

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 30, 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
The Crossroads

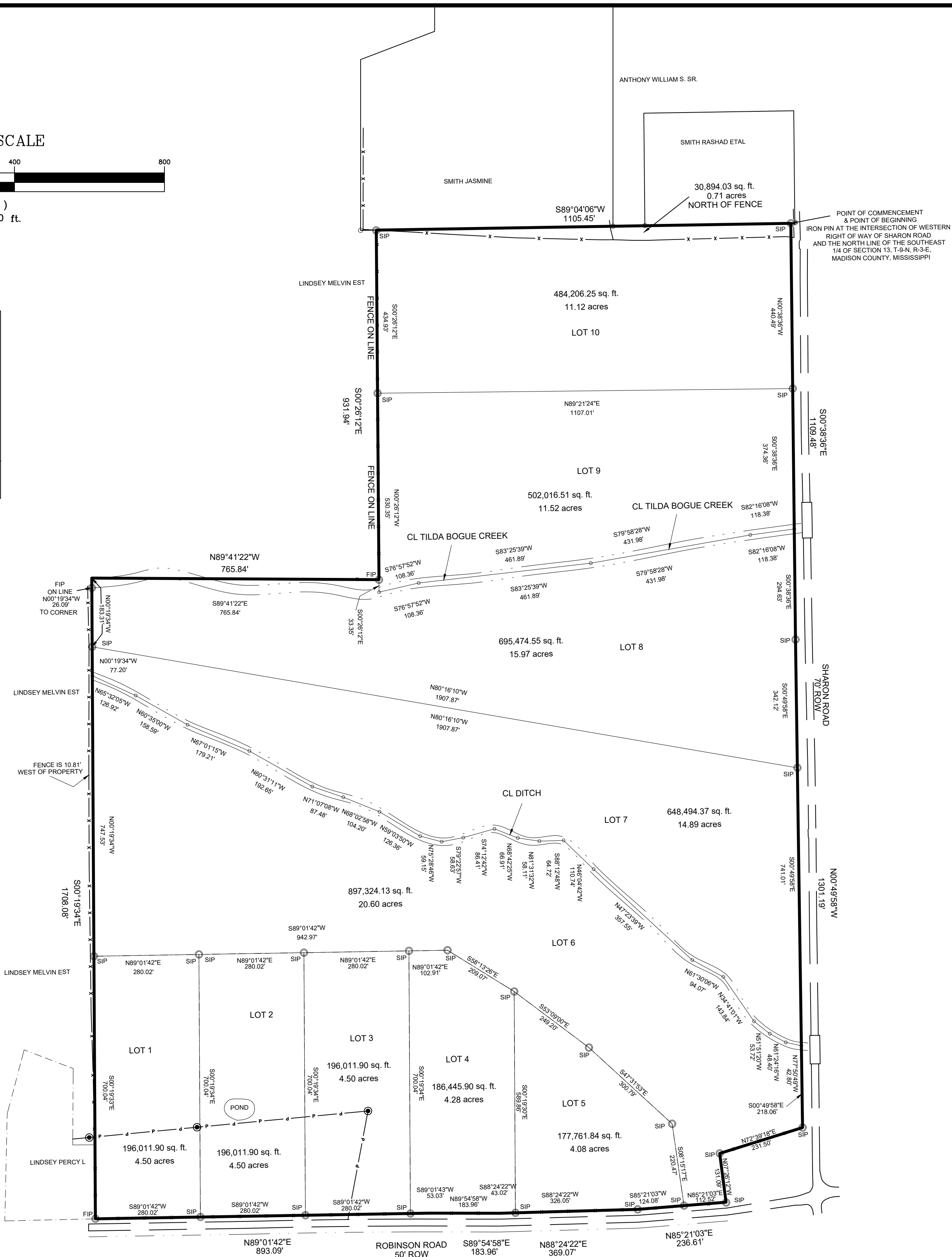
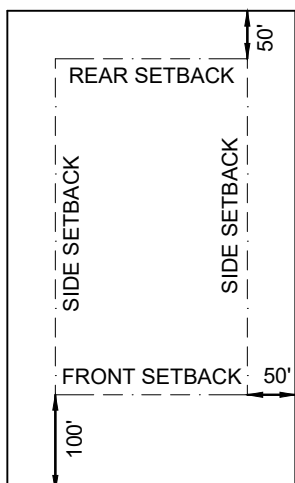
The Engineering Department recommends approval of the final plat of The Crossroads. The development is 10 lots on approximately 95.95 acres. There is no public county infrastructure associated with this development.



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



PART OF SOUTHEAST 1/4 OF SEC 13
T-9-N R-3-E

MADISON COUNTY, MISSISSIPPI

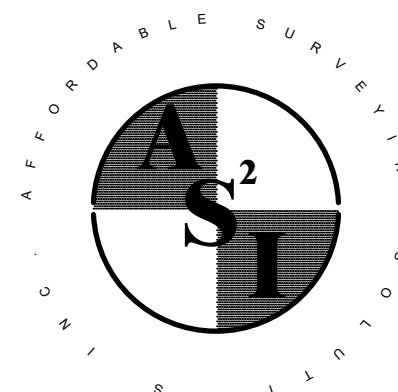
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THE CROSSROADS

SITUATED IN SE 1/4 SEC.13
T-9-N, R-3-E, CITY OF MADISON,
MADISON COUNTY, MS

* * * * *

DRAWN BY: DME	DATE OF SURVEY: 05/15/24 DATE OF PLAT: 06/10/24	SURVEY CLASS: B
CHECKED BY: RTE	SCALE: 1" = 200'	JOB #: AS-438-01-24



452 HOLLY HEDGE DRIVE
MADISON, MS 39110

CELL (601)954-3785
FAX (601) 853-4956
romans58@comcast.net

REGISTERED LAND SURVEYOR'S CERTIFICATE

STATE OF MISSISSIPPI COUNTY OF MADISON

I, Roger T. Ellison, Registered Land Surveyor, do hereby certify that at the request of David Dwight Kennedy, the Owner, I have subdivided and platted the following described land being situated in the SouthEast 1/4 of section 13, Township 9 North, Range 3 East, Madison County, Mississippi, as follows, to-wit:

COMMENCE AT A IRON PIN MARKING THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 3 EAST, MADISON COUNTY, MISSISSIPPI AND THE WESTERN RIGHT OF WAY OF SHARON ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; RUN THENCE ALONG SAID RIGHT OF WAY OF SHARON ROAD S00°38'36"E FOR A DISTANCE OF 1109.48 FEET; THENCE RUN S00°49'58"E FOR A DISTANCE OF 1301.19 FEET; THENCE LEAVE SAID RIGHT OF WAY AND RUN S72°39'18"W FOR A DISTANCE OF 231.50 FEET; THENCE RUN S07°26'12"E FOR A DISTANCE OF 131.09 FEET, TO THE NORTHERN RIGHT OF WAY OF ROBINSON ROAD; THENCE RUN ALONG SAID RIGHT OF WAY S85°21'03"W FOR A DISTANCE OF 236.61 FEET; THENCE RUN S88°24'22"W FOR A DISTANCE OF 369.07 FEET; THENCE RUN N89°54'58"W FOR A DISTANCE OF 183.96 FEET; THENCE RUN S89°01'42"W FOR A DISTANCE OF 893.09 FEET; THENCE LEAVE SAID RIGHT OF WAY AND RUN N00°19'34"W FOR A DISTANCE OF 1708.08 FEET; THENCE RUN S89°41'22"E FOR A DISTANCE OF 765.84 FEET; THENCE RUN N00°26'12"W FOR A DISTANCE OF 931.94 FEET; THENCE RUN N89°04'06"E FOR A DISTANCE OF 1105.45 TO THE POINT OF BEGINNING.

The above parcel contains 95.95 acres (4,179,761.05 square feet), more or less.

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

Roger T. Ellison
Mississippi Registration No. 2710
Registered Land Surveyor

COUNTY ENGINEER'S APPROVAL

STATE OF MISSISSIPPI COUNTY OF MADISON

I have examined this plat and find that it conforms to all conditions set forth in the preliminary plat as approved by the Board of Supervisors of Madison County, Mississippi and thus recommend final approval..

County Engineer

CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI COUNTY OF MADISON

We, Ronnie Lott, Chancery Clerk, and Roger T. Ellison, Registered Land Surveyor, do hereby certify that we have carefully compared this plat of THE CROSSROADS with the original thereof, as made by the said Roger T. Ellison, Registered Land Surveyor, and find it to be a true and correct copy of said map or plat.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Roger T. Ellison
Mississippi Registration No. 2710

Chancery Clerk

APPROVAL OF THE BOARD OF SUPERVISORS

STATE OF MISSISSIPPI COUNTY OF MADISON

This plat of THE CROSSROADS is hereby approved by the Board of Supervisors of Madison County, Mississippi, pursuant to the authority of an Order and Resolution of said Board duly adopted, this the _____ day of _____, 2024.

MADISON COUNTY BOARD OF SUPERVISORS

ATTEST:

Gerald Steen
President, Board of Supervisors

Ronnie Lott
Chancery Clerk of Madison County, Mississippi

CERTIFICATE OF FILING AND RECORDATION

STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ronnie Lott, Clerk of the Chancery Court, in and for said County and State, do hereby certify that the Final Plat of THE CROSSROADS, 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 at Madison County, Mississippi.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Chancery Clerk

SURVEYOR'S ACKNOWLEDGEMENT STATE OF MISSISSIPPI COUNTY OF MADISON

PERSONALLY, appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Roger T. Ellison, Registered Land Surveyor, who acknowledged to me that he signed and delivered this plat and certificate thereon as his act and deed on the date and in the year therein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2024.

My Commission Expires:

Notary Public

OWNERS ACKNOWLEDGEMENT STATE OF MISSISSIPPI COUNTY OF MADISON

PERSONALLY, appeared before me, the undersigned authority in and for the said County and State, the within named, David Dwight Kennedy, the Owner, acknowledged to me that they signed and delivered this plat and the certificate thereon as their own act and deed for an in behalf of said Owners after being authorized to do so on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2024.

My commission expires:

Notary Public

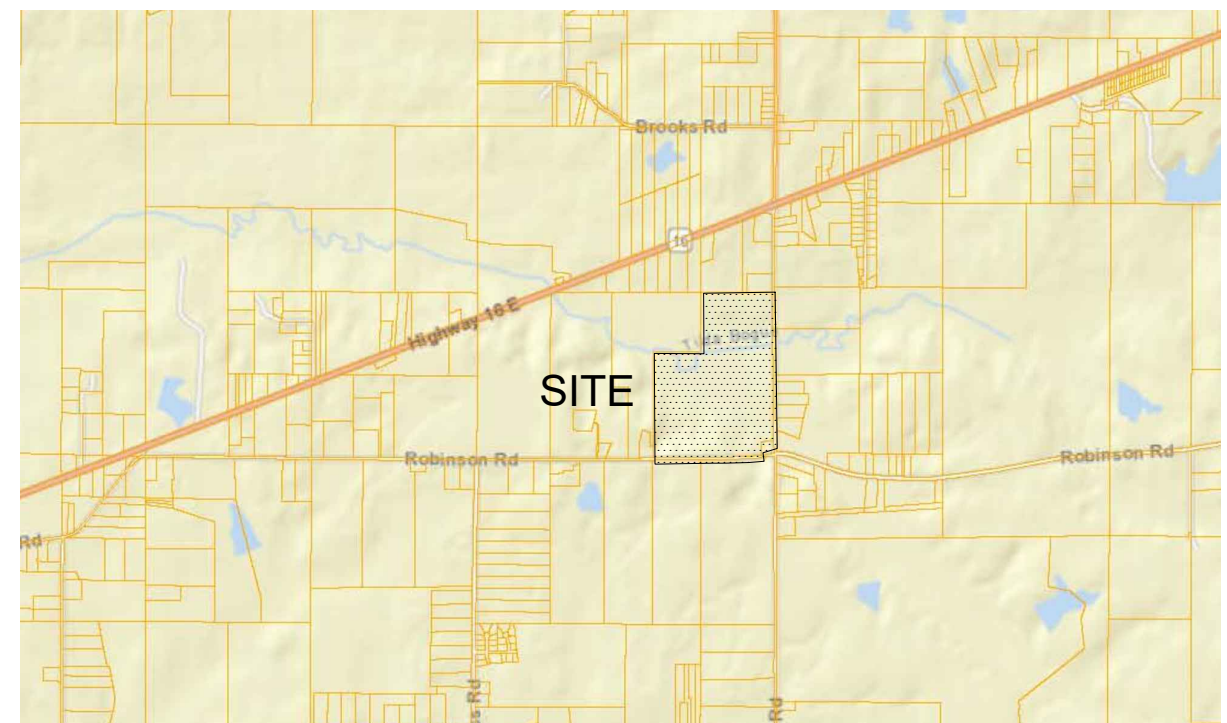
OWNERS CERTIFICATE STATE OF MISSISSIPPI COUNTY OF MADISON

I, David Dwight Kennedy, do hereby certify that I am the owner of the land described in the foregoing certificate of Roger T. Ellison, Registered Land Surveyor, and we have caused the same to be subdivided and platted as shown hereon, and have designated the same as THE CROSSROADS, that we hereby adopt this plat of subdivision as its free act and deed and dedicate all streets, utilities, utility easements and rights-of-way to the County of Madison for public use forever.

WITNESS MY SIGNATURE, this the _____ day of _____, 2024.

David Dwight Kennedy

VICINITY MAP (NOT TO SCALE)



GENERAL NOTES:

THIS IS A CLASS "B" SURVEY ACCORDING TO THE "STANDARDS OF PRACTICE FOR SURVEYING" IN THE STATE OF MISSISSIPPI, ESTABLISHED BY THE AUTHORITY OF SECTION 73-13-15(f), MISSISSIPPI CODE OF 1972 AS AMENDED.

ONLY VISIBLE UTILITIES ARE SHOWN ON THIS PLAT.

REFERENCE MERIDIAN - SURVEY GRADE GPS

○ INDICATES 1/2" X 18" FERROUS METAL ROD @ ALL PROPERTY CORNERS.

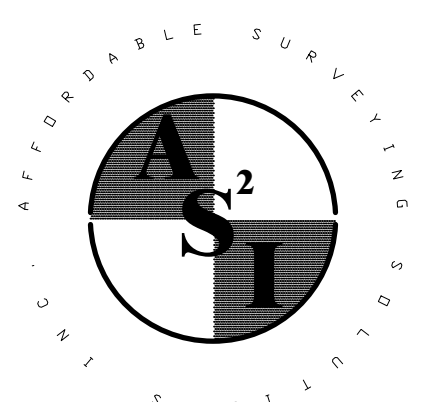
THIS PROPERTY IS LOCATED IN FLOOD ZONES "X" ACCORDING TO F.I.R.M. PANEL NUMBER 28089C0579F DATED 03/17/2010.

THIS PROPERTY IS ZONED

THE CROSSROADS

SITUATED IN SE 1/4 SEC.13
T-9-N, R-3-E,
MADISON COUNTY,
MISSISSIPPI

* * * * *



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