

BOARD OF SUPERVISORS

MADISON COUNTY, MISSISSIPPI

Department of Engineering
Tim Bryan, P.E., PTOE, County Engineer

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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.

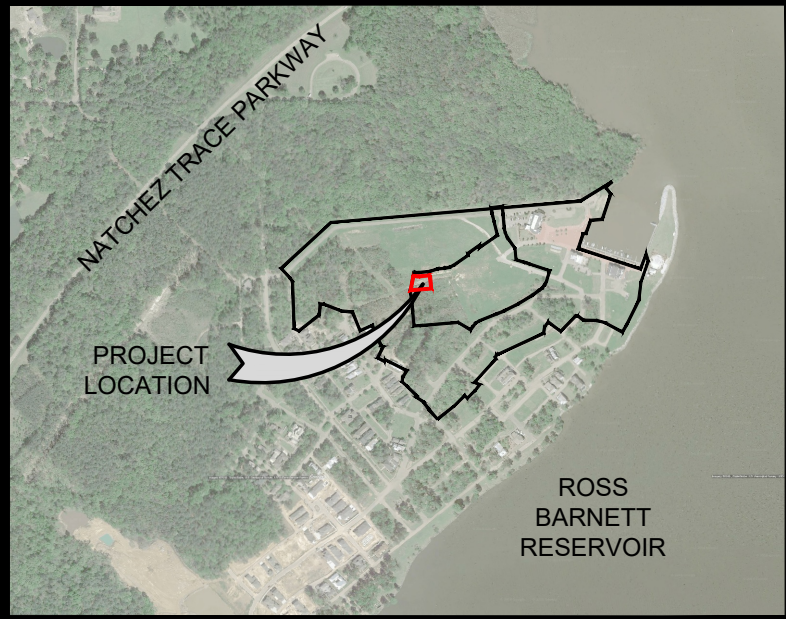
CASEY BRANNON
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL M. BANKS
District Four

PAUL GRIFFIN
District Five

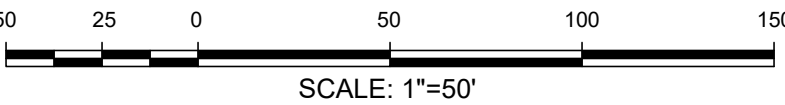
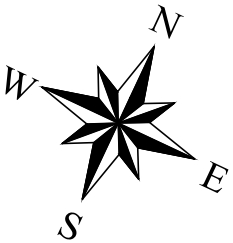


VICINITY MAP
SCALE: N.T.S.

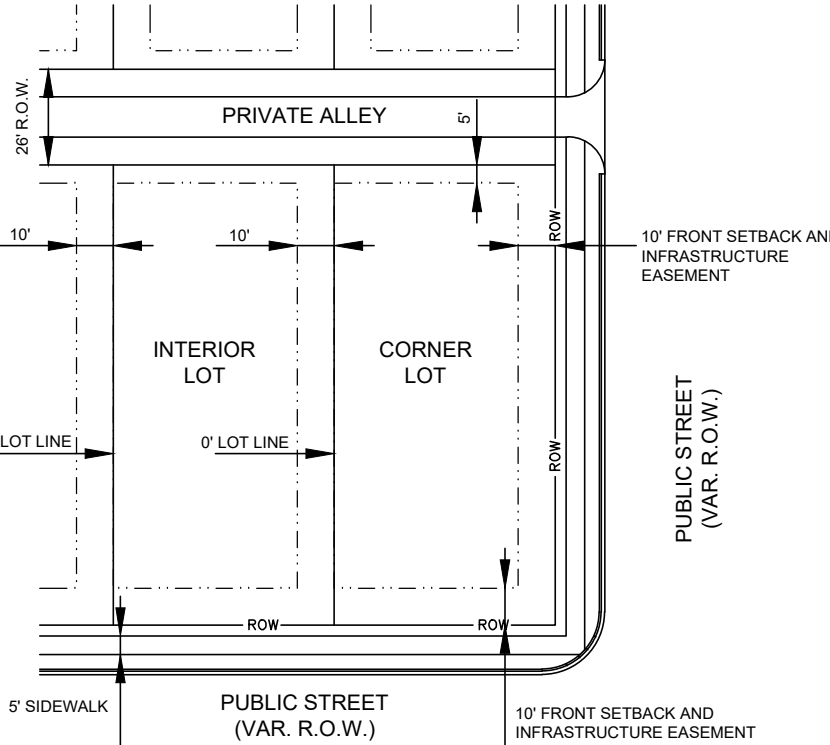
LOST RABBIT, PHASE IV A, AMENDED

Situated in NE 1/4 of the SE 1/4 of Section 11, T7N, R2E,
Madison County, Mississippi

PLAT CABINET _____, SLIDE _____



- GENERAL NOTES:
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONES "X" & AE ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0060F, COMMUNITY PANEL NO. 280338 0060 F, EFFECTIVE DATE: JUNE 6, 2014.
 - 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, AS RECORDED IN PLAT CABINET D, SLOT 188 IN THE OFFICE OF CHANCERY CLERK OF MADISON COUNTY.
 - 1/2" x 18" IRON PINS SET AT ALL CORNERS UNLESS DESIGNATED OTHERWISE.
 - FIELD SURVEY COMPLETED JANUARY 14, 2023.
 - 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: 2-7-24.
 - TOTAL AREA: ± 0.26 ACRES.
 - SEE AGREEMENT TO AMEND AND RATIFY SUBDIVISION PLAT FOR LOST RABBIT, PHASE IV A RECORDED IN BOOK W-4350, PAGE 73.
 - ORIGINAL LOT NO.: (A-9), REVISED LOT NO. PER RATIFICATION: 409



NOTE: SIDEWALKS TO BE MAINTAINED BY THE DEVELOPER

TYPICAL LOT DETAIL

SETBACKS:
FRONT: 10' SIDE: 0' or 10'
REAR: 5'
* (INCLUDING CORNER LOTS)

Curve Table						
Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	36°59'40"	63.27'	98.00'	32.78'	62.18'	S 49°58'45" W
C2	13°45'49"	39.40'	164.00'	19.79'	39.30'	S 88°04'27" E

Boundary Line Table		
Line	Bearing	Distance
L1	S 68°28'32" W	26.71'
L2	S 31°28'55" W	26.00'
L3	S 87°54'00" W	40.14'
L4	N 03°44'12" W	4.26'
L5	N 10°37'23" W	58.99'
L6	N 10°40'02" E	11.22'
L7	N 85°02'39" E	72.65'
L8	S 04°57'21" E	90.00'
L9	S 85°02'39" W	138.15'

BENCHMARK
ENGINEERING & SURVEYING, LLC

CIVIL STRUCTURAL PLANNING SURVEYING UAV MAPPING

BRANDON | FLOWOOD | MADISON
www.benchmarkms.net 601-627-7780

