470.00'	93.16'	182.77'	N 16°01'44" E
C13	32°53'01"	132.00'	230.00'	67.88'	130.20'	N 21°15'32" E
C14	14°59'32"	83.73'	320.00'	42.11'	83.49'	N 30°12'17" E
C15	82°59'50"	173.83'	120.00'	106.16'	159.02'	N 18°47'24" W
C16	13°27'43"	117.48'	500.00'	59.01'	117.21'	N 67°01'11" W
C17	49°14'10"	201.94'	235.00'	107.68'	195.79'	S 81°37'53" W
C18	11°13'35"	43.11'	220.00'	21.62'	43.04'	S 51°24" W
C19	129°43'31"	224.15'	99.00'	210.98'	179.25'	S 31°05'43" W
C20	31°10'11"	95.20'	175.00'	48.81'	94.03'	S 75°28'56" E
C21	56°15'07"	319.08'	325.00'	173.72'	306.42'	S 62°56'28" E
C22	19°24'22"	59.27'	175.00'	29.92'	58.99'	S 44°31'05" E
C23	299°48'48"	261.64'	50.00'	28.98'	50.14'	S 30°54'15" W
C24	20°29'28"	80.47'	225.00'	40.67'	80.04'	N 45°03'38" W
C25	58°15'07"	269.69'	275.00'	147.00'	259.28'	N 62°58'28" W
C26	32°24'53"	127.29'	225.00'	65.40'	125.60'	N 74°51'35" W
C27	71°48'15"	651.67'	520.00'	376.45'	609.86'	S 5°48'35" E
C28	7°43'31"	19.01'	141.00'	9.52'	19.00'	N 73°53'19" E
C29	16°45'55"	70.52'	241.00'	35.51'	70.27'	N 86°08'02" E
C30	324°17'55"	283.00'	50.00'	16.10'	30.65'	S 16°22'12" W
C31	16°45'55"	61.74'	211.00'	31.09'	61.52'	S 86°08'02" W
C32	9°44'59"	18.89'	111.00'	9.47'	18.87'	S 72°52'35" W
C33	16°13'17"	164.21'	580.00'	82.66'	163.66'	N 33°36'04" W
C34	12°29'35"	83.95'	385.00'	42.14'	83.78'	S 68°32'53" W
C35	10°48'43"	54.72'	290.00'	27.44'	54.64'	S 69°23'19" W
C36	9°32'53"	58.33'	350.00'	29.23'	58.26'	N 70°01'14" E
C37	12°29'25"	70.86'	325.00'	35.57'	70.72'	N 68°32'53" E
C38	12°01'23"	121.71'	580.00'	61.08'	121.48'	N 10°44'04" W
C39	54°48'44"	176.98'	185.00'	95.92'	170.31'	S 62°35'38" W
C40	51°20'00"	53.76'	60.00'	28.83'	51.98'	S 9°31'16" W
C41	51°20'00"	80.63'	90.00'	43.25'	77.96'	N 9°31'16" E
C42	44°52'33"	168.40'	215.00'	88.78'	164.12'	N 57°37'33" E
C43	29°06'49"	294.72'	580.00'	150.61'	291.56'	N 15°45'46" E
C44	124°17'12"	214.75'	99.00'	187.32'	175.06'	N 30°45'40" E
C45	14°43'51"	71.99'	280.00'	36.19'	71.79'	N 49°38'52" E
C46	48°22'36"	249.08'	295.00'	132.51'	241.74'	N 81°12'05" E
C47	27°24'34"	74.15'	155.00'	37.80'	73.44'	N 11°43'44" E
C48	46°58'53"	204.99'	250.00'	108.65'	199.30'	N 48°55'28" E
C49	00°31'21"	7.11'	780.00'	3.56'	7.11'	S 13°10'58" W
C50	3°28'25"	23.04'	380.00'	11.52'	23.03'	S 35°57'51" W
C51	2°54'30"	31.98'	630.00'	15.99'	31.98'	N 14°22'32" E

Line	Bearing	Distance
L1	S 25°25'59" W	5.04'
L2	S 21°41'13" W	61.50'
L3	N 12°46'12" E	30.85'
L4	N 41°42'42" W	47.48'
L5	S 52°27'57" W	30.08'
L6	N 89°59'43" W	20.10'
L7	S 74°47'40" W	36.26'
L8	S 7°00'48" W	34.31'
L9	S 2°51'38" W	22.65'
L10	S 19°50'17" E	24.10'
L11	N 88°55'59" E	7.10'
L12	S 88°55'59" W	7.10'
L13	S 89°21'43" W	24.67'
L14	S 65°36'39" W	24.67'
L15	S 77°22'03" E	24.38'
L16	N 77°45'04" E	16.02'
L17	S 85°29'01" E	13.76'
L18	N 85°29'01" W	7.46'
L19	S 77°45'04" W	16.02'
L20	S 11°12'28" W	18.09'
L21	N 75°19'34" W	19.42'
L22	N 74°47'40" E	30.04'
L23	N 22°24'26" E	23.02'
L24	N 46°59'28" W	21.94'
L25	S 16°08'44" E	28.55'
L26	S 60°40'32" E	21.39'
L27	N 29°19'28" E	21.04'
L28	N 16°08'44" W	28.06'
L29	N 45°13'57" E	21.30'
L30	N 2°20'00" W	25.05'
L31	N 68°59'54" E	26.43'
L32	N 57°00'48" E	34.31'
L33	N 48°32'49" E	17.93'
L34	N 25°26'01" E	9.27'
L35	N 72°24'54" E	74.87'
L36	S 89°48'23" E	38.85'
L37	S 75°52'11" E	75.98'
L38	N 78°25'12" W	20.01'



- GENERAL NOTES:**
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28121C0015F, COMMUNITY PANEL NO. 280338 0015 F, EFFECTIVE DATE: JUNE 9, 2014.
  - THIS SURVEY MEETS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYORS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
  - BEARINGS BASED ON SOLAR OBSERVATION.
  - ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
  - 1/2" x 18" IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  - FIELD SURVEY COMPLETED JANUARY 7, 2022.
  - PLAT PREPARED ON JANUARY 17, 2022.
  - EASEMENTS:** THE SURFACE EASEMENTS NOTED ON THIS PLAT ARE TO BE MAINTAINED BY THE LESSEE 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'S ASSOCIATION IN SUCH A MANNER THAT THE SURFACE WATER DRAINAGE IS UNOBSTRUCTED.
  - THE SHORELINE AND SEAWALL PROTECTION:** THE SHORELINE PROTECTION INCLUDING SEAWALL ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF THE PROPERTY. THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT IS NOT RESPONSIBLE FOR MAINTENANCE OF THE SHORELINE PROTECTION INCLUDING SEAWALLS.
  - THE STREETS AND RIGHT OF WAY MAINTENANCE AND REPAIR ARE THE RESPONSIBILITY OF MADISON COUNTY

# EXPEDITION POINT, PHASE 1, AMENDED

Situated in the SE ¼ of Section 22, T8N, R3E,  
Madison County, Mississippi

EFFECTIVE JANUARY 1, 2024

### 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

### CERTIFICATE OF OWNERSHIP - COUNTY OF MADISON - STATE OF MISSISSIPPI

Frank A. Perkins, Manager of EP Developer, LLC, Manager of Expedition Point Development, LLC, the undersigned owner, does hereby certify that Expedition Point Development, LLC is the owner of the land described in the foregoing Certificate of Michael R. Love, Professional Surveyor, and Expedition Point Development, LLC have caused the same to be subdivided and platted as EXPEDITION POINT, PHASE 1, AMENDED hereon and in conjunction therewith hereby dedicate the streets, rights-of-way and drainage and utility easements to Madison County, Mississippi as shown hereon for public use forever.

WITNESS MY SIGNATURE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Frank A. Perkins, Manager of EP Developer, as Manager  
Expedition Point Development, LLC

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

I, Michael R. Love, Professional Surveyor, do hereby certify that at the request of Expedition Point Development, LLC, the Owner, I have subdivided and platted the following described land situated in the Southeast ¼ of Section 22, Township 8 North, Range 3 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

**Beginning** at a found ½ inch iron pin marking the intersection of the Eastern boundary of the Natchez Trace Parkway with the Southern right of way of Mississippi State Highway No. 43; thence

Southeasterly along said Southern right of way of Mississippi State Highway No. 43 and the arc of a curve to the left for a distance of 60.31 feet, said curve having a radius of 1,955.06 feet, a delta angle of 1 degree 46 minutes 03 seconds, chord bearing and distance, South 62 degrees 13 minutes 44 seconds East, 60.31 feet to a set ½ inch iron pin; thence

South 33 degrees 35 minutes 34 seconds West for a distance of 75.23 feet to a set ½ inch iron pin; thence

Southwesterly along the arc of a curve to the right for a distance of 101.66 feet, said curve having a radius of 150.00 feet, and a deflection angle of 38 degrees 49 minutes 50 seconds, chord bearing and distance, South 53 degrees 00 minutes 29 seconds West, 99.72 feet to a set ½ inch iron pin; thence

South 72 degrees 25 minutes 24 seconds West for a distance of 380.83 feet to a set ½ inch iron pin; thence

Southwesterly along the arc of a curve to the left for a distance of 164.02 feet, said curve having a radius of 200.00 feet, and a deflection angle of 46 degrees 59 minutes 22 seconds, chord bearing and distance, South 48 degrees 55 minutes 43 seconds West, 159.47 feet to a set ½ inch iron pin; thence

South 25 degrees 25 minutes 59 seconds West for a distance of 5.04 feet to a set ½ inch iron pin; thence

Southeasterly along the arc of a curve to the left for a distance of 142.07 feet, said curve having a radius of 94.89 feet, and a deflection angle of 85 degrees 46 minutes 51 seconds, chord bearing and distance, South 17 degrees 27 minutes 26 seconds East, 129.17 feet to a set ½ inch iron pin; thence

South 60 degrees 17 minutes 19 seconds East for a distance of 448.20 feet to a set ½ inch iron pin; thence

Southeasterly along the arc of a curve to the right for a distance of 260.74 feet, said curve having a radius of 180.00 feet, and a deflection angle of 82 degrees 59 minutes 50 seconds, chord bearing and distance, South 18 degrees 47 minutes 24 seconds East, 238.54 feet to a set ½ inch iron pin; thence

South 22 degrees 42 minutes 31 seconds West for a distance of 213.89 feet to a set ½ inch iron pin; thence

Southwesterly along the arc of a curve to the right for a distance of 76.39 feet, said curve having a radius of 380.00 feet, and a deflection angle of 11 degrees 31 minutes 07 seconds, chord bearing and distance, South 28 degrees 28 minutes 04 seconds West, 76.27 feet to a set ½ inch iron pin; thence

South 55 degrees 24 minutes 01 seconds East for a distance of 154.17 feet to a set ½ inch iron marking the Shoreline of the Ross Barnett Reservoir; thence

South 21 degrees 41 minutes 13 seconds West along said shoreline of the Ross Barnett Reservoir for a distance of 61.50 feet; thence

South 21 degrees 55 minutes 04 seconds West along said shoreline of the Ross Barnett Reservoir for a distance of 837.74 feet; thence

North 65 degrees 48 minutes 23 seconds West for a distance of 123.05 feet to a set ½ inch iron pin; thence

North 58 degrees 26 minutes 05 seconds West for a distance of 63.29 feet to a set ½ inch iron pin; thence

North 12 degrees 55 minutes 17 seconds East for a distance of 175.09 feet to a set ½ inch iron pin; thence

Northeasterly along the arc of a curve to the right for a distance of 31.98 feet, said curve having a radius of 630.00 feet, and a deflection angle of 2 degrees 54 minutes 30 seconds, chord bearing and distance, North 14 degrees 22 minutes 32 seconds East, 31.98 feet to a set ½ inch iron pin; thence

North 69 degrees 53 minutes 51 seconds West for a distance of 103.55 feet to a set ½ inch iron pin; thence

North 12 degrees 46 minutes 12 seconds East for a distance of 30.85 feet to a set ½ inch iron pin; thence

North 66 degrees 18 minutes 12 seconds West for a distance of 158.28 feet to a set ½ inch iron pin; thence

Northwesterly along the arc of a curve to the left for a distance of 76.75 feet, said curve having a radius of 115.00 feet, and a deflection angle of 38 degrees 14 minutes 20 seconds, chord bearing and distance, North 22 degrees 35 minutes 32 seconds West, 75.33 feet to a set ½ inch iron pin; thence

North 41 degrees 42 minutes 42 seconds West for a distance of 47.48 feet to a set ½ inch iron pin; thence

South 52 degrees 27 minutes 57 seconds West for a distance of 30.08 feet to a set ½ inch iron pin; thence

North 89 degrees 59 minutes 43 seconds West for a distance of 20.10 feet to a set ½ inch iron pin; thence

North 41 degrees 42 minutes 42 seconds West for a distance of 330.32 feet to a set ½ inch iron pin; thence

South 68 degrees 50 minutes 32 seconds West for a distance of 517.55 feet to a set ½ inch iron pin; thence

North 16 degrees 36 minutes 26 seconds West for a distance of 175.40 feet to a set ½ inch iron pin; thence

South 74 degrees 47 minutes 40 seconds West for a distance of 36.26 feet to a set ½ inch iron pin; thence

Southwesterly along the arc of a curve to the left for a distance of 54.72 feet, said curve having a radius of 290.00 feet, and a deflection angle of 10 degrees 48 minutes 43 seconds, chord bearing and distance, South 69 degrees 23 minutes 19 seconds West, 54.64 feet to a set ½ inch iron pin; thence

North 18 degrees 40 minutes 30 seconds West for a distance of 60.41 feet to a set ½ inch iron pin; thence

North 15 degrees 12 minutes 20 seconds West for a distance of 146.49 feet to a set ½ inch iron pin; thence

North 78 degrees 25 minutes 12 seconds West for a distance of 20.01 feet to a set ½ inch iron pin; thence

South 35 degrees 12 minutes 42 seconds West for a distance of 75.69 feet to a set ½ inch iron pin; thence

South 47 degrees 38 minutes 54 seconds West for a distance of 81.18 feet to a set ½ inch iron pin; thence

North 28 degrees 35 minutes 02 seconds West for a distance of 50.02 feet to a set ½ inch iron pin marking the Eastern boundary of the Natchez Trace Parkway; thence

Continuing along said Eastern boundary of the Natchez Trace Parkway as follows:

North 49 degrees 09 minutes 56 seconds East for a distance of 258.61 feet to a found ½ inch iron pin; thence

North 00 degrees 14 minutes 47 seconds East for a distance of 271.25 feet to found N.P.S. Monument P-282; thence

North 37 degrees 04 minutes 11 seconds East for a distance of 851.84 feet to found N.P.S. Monument P-281; thence

South 89 degrees 37 minutes 50 seconds East for a distance of 786.32 feet to a set ½ inch iron pin marking the position of N.P.S. Monument P-280; thence

North 72 degrees 24 minutes 26 seconds East for a distance of 338.22 feet to found N.P.S. Monument 279; thence

North 34 degrees 58 minutes 01 seconds East for a distance of 103.81 feet to the **Point of Beginning**, containing **46.23 acres**, more or less.

WITNESS MY SIGNATURE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Michael R. Love, P.S.



### 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 this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

President of Board of Supervisors  
Madison County, Mississippi

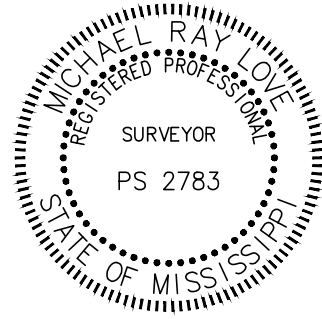
Attest:  
Chancery Clerk  
Madison County, MS

### 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 plan and 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 \_\_\_\_\_, 2024.

Michael R. Love, P.S.



### FILING AND RECORDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Ronny Lott, Clerk of the Chancery Court in and for the said County and State, do hereby certify that the final plat of EXPEDITION POINT, PHASE 1, AMENDED, was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2024, and was duly recorded in Plat Cabinet \_\_\_\_\_ at Slides \_\_\_\_\_ and \_\_\_\_\_ 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 \_\_\_\_\_, 2024.

Ronny Lott  
Chancery Clerk

Deputy Clerk

### ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Frank A. Perkins, Managing Partner of Expedition Point Development, 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 Expedition Point Development, LLC on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

### CERTIFICATE OF COMPARISON - COUNTY OF MADISON - STATE OF MISSISSIPPI

We, Ronny Lott, Chancery Clerk, and Michael R. Love, Professional Surveyor, do hereby certify that we have carefully compared this plat of EXPEDITION POINT, PHASE 1, AMENDED with the original thereof, and find it to be a true and correct copy of said map or plat.

GIVEN UNDER MY HAND AND SEAL of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Ronny Lott  
Chancery Clerk

Michael R. Love, P.S.



### 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 \_\_\_\_\_, 2024.

Notary Public \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

WITNESS MY SIGNATURE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Michael R. Love, P.S.

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

We, John G. Sigman, General Manager, and Jill McMurtrey, Executive Assistant, the undersigned officers of the Pearl River Valley Water Supply District, Lessor, and Expedition Point Development, LLC, Lessee do hereby certify that said District and Expedition Point Development, LLC are the Lessor and Lessee, respectively, of lands described in the foregoing certificate of Michael R. Love, Professional Land Surveyor, and that Expedition Point Development, LLC have caused the same to be subdivided and platted as EXPEDITION POINT, PHASE 1, AMENDED and dedicate the street rights-of-way and drainage improvements therein to the County of Madison, and the water and sewer improvements to the Pearl River Valley Water Supply District.

WITNESS MY SIGNATURE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Lessor: Pearl River Valley Water Supply District:

John G. Sigman, General Manager

Jill McMurtrey, Executive Assistant

Lessee: Expedition Point Development, LLC

Frank A. Perkins, Managing Partner

### 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 McMurtrey, 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 \_\_\_\_\_, 2024.

Notary Public \_\_\_\_\_ My Commission Expires: \_\_\_\_\_