## **BOARD OF SUPERVISORS**

## **MADISON COUNTY, MISSISSIPPI**

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 4, 2025

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

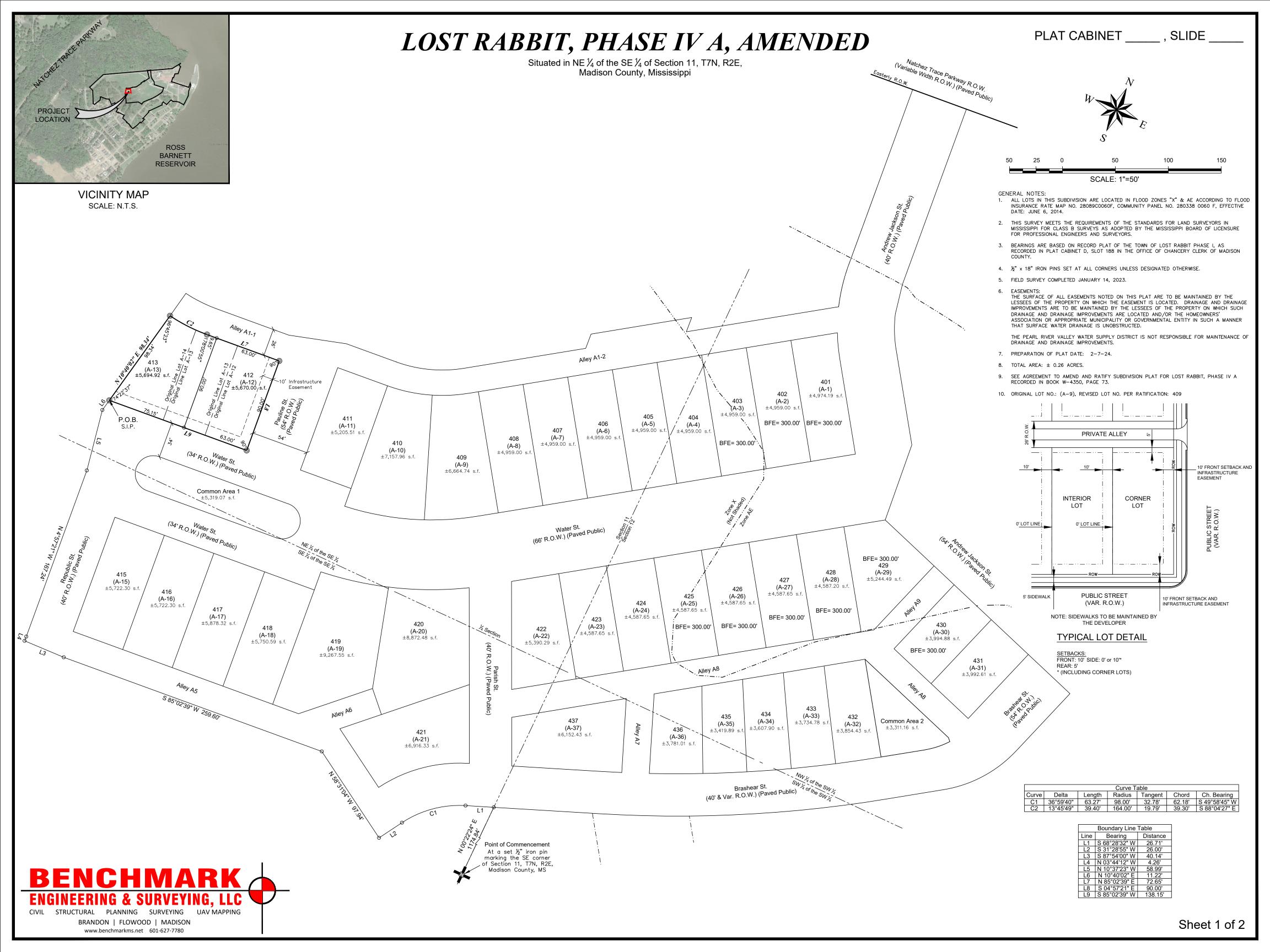
From: Tim Bryan, P.E., PTOE

County Engineer

Re: Final Plat

Lost Rabbit, Phase IV A, Amended

The Engineering Department recommends approval of the amended final plat of Lost Rabbit, Phase IV A. The development was originally approved on May 1, 2023. Developer is modifying the original plat by combining what was originally lots A-12, A-13 & A14 and reducing to 2 lots numbered 412 and 413. Plat has already been approved by the Board of PRVWSD.





BRANDON | FLOWOOD | MADISON

## LOST RABBIT, PHASE IV A, AMENDED

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

Situated in NE ¼ of the SE ¼ of Section 11, T7N, R2E, Madison County, Mississippi

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Todd Carter, Managing Member of Cedarstone 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 Cedarstone Development, LLC. on the day and year herein mentioned. GIVEN UNDER MY HAND AND SEAL of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025. Notary Public \_\_\_\_\_\_ My Commission Expires: \_\_\_\_\_\_ 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 \_\_\_\_\_, 2025. 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 Adam Choate 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 \_\_\_\_\_\_, 2025. Notary Public \_\_\_\_\_ My Commission Expires: \_\_\_\_\_ CERTIFICATE OF OWNERSHIP - COUNTY OF MADISON - STATE OF MISSISSIPPI Cedarstone Development, LLC., the undersigned owner, does hereby certify that Cedarstone Development, 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. PHASE IV A. AMENDED hereon and in conjunction therewith hereby dedicate the roadway, drainage and utility easements to Madison County, Mississippi as shown hereon for WITNESS MY SIGNATURE, this the \_\_\_\_\_\_ day of \_\_\_\_\_, 2025.

COUNTY ENGINEER'S RECOMMENDATION - COUNTY OF MADISON - STATE OF I, Tim Bryan, P.E., have examined this plat and find it confirms to all conditions set forth on the preliminary plat as approved by the Board of Supervisors and thus recommend final 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 \_\_\_\_\_, 2025. President of Board of Supervisors Chancery Clerk 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, PHASE IV A, Amended, was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_\_, 2025, and was duly recorded in Plat Cabinet \_\_\_\_ at Slides \_\_\_\_\_ 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 \_\_\_\_\_, Chancery Clerk CERTIFICATE OF DECLARATION OF LESSOR AND LESSEE - COUNTY OF MADISON - STATE OF MISSISSIPPI We, Adam Choate, General Manager, and Jill McMurtry, Executive Assistant, the undersigned officers of the Pearl River Valley Water Supply District, Lessor, and Cedarstone Development, LLC., Lessee do hereby certify that said District and Cedarstone Development, LLC. are the Lessor and Lessee, respectively, of lands described in the foregoing certificate of Michael R. Love, Professional Land Surveyor, and that Cedarstone Development, LLC. have caused the same to be subdivided and platted as LOST RABBIT, PHASE IV A, Amended. WITNESS MY SIGNATURE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025. Adam Choate, General Manager Lessor: Pearl River Valley Water Supply District Jill McMurtry, Executive Assistant Todd Carter, Managing Member

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS 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 \_\_\_\_\_\_, 2025. Michael R. Love, P.S. SURVEYOR PLS 2783 SURVEYOR'S CERTIFICATE - COUNTY OF MADISON - STATE OF MISSISSIPPI I, Michael R. Love, Professional Surveyor, do hereby certify that at the request of Cedarstone Development, LLC., the Owner, I have subdivided and platted the following described land situated in the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 7 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows: Commencing at a set ½ inch iron pin marking the Southeast corner of said Section 11; run North 00 degrees 22 minutes 24 seconds East along the East line of said Section 11 for a distance of 1,174.84 feet to a found ½ inch iron pin marking the South line of Lost Rabbit, Phase IV A as recorded in Plat Cabinet G, Slides 88–89 in the Office of the Chancery Clerk of Continue along said South line of Lost Rabbit, Phase IV A as follows: South 68 degrees 28 minutes 32 seconds West for a distance of 26.71 feet to a found  $\frac{1}{2}$  inch Southwesterly along the arc or a curve to the left for a distance of 63.27 feet, said curve having a radius of 98.00 feet, and a delta angle of 36 degrees 59 minutes 40 seconds (chord bearing and distance, South 49 degrees 58 minutes 45 seconds West, 62.18 feet) to a found  $\frac{1}{2}$ South 31 degrees 28 minutes 55 seconds West for a distance of 26.00 feet to a found ½ inch North 58 degrees 31 minutes 04 seconds West for a distance of 97.94 feet to a found  $\frac{1}{2}$  inch South 85 degrees 02 minutes 39 seconds West for a distance of 259.60 feet to a found  $\frac{1}{2}$  inch South 87 degrees 54 minutes West for a distance of 40.14 feet to a found ½ inch iron pin marking the Southwest corner of said Lost Rabbit, Phase IV A; thence Leaving said South line of Lost Rabbit, Phase IV A and continue along the West line of said North 3 degrees 44 minutes 12 seconds West for a distance of 4.26 feet to a found ½ inch iron North 4 degrees 57 minutes 21 seconds West for a distance of 167.24 feet to a found  $\frac{1}{2}$  inch North 10 degrees 37 minutes 23 seconds West for a distance of 58.99 feet to a found 1/2 inch North 10 degrees 40 minutes 02 seconds East for a distance of 11.22 feet to a found ½ inch iron pin marking the Point of Beginning of the herein described property; thence; thence North 10 degrees 40 minutes 02 seconds East for a distance of 98.34 feet to a found  $\frac{1}{2}$  inch iron pin marking the South right of way of Alley A1-1; thence Leaving said West line of Lost Rabbit, Phase IV A; thence Southeasterly along said South right of way of Alley A1-1 and the arc or a curve to the left for a distance of 39.40 feet, said curve having a radius of 164.00 feet, and a delta angle of 13 degrees 45 minutes 49 seconds, chord bearing and distance, South 88 degrees 04 minutes 27 seconds East, 39.30 feet to a found ½ inch iron pin; thence North 85 degrees 02 minutes 39 seconds East South right of way of Alley A1—1 for a distance of 72.65 feet to a found ½ inch iron pin marking the West right of way of Pauline Street; South 4 degrees 57 minutes 21 seconds East along said West right of way of Pauline Stet for a distance of 90.00 feet to a found ½ inch iron pin marking the North right of way of Water South 85 degrees 02 minutes 39 seconds West along said North right of way of Water Stet for a distance of 138.15 feet to the Point of Beginning, containing 0.26 acres, more or less. WITNESS MY SIGNATURE on this the \_\_\_\_ day of \_\_\_\_ Michael R. Love, P.S.

SURVEYOR

PLS 2783

Todd Carter, Managing Member