

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

July 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: Final Plat
Woodscape of Oakfield, Phase 5

The Engineering Department recommends approval of the final plat of Woodscape of Oakfield, Phase 5. The development is 28 lots on approximately 10.84 acres. The letter of credit for the final wearing surface has been received.

WOODSCAPE OF OAKFIELD, PHASE 5

SITUATED IN THE SOUTH 1/2 OF SECTION 26, AND THE NORTH 1/2 OF SECTION 35, T8N-R2E, MADISON COUNTY, MISSISSIPPI

Class "B" Survey
Bearings Based on Survey
Grade GPS Observations
Taken May 17, 2016
(Geodetic North)

Our Job No. M-2403-7-Final Plat-P5
Date of Plat- August 2, 2024
Date of Field Survey- January 17, 2024

Iron Pin Set (1/2"x1/8" Iron Rebar)

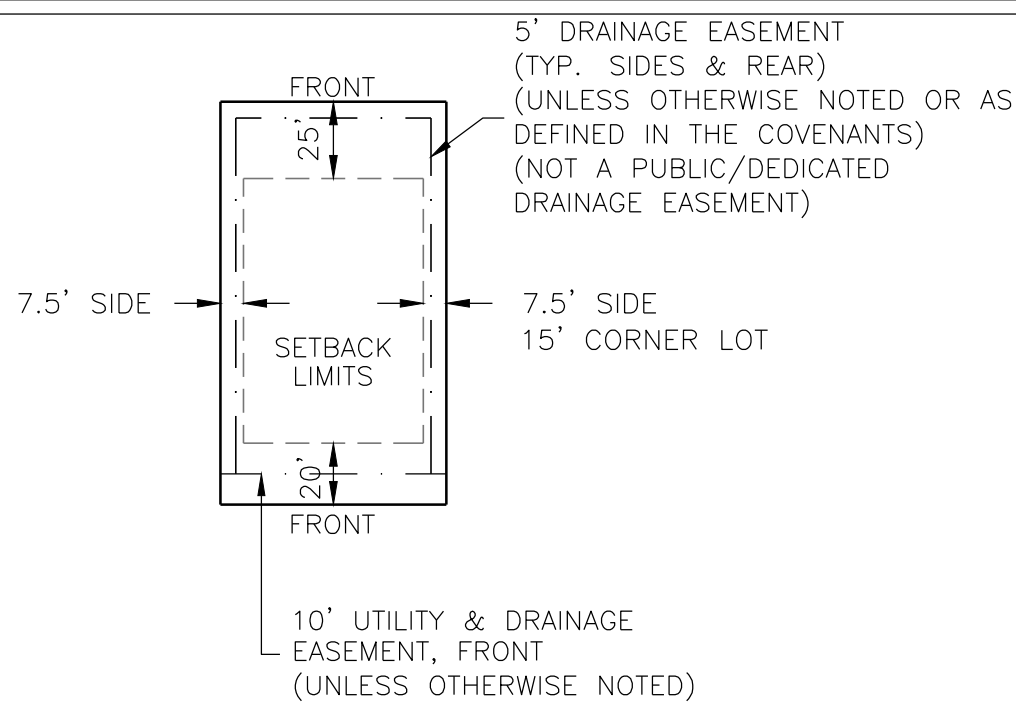
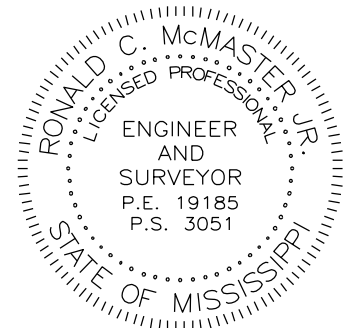
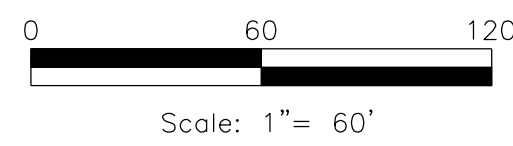
Easement Boundary

Building Setback Line

Drainage and/or Utility Easement

Common Area/Detention Area

Minimum Finished Floor Elevation



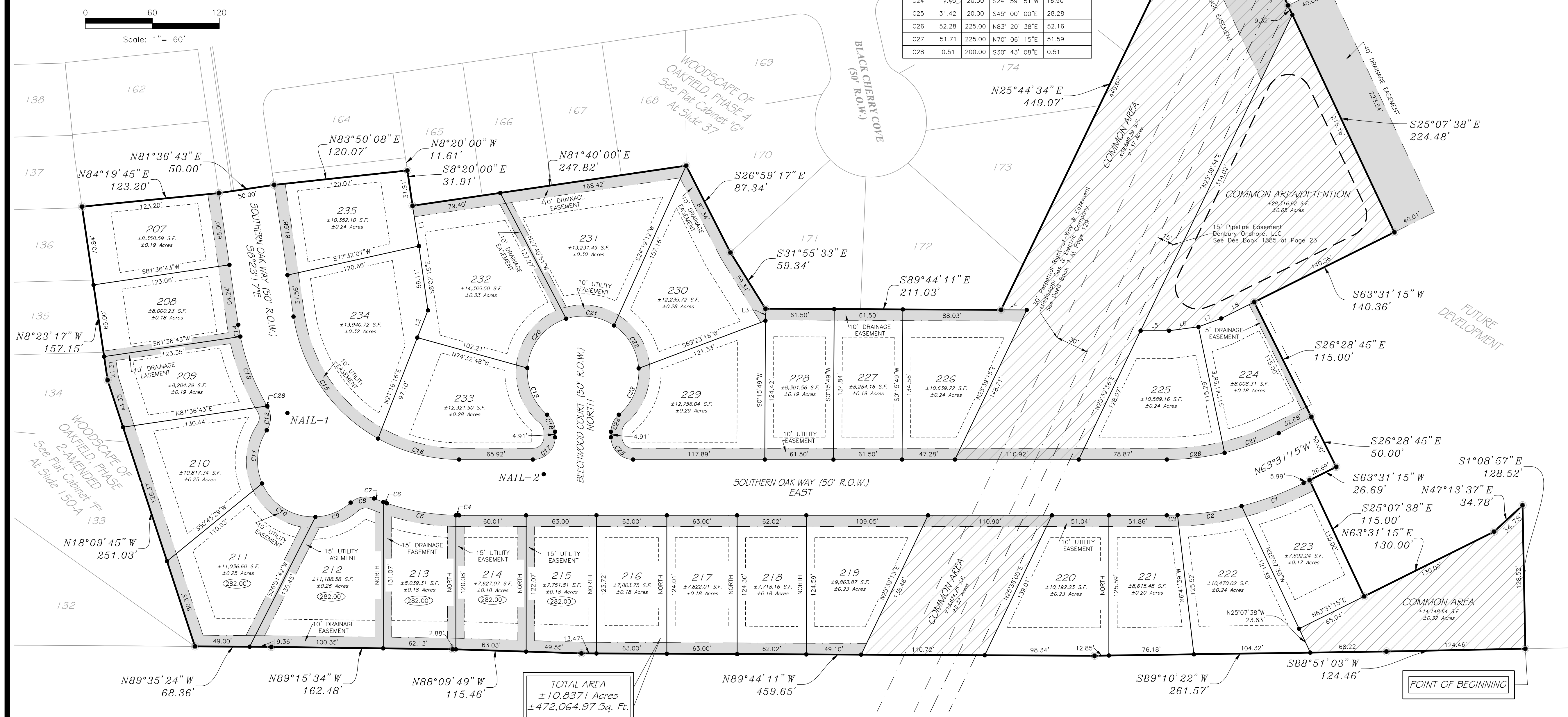
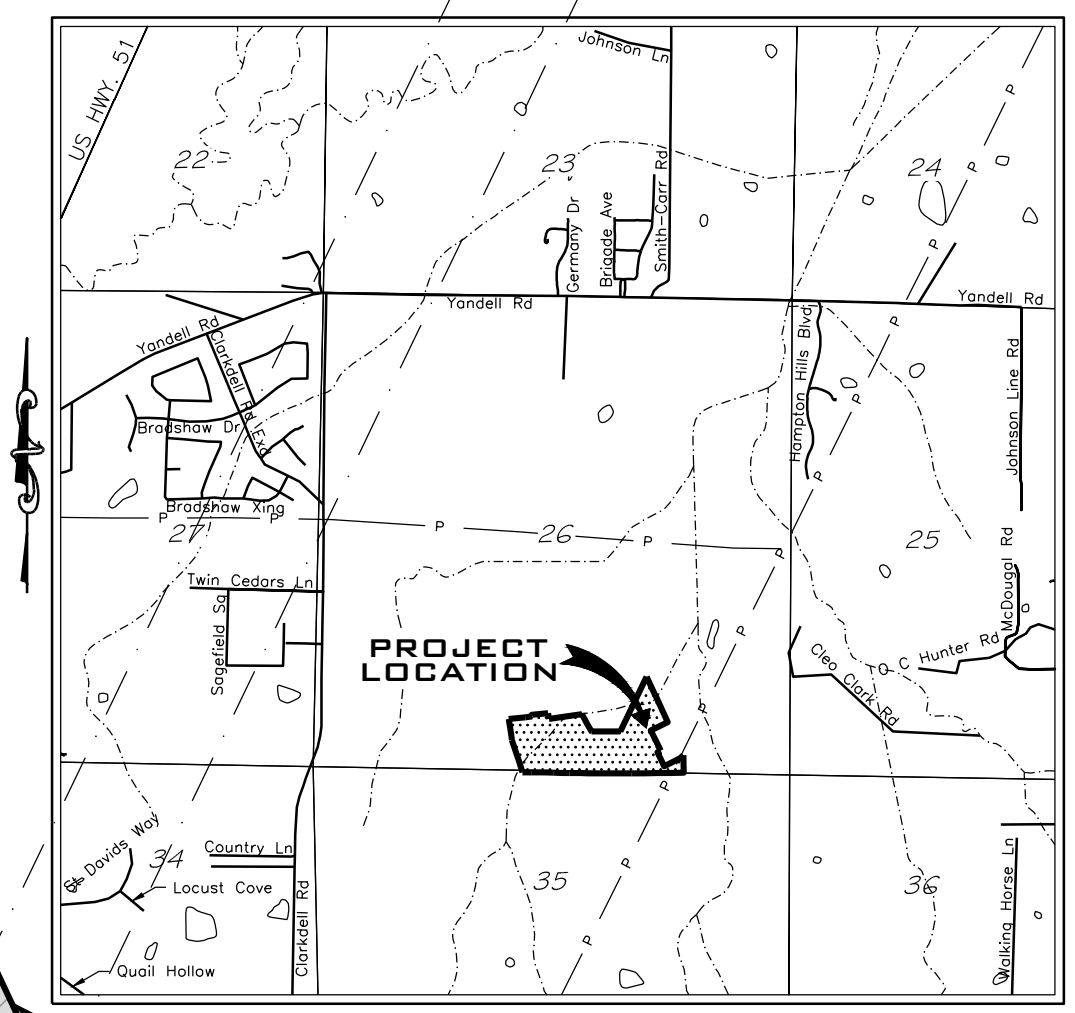
TYPICAL LOT DETAIL
N.T.S.

NAIL-IN-CURB
ELEVATION TABLE

NAIL NO.	ELEVATION
NAIL-1	275.21'
NAIL-2	283.47'

Curve #	Length	Radius	Chord Direction	Chord Length
C1	59.36	275.00	N69° 42' 15"E	59.24
C2	58.05	275.00	N81° 56' 06"E	57.94
C3	9.68	275.00	N88° 59' 28"E	9.68
C4	2.99	200.00	S89° 34' 20"E	2.99
C5	62.95	200.00	S80° 07' 37"E	62.69
C6	3.43	200.00	S70° 37' 06"E	3.43
C7	8.83	200.00	S68° 51' 42"E	8.83
C8	22.49	20.00	S80° 11' 43"W	21.32
C9	34.71	50.00	N67° 52' 23"E	34.02
C10	59.86	50.00	S57° 56' 40"E	56.35
C11	49.98	50.00	S4° 59' 19"W	47.93
C12	22.49	20.00	N1° 25' 00"E	21.32
C13	66.93	200.00	S21° 03' 31"E	66.62
C14	10.76	200.00	S9° 55' 46"E	10.76
C15	137.76	150.00	S34° 41' 56"E	132.97
C16	75.90	150.00	S75° 30' 18"E	75.09
C17	31.42	20.00	N45° 00' 00"E	28.28
C18	17.45	20.00	N24° 59' 51"W	16.90
C19	47.14	50.00	S22° 59' 00"E	45.42
C20	59.76	50.00	N38° 16' 00"E	56.26
C21	44.71	50.00	S81° 52' 46"E	43.23
C22	45.92	50.00	S29° 57' 21"E	44.32
C23	46.81	50.00	N23° 10' 24"E	45.12
C24	17.45	20.00	S24° 59' 51"W	16.90
C25	31.42	20.00	S45° 00' 00"E	28.28
C26	52.28	225.00	N83° 20' 38"E	52.16
C27	51.71	225.00	N70° 06' 15"E	51.59
C28	0.51	200.00	S30° 43' 08"E	0.51

Parcel Line	Length	Direction
L1	36.54	S90°1'06"E
L2	26.30	N21°16'16"E
L3	10.70	S0°15'49"W
L4	23.01	S89°44'11"E
L5	25.48	N90°00'00"E
L6	26.60	N82°26'01"E
L7	21.79	N69°49'49"E
L8	32.86	N63°31'15"E



TOTAL AREA
±10.8371 Acres
±472,064.97 Sq. Ft.

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

WOODSCAPE OF OAKFIELD, PHASE 5

SITUATED IN THE SOUTH 1/2 OF SECTION 26, AND THE NORTH 1/2 OF SECTION 35, 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 WOODSCAPE OF OAKFIELD, PHASE 5, 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.

By: _____ D.C.
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 plat of WOODSCAPE OF OAKFIELD, PHASE 5 was filed for record in my office on this the _____ day of _____, 2024, 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 _____, 2024.

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

APPROVAL OF THE BOARD OF SUPERVISORS
COUNTY OF MADISON
STATE OF MISSISSIPPI

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 Bryon, P.E.
Madison County Engineer

CERTIFICATE AND DEDICATION OF OWNER
COUNTY OF MADISON
STATE OF MISSISSIPPI

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 Stillhouse Creek, LLC and owner, have caused the same to be subdivided and plotted of said 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 WOODSCAPE OF OAKFIELD, PHASE 5.

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

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 Numbers No. 28089C0415F and No. 28089C0420F, revised date of March 17, 2010.
- Iron pins at lot corners as shown on this plot. 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 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.

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 10.8371 acres (472,064.97 Sq. Ft.), more or less, lying and being situated in the South 1/2 of Section 26 and the North 1/2 of Section 35, 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:

COMMENCING at an found iron rod lying at the SE corner of Section 26, T8N-R2E, Madison County, Mississippi, said point also being and lying at the SE corner of the above referenced Stillhouse Creek, LLC property; run thence

Along the Southerly boundary of said Stillhouse Creek, LLC property to points at each of the following calls;

North 89 degrees 35 minutes 04 seconds West for a distance of 87.32 feet; thence
North 82 degrees 44 minutes 35 seconds West for a distance of 10.88 feet; thence
North 88 degrees 46 minutes 37 seconds West for a distance of 139.27 feet; thence
South 89 degrees 25 minutes 08 seconds West for a distance of 187.31 feet; thence

South 88 degrees 51 minutes 03 seconds West for a distance of 382.13 feet to an one-half inch iron rebar and POINT OF BEGINNING of the herein described property; thence

Continue South 88 degrees 51 minutes 03 seconds West for a distance of 124.46 feet; thence

South 89 degrees 10 minutes 22 seconds West for a distance of 261.57 feet; thence
North 89 degrees 44 minutes 11 seconds West for a distance of 459.65 feet; thence
North 88 degrees 09 minutes 49 seconds West for a distance of 115.46 feet; thence
North 89 degrees 15 minutes 34 seconds West for a distance of 162.48 feet; thence

North 89 degrees 35 minutes 24 seconds West for a distance of 68.36 feet to an one-half inch iron rebar lying at the SE corner of Woodscape of Oakfield, Phase 2-Amended as shown on map or plot of same in Plat Cabinet "F" at Slide 150-A of the Records of said Madison County, Mississippi; thence

Leaving the Southerly boundary of said Stillhouse Creek, LLC property, run North 18 degrees 09 minutes 45 seconds West along the Easterly boundary of said Woodscape of Oakfield, Phase 2-Amended, for a distance of 251.03 feet to an one-half inch iron rebar; thence

North 08 degrees 23 minutes 17 seconds West along the Easterly boundary of said Woodscape of Oakfield, Phase 2-Amended, for a distance of 157.15 feet to an one-half inch iron rebar lying at the SW corner of Woodscape of Oakfield, Phase 4, as shown on map or plot of same in Plat Cabinet "G" at Slide 37 of the Records of said Madison County, Mississippi; thence

Leaving the Easterly boundary of said Woodscape of Oakfield, Phase 2-Amended, run along the Southerly boundary of said Woodscape of Oakfield, Phase 4, to one-half inch iron rebars at each of the following calls;

North 84 degrees 19 minutes 45 seconds East for a distance of 123.20 feet; thence
North 81 degrees 36 minutes 43 seconds East for a distance of 50.00 feet; thence

Leaving the Southerly boundary of said Woodscape of Oakfield, Phase 4, run North 83 degrees 50 minutes 08 seconds East for a distance of 120.07 feet to a one-half inch iron rebar lying on the Southerly boundary of said Woodscape of Oakfield, Phase 4; thence

Along the Southerly boundary of said Woodscape of Oakfield, Phase 4, to one-half inch iron rebars at each of the following calls;

South 08 degrees 20 minutes 00 seconds East for a distance of 31.91 feet; thence
North 81 degrees 40 minutes 00 seconds East for a distance of 247.82 feet; thence
South 26 degrees 59 minutes 17 seconds East for a distance of 87.34 feet; thence
South 31 degrees 55 minutes 33 seconds East for a distance of 59.34 feet; thence

South 89 degrees 44 minutes 11 seconds East for a distance of 211.03 feet to a one-half inch iron rebar lying at the SE corner of said Woodscape of Oakfield, Phase 4; thence

North 25 degrees 44 minutes 34 seconds East along the Easterly boundary of said Woodscape of Oakfield, Phase 4, for a distance of 449.07 feet to a one-half inch iron rebar; thence

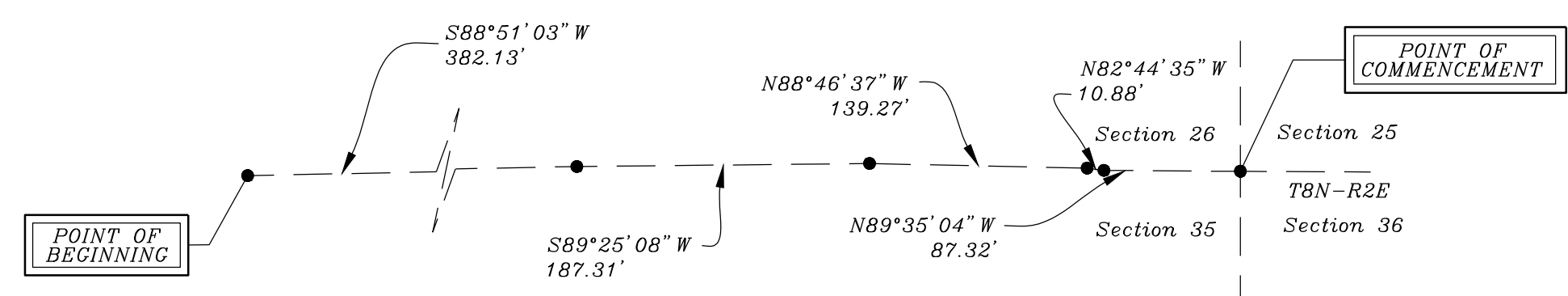
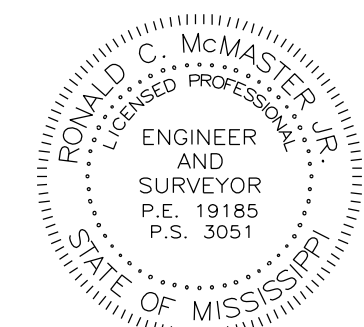
Leaving the Easterly boundary of said Woodscape of Oakfield, Phase 4, run to one-half inch iron rebars at each of the following calls;

South 25 degrees 11 minutes 56 seconds East for a distance of 145.58 feet; thence
South 25 degrees 07 minutes 38 seconds East for a distance of 224.48 feet; thence
South 63 degrees 31 minutes 15 seconds West for a distance of 140.36 feet; thence
South 26 degrees 28 minutes 45 seconds East for a distance of 115.00 feet; thence
Continue South 26 degrees 28 minutes 45 seconds East for a distance of 50.00 feet; thence
South 63 degrees 31 minutes 15 seconds West for a distance of 26.69 feet; thence
South 25 degrees 07 minutes 38 seconds East for a distance of 115.00 feet; thence
North 63 degrees 31 minutes 15 seconds East for a distance of 130.00 feet; thence
North 47 degrees 13 minutes 37 seconds East for a distance of 34.78 feet; thence

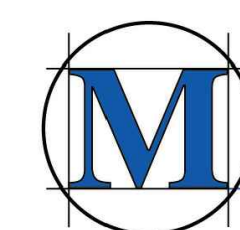
South 01 degrees 08 minutes 57 seconds East for a distance of 128.52 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

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

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



COMMENCEMENT TIE
N.T.S.



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

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

SHEET 2 OF 2