

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**

October 14, 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

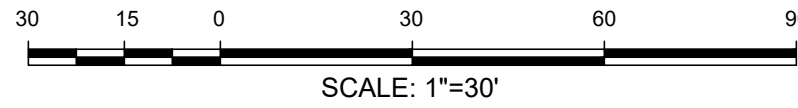
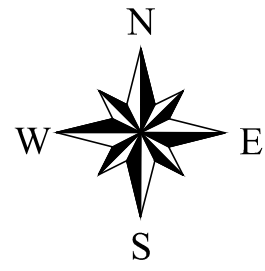
From: Tim Bryan, P.E., PTOE  
County Engineer

Re: Final Plat  
Lost Rabbit Town Center, Block 5, Part 2

The Engineering Department recommends approval of the final plat of Lost Rabbit Town Center, Block 5, Part 2. The development is 8 lots on approximately 1.2 acres. There is no public infrastructure associated with the development.

# BENCHMARK ENGINEERING & SURVEYING, LLC

CIVIL ♦ STRUCTURAL ♦ PLANNING ♦ SURVEYING ♦ UAV MAPPING  
BRANDON | FLOWOOD | MADISON  
www.benchmarkms.net 601-627-7780

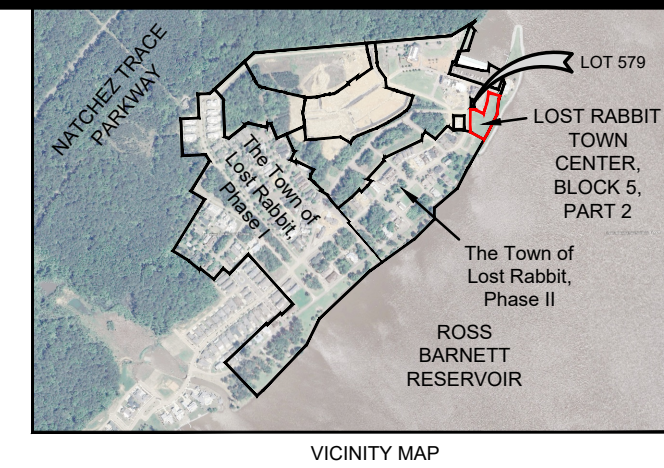


- GENERAL NOTES:**
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" & AE ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0565F, COMMUNITY PANEL NO. 280338 0565 F, EFFECTIVE DATE: MARCH 17, 2010.
  - THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYORS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
  - BEARINGS 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 2024.
  - 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: 10-11-24.

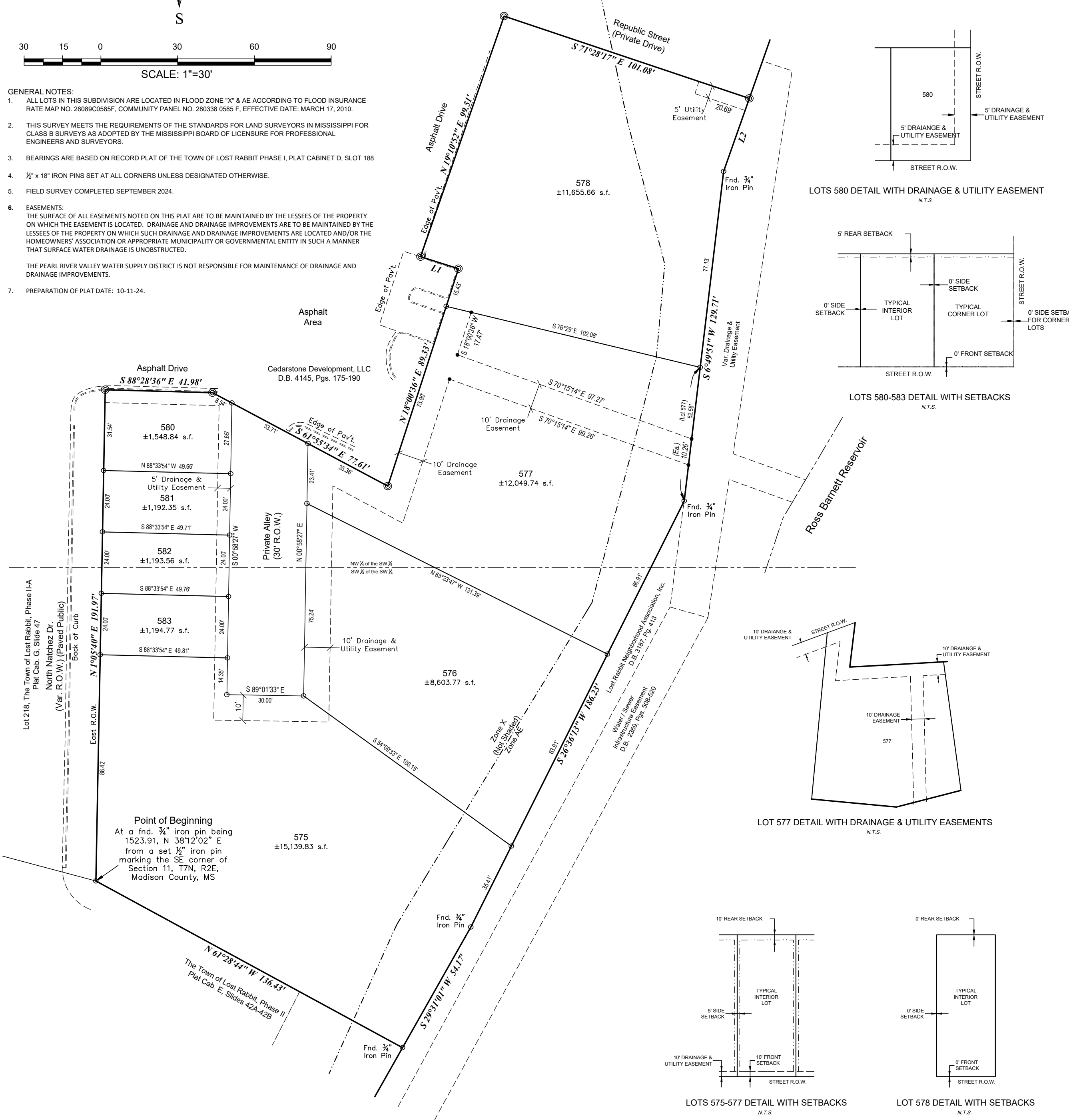
# LOST RABBIT TOWN CENTER, BLOCK 5, PART 2

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

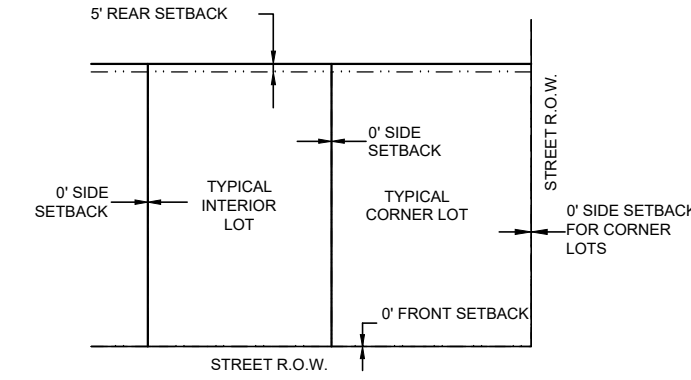
PLAT CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_



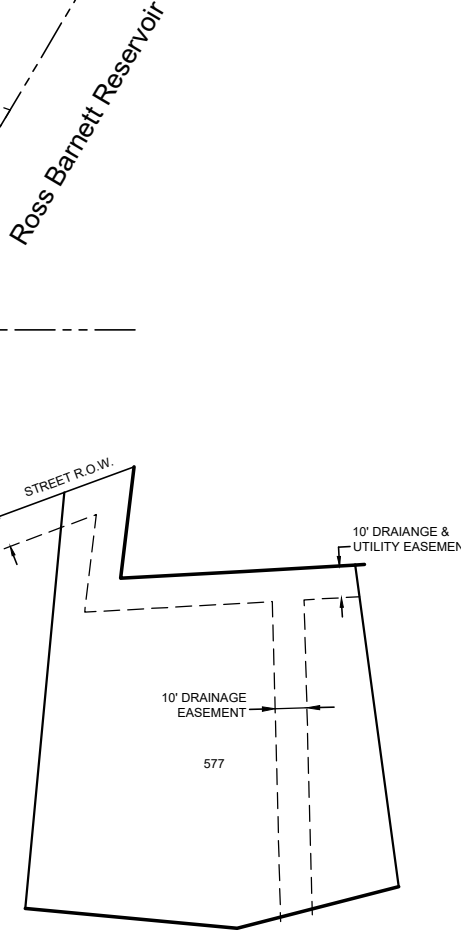
Boundary Line Table		
Line	Bearing	Distance
L1	N 72°25'28" W	15.56'
L2	S 19°24'34" W	30.22'



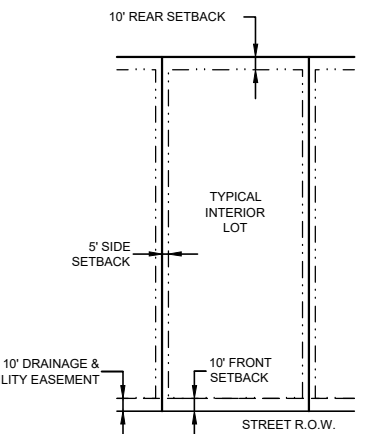
LOTS 580 DETAIL WITH DRAINAGE & UTILITY EASEMENT



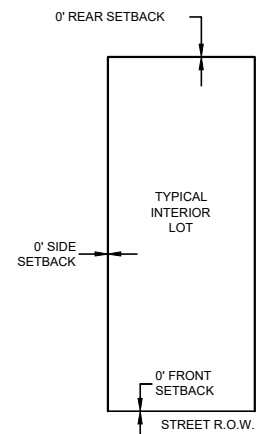
LOTS 580-583 DETAIL WITH SETBACKS



LOT 577 DETAIL WITH DRAINAGE & UTILITY EASEMENTS



LOTS 575-577 DETAIL WITH SETBACKS



LOT 578 DETAIL WITH SETBACKS

**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 of \_\_\_\_\_, 2024.

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

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 LOST RABBIT TOWN CENTER, BLOCK 5, PART 2, 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 of Madison County, Mississippi.

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

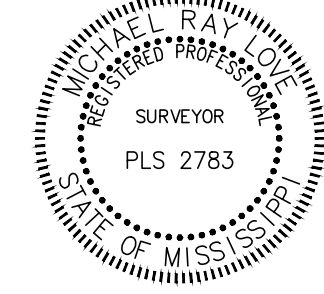
Ronny Lott  
Chancery Clerk

**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 \_\_\_\_\_, 2024.

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 LOST RABBIT TOWN CENTER, BLOCK 5, PART 2 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 \_\_\_\_\_, 2024.

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

President of Board of Supervisors \_\_\_\_\_ Chancery Clerk \_\_\_\_\_  
Madison County, Mississippi

**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: \_\_\_\_\_

**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 \_\_\_\_\_, 2024.

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 LOST RABBIT TOWN CENTER, BLOCK 5, PART 2.

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

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 Everett Consulting Group, LLC, the Owner, I have subdivided and platted the following described land situated in the Northwest 1/4 of the Southwest 1/4 and the Southwest 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 Southeast corner of Section 11, Township 7 North, Range 2 East, Madison County, Mississippi; run thence

North 38 degrees 12 minutes 02 seconds East for a distance of 1,523.91 feet to a found 1/4 inch iron pin marking the Southeast corner of Lot 218, The Town of Lost Rabbit, Phase II-A as recorded in Plat Cabinet G, Slide 47 in the Office of the Chancery Clerk of Madison County, the East right of way of North Natchez Drive and the **Point of Beginning** of the herein described property; thence

North 1 degree 05 minutes 40 seconds East along said East right of way of North Natchez Drive for a distance of 191.97 feet to a set 1/2 inch iron pin marking the South line of the Cedarstone Development, LLC property as recorded in Deed Book 4145, Pages 175-190 in the Office of the Chancery Clerk of Madison County; thence

Continue Easterly along said South line of the Cedarstone Development, LLC property as follows:

South 88 degrees 28 minutes 36 seconds East for a distance of 41.98 feet to a set 1/2 inch iron pin; thence

South 61 degrees 55 minutes 34 seconds East for a distance of 77.61 feet to a set 1/2 inch iron pin marking the Southeast corner of said Cedarstone Development, LLC property; thence

Continue Northeasterly along the East line of said Cedarstone Development, LLC property as follows:

North 18 degrees 00 minutes 36 seconds East for a distance of 89.33 feet to a set 1/2 inch iron pin; thence

North 72 degrees 25 minutes 28 seconds West for a distance of 15.56 feet to a set 1/2 inch iron pin; thence

North 19 degrees 10 minutes 52 seconds East for a distance of 99.51 feet to a set 1/2 inch iron pin marking the South right of way of Republic Street; thence

South 71 degrees 28 minutes 17 seconds East along said South right of way of Republic Street for a distance of 101.08 feet to a set 1/2 inch iron pin marking the West line of the Lost Rabbit Neighborhood Association, Inc. property as recorded in Deed Book 3187, Page 413 in the Office of the Chancery Clerk of Madison County; thence

Continue Southwesterly along said West line of the Lost Rabbit Neighborhood Association, Inc. property as follows:

South 19 degrees 24 minutes 34 seconds West for a distance of 30.22 feet to a found 1/2 inch iron pin; thence

South 6 degrees 49 minutes 51 seconds West for a distance of 129.71 feet to a found 1/2 inch iron pin; thence

South 26 degrees 36 minutes 13 seconds West for a distance of 186.23 feet to a found 1/2 inch iron pin; thence

South 29 degrees 31 minutes 01 seconds West for a distance of 54.17 feet to a found 1/2 inch iron pin marking the Northeast corner of The Town of Lost Rabbit, Phase II as recorded in Plat Cabinet E, Slides 42A-42B in the Office of the Chancery Clerk of Madison County; thence

North 61 degrees 28 minutes 44 seconds West along the North line of said The Town of Lost Rabbit, Phase II for a distance of 136.43 feet to the **Point of Beginning**, containing **1.28 acres**, more or less.

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

Michael R. Love, P.S.

