

# **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 2, 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  
Thornberry, Phase 3B

The Engineering Department recommends approval of the final plat of Thornberry, Phase 3B. The development is 56 lots on approximately 29.15 acres. The letter of credit for the final wearing surface has been received.

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CASEY BRANNON  
District One

TREY BAXTER  
District Two

GERALD STEEN  
District Three

KARL M. BANKS  
District Four

PAUL GRIFFIN  
District Five

THORNBERRY, PHASE 3B

SITUATED IN SOUTH 1/2 OF SECTION 14, T8N-R1E,  
MADISON COUNTY, MISSISSIPPI

Class "B" Survey  
Bearings Based on Survey Grade  
GPS Observations Taken On  
March 16, 2017  
(Geodetic North)  
Our Job No. M-2376-3-3 Final Plat Phase 3B  
Date of Survey: February 8, 2025  
Date of Plat: March 25, 2025

FOB Point of Beginning  
POC Point of Commencement  
Iron Pin (1/2"x1/8" Iron Rebar)  
Iron Pin In Concrete  
Easement Boundary  
Building Setback Line  
Utility Easement  
Drainage Easement  
Common Area

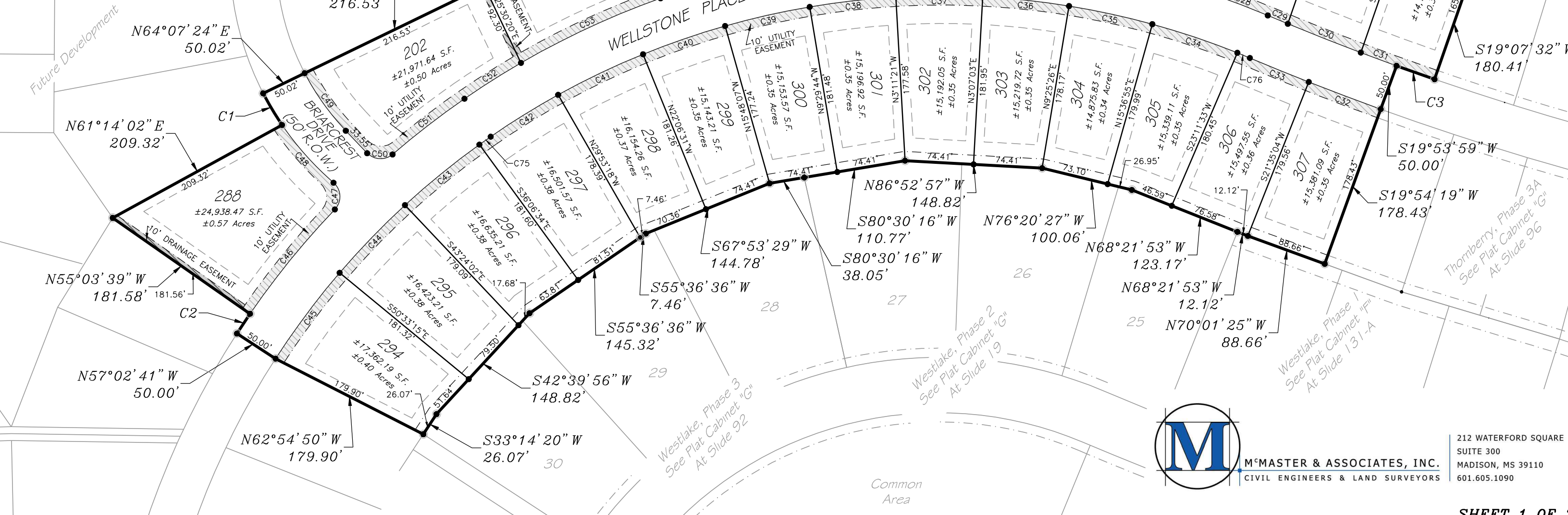
Scale 1" = 100'

ENGINEER AND SURVEYOR  
P.E. 19185  
P.S. 3051  
STATE OF MISSISSIPPI

REAR 25' REAR SETBACK  
5' DRAINAGE EASEMENT, SIDE (WHEN NOTED)  
10' SIDE SETBACK  
30' FRONT SETBACK  
10' UTILITY & DRAINAGE EASEMENT, FRONT (UNLESS OTHERWISE NOTED)

TYPICAL LOT DETAIL  
N.T.S.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	102.04	860.00	6.80	S64° 27' 53" W	101.98
C2	86.09	860.00	5.74	S58° 11' 51" W	86.06
C3	104.06	860.00	6.93	S50° 51' 51" W	104.00
C4	102.06	860.00	6.80	S43° 59' 53" W	102.00
C5	118.20	860.00	7.74	S36° 43' 40" W	118.11
C6	145.94	910.00	9.19	S30° 04' 43" W	145.78
C7	32.40	20.00	92.85	N2° 44' 38" W	28.97
C8	84.16	325.00	14.84	S41° 44' 32" E	83.92
C9	77.00	275.00	16.04	S35° 32' 59" E	76.75
C10	30.48	20.00	87.31	S87° 13' 35" E	27.61
C11	98.43	910.00	6.21	S52° 15' 24" W	98.58
C12	72.63	910.00	4.57	S37° 36' 53" W	72.61
C13	165.91	910.00	10.51	S65° 09' 30" W	166.67
C14	30.33	20.00	86.88	N62° 58' 14" E	27.50
C15	81.31	775.00	6.01	S13° 27' 47" E	81.27
C16	71.67	775.00	5.30	S7° 48' 30" E	71.64
C17	80.53	775.00	5.94	S2° 11' 24" E	80.29
C18	80.55	775.00	5.95	S2° 45' 24" W	80.51
C19	48.79	775.00	3.61	S8° 32' 18" W	48.78
C20	37.76	1175.00	1.84	N9° 25' 10" E	37.76
C21	95.01	1175.00	4.63	N6° 11' 02" E	94.98
C22	94.54	1175.00	4.61	N1° 33' 42" E	94.51
C23	94.53	1175.00	4.61	N3° 02' 50" W	94.51
C24	94.55	1175.00	4.61	N7° 39' 32" W	94.52
C25	94.57	1175.00	4.61	N12° 16' 05" W	94.55
C26	94.61	1175.00	4.61	N16° 52' 51" W	94.59
C27	61.72	1175.00	3.01	N20° 41' 32" W	61.71
C28	23.32	1025.00	1.30	S21° 32' 43" E	23.32
C29	86.50	1025.00	4.84	S18° 28' 34" E	86.47
C30	86.53	1025.00	4.84	S13° 58' 24" E	86.50
C31	86.54	1025.00	4.84	S8° 46' 11" E	86.51
C32	86.60	1025.00	4.84	S3° 57' 51" E	86.57
C33	34.49	1025.00	1.93	S0° 34' 48" E	34.49



THORNBERRY, PHASE 3B

SITUATED IN SOUTH 1/2 OF SECTION 14, T8N-R1E,  
MADISON COUNTY, MISSISSIPPI

ACKNOWLEDGMENT  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named William Scott Gideon, who acknowledged to me that he is Vice-President of Thornberry Madison, Inc., a Mississippi Corporation, who acknowledged to me that he signed and delivered this plat and the certificates thereon, for and on behalf of said Thornberry Madison, Inc., owner, as its act and deed, offer being authorized so to do, and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, who acknowledged to me that he signed and delivered this plat 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 \_\_\_\_\_, 2025.

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 Thornberry, Phase 3B, was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025, 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 \_\_\_\_\_, 2025.

By: \_\_\_\_\_ D.C. \_\_\_\_\_  
Ronny Lott, Chancery Clerk

CERTIFICATE AND DEDICATION OF OWNER  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, William Scott Gideon, Vice-President of Thornberry Madison, Inc., a Mississippi Corporation, 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 Vice-President of said Thornberry Madison, Inc., owner, have caused the same to be subdivided and platted as shown hereon, and hereby adopt this plat of said subdivision as the free act and deed of said Mississippi Corporation as owner and have designated the same as Thornberry, Phase 3B.

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 \_\_\_\_\_, 2025.

Thornberry Madison, Inc.  
A Mississippi Corporation

By: \_\_\_\_\_  
William Scott Gideon, Vice-President

COUNTY ENGINEER'S RECOMMENDATION  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

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

By: \_\_\_\_\_  
Timothy Bryan, P.E.  
Madison County Engineer

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

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors of Madison County in session on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Madison County Board of Supervisors

By: \_\_\_\_\_ Attest: \_\_\_\_\_  
Gerald Steen, President Ronny Lott, Chancery Clerk

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 plat 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 \_\_\_\_\_, 2025.

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 plat of Thornberry, Phase 3B, 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 plat.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Ronald C. McMaster, Jr., P.E., P.S. Ronny Lott, Chancery Clerk

By: \_\_\_\_\_ D.C. \_\_\_\_\_

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 Thornberry Development, LLC, the owner, have subdivided and plotted the following described land, as follows, to-wit:

A parcel or tract of land, containing 29.1536 acres (1,269,928.82 Sq. Ft.), more or less, lying and being situated in the South 1/2 of Section 14, T8N-R1E, Madison County, Mississippi, being a part of that property described in Deed Book 3192 at Page 763 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 iron pin lying at the SW corner of said Section 14, T8N-R1E, Madison County, Mississippi, said point also lying on the Easterly boundary of Johnstone Phase Two, as shown on map or plat of same, in Plat Cabinet "D" at Slot 116 of the Records of said Madison County, Mississippi; run thence

North 00 degrees 33 minutes 33 seconds West (North 00 degrees 40 minutes 10 seconds West-Grid Bearing, State Plane, Mississippi West Zone) along the Westerly boundary of said Section 14, T8N-R1E and the Easterly boundary of said Johnstone Phase Two, for a distance of 910.83 feet to the NE corner of said Johnstone Phase Two, said point also being and lying at the SE corner of Devin Springs Two, as shown on map or plat of same, in Plat Cabinet "D" at Slot 179 of the Records of said Madison County, Mississippi; thence

Continue North 00 degrees 33 minutes 33 seconds West (North 00 degrees 40 minutes 10 seconds West-Grid Bearing, State Plane, Mississippi West Zone) along the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Devin Springs Two, for a distance of 160.55 feet to the centerline of an existing thirty (30) foot Shell Pipeline Corporation easement, as described in Deed Book 124 at Page 440 of the Records of said Madison County, Mississippi; thence

Leaving the centerline of said existing thirty (30) foot Shell Pipeline Corporation easement, continue North 00 degrees 33 minutes 33 seconds West (North 00 degrees 40 minutes 10 seconds West-Grid Bearing, State Plane, Mississippi West Zone) along the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Devin Springs Two for a distance of 45.01 feet; thence

Leaving the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Devin Springs Two, run to one-half inch iron rebars at each of the following calls;

South 89 degrees 36 minutes 23 seconds East for a distance of 767.53 feet; thence  
South 66 degrees 25 minutes 34 seconds East for a distance of 234.29 feet; thence

South 89 degrees 36 minutes 23 seconds East for a distance of 677.27 feet to the POINT OF BEGINNING of the herein described property; thence

North 17 degrees 19 minutes 02 seconds East for a distance of 20.76 feet; thence  
North 08 degrees 59 minutes 43 seconds East for a distance of 163.89 feet; thence  
North 00 degrees 44 minutes 15 seconds West for a distance of 153.10 feet; thence  
North 10 degrees 08 minutes 13 seconds West for a distance of 153.10 feet; thence  
North 18 degrees 51 minutes 03 seconds West for a distance of 161.56 feet; thence  
North 17 degrees 29 minutes 25 seconds West for a distance of 188.71 feet; thence  
North 13 degrees 10 minutes 11 seconds West for a distance of 189.97 feet; thence

North 09 degrees 30 minutes 43 seconds West for a distance of 130.62 feet to an one-half inch iron rebar lying on the Southerly Right-of-Way of Stribling Road, as described in Deed Book 264 at Page 50 of the Records of said Madison County, Mississippi; thence;

South 89 degrees 57 minutes 00 seconds East along the Southerly Right-of-Way of said Stribling Road, for a distance of 556.98 feet to an one-half inch iron rebar lying at the NW corner of Silverleaf as shown on map or plat of same in Plat Cabinet "F" at Slide 112-B of the Records of said Madison County, Mississippi; thence

Leaving the Southerly Right-of-Way of said Stribling Road, run along the Westerly boundary of said Silverleaf to one-half inch iron rebars at each of the following calls;

South 13 degrees 01 minutes 35 seconds East for a distance of 183.97 feet; thence  
South 18 degrees 40 minutes 10 seconds East for a distance of 215.87 feet; thence  
South 16 degrees 03 minutes 28 seconds East for a distance of 192.15 feet; thence  
South 06 degrees 40 minutes 16 seconds East for a distance of 292.86 feet; thence  
South 02 degrees 45 minutes 07 seconds West for a distance of 194.60 feet; thence

South 10 degrees 14 minutes 34 seconds West for a distance of 192.90 feet to an one-half inch iron rebar lying at the SW corner of said Silverleaf; thence

Along the Southerly boundary of said Silverleaf to one-half inch iron rebars at each of the following calls;

South 84 degrees 09 minutes 16 seconds East for a distance of 207.60 feet; thence  
South 73 degrees 40 minutes 38 seconds East for a distance of 207.60 feet; thence

South 68 degrees 46 minutes 11 seconds East for a distance of 205.67 feet to an one-half inch iron rebar lying on the Westerly boundary of Thornberry, Phase 3-A as shown on map or plat of same in Plat Cabinet "G" at Slide 96 of the Records of said Madison County, Mississippi; thence

Leaving the southerly boundary of said Silverleaf, run along the Westerly boundary of said Thornberry, Phase 3-A to one-half inch iron rebars at each of the following calls;

South 19 degrees 07 minutes 32 seconds West for a distance of 180.41 feet; thence

43.58 feet along the arc of a 2930.00 foot radius curve to the left, said arc having a 43.58 foot chord which bears North 70 degrees 31 minutes 34 seconds West; thence

South 19 degrees 57 minutes 35 seconds West for a distance of 50.00 feet; thence

Continue South 19 degrees 57 minutes 35 seconds West for a distance of 178.43 feet to an one-half inch iron rebar lying at the SW corner of said Thornberry, Phase 3-A, said point also lying on the Northerly boundary of Westlake, Phase 1 as shown on map or plat of same in Plat Cabinet "F" at Slide 131-A of the Records of said Madison County, Mississippi; thence

North 70 degrees 01 minutes 25 seconds West along the Northerly boundary of said Westlake, Phase 1, for a distance of 88.66 feet to an one-half inch iron rebar; thence

North 68 degrees 21 minutes 53 seconds West along the Northerly boundary of said Westlake, Phase 1, for a distance of 12.12 feet to an one-half inch iron rebar lying at the NW corner thereof, said point also being and lying at the NE corner of Lot 25 of Westlake, Phase 2 as shown on map or plat of same in Plat Cabinet "G" at Slide 19 of the Records of said Madison County, Mississippi; thence

Along the Northerly boundary of said Westlake, Phase 2, to one-half inch iron rebars at each of the following calls;

Continue North 68 degrees 21 minutes 53 seconds West for a distance of 123.17 feet; thence  
North 76 degrees 20 minutes 27 seconds West for a distance of 100.06 feet; thence  
North 86 degrees 52 minutes 57 seconds West for a distance of 148.82 feet; thence

South 80 degrees 30 minutes 16 seconds West for a distance of 110.77 feet to an one-half inch iron rebar lying at the NW corner of said Westlake, Phase 2, said point also being and lying at the NE corner of Westlake, Phase 3 as shown on map or plat of said in Plat Cabinet "G" at Slide 92 of the Records of said Madison County, Mississippi; thence

Continue South 80 degrees 30 minutes 16 seconds West along the Northerly boundary of said Westlake, Phase 3, for a distance of 38.05 feet to an one-half inch iron rebar; thence

South 67 degrees 53 minutes 29 seconds West along the Northerly boundary of said Westlake, Phase 3, for a distance of 144.78 feet to an one-half inch iron rebar; thence

South 55 degrees 36 minutes 36 seconds West along the Northerly boundary of said Westlake, Phase 3, for a distance of 7.46 feet to an one-half inch iron rebar; thence

Continue South 55 degrees 36 minutes 36 seconds West along the Northerly boundary of said Westlake, Phase 3, for a distance of 145.32 feet to an one-half inch iron rebar; thence

South 42 degrees 39 minutes 56 seconds West along the Northerly boundary of said Westlake, Phase 3, for a distance of 148.82 feet to an one-half inch iron rebar; thence

South 33 degrees 14 minutes 20 seconds West along the Northerly boundary of said Westlake, Phase 3, for a distance of 26.07 feet to an one-half inch iron rebar; thence

Leaving the Northerly boundary of said Westlake, Phase 3, run along the following calls to one-half inch iron rebars;

North 62 degrees 54 minutes 50 seconds West for a distance of 179.90 feet; thence  
North 57 degrees 02 minutes 41 seconds West for a distance of 50.00 feet; thence

25.76 feet along the arc of a 910.00 foot radius curve to the right, said arc having a 25.76 foot chord which bears North 33 degrees 40 minutes 24 seconds East; thence

North 55 degrees 03 minutes 39 seconds West for a distance of 181.58 feet; thence  
North 61 degrees 14 minutes 02 seconds East for a distance of 209.32 feet; thence

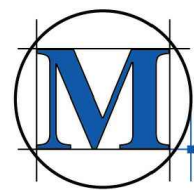
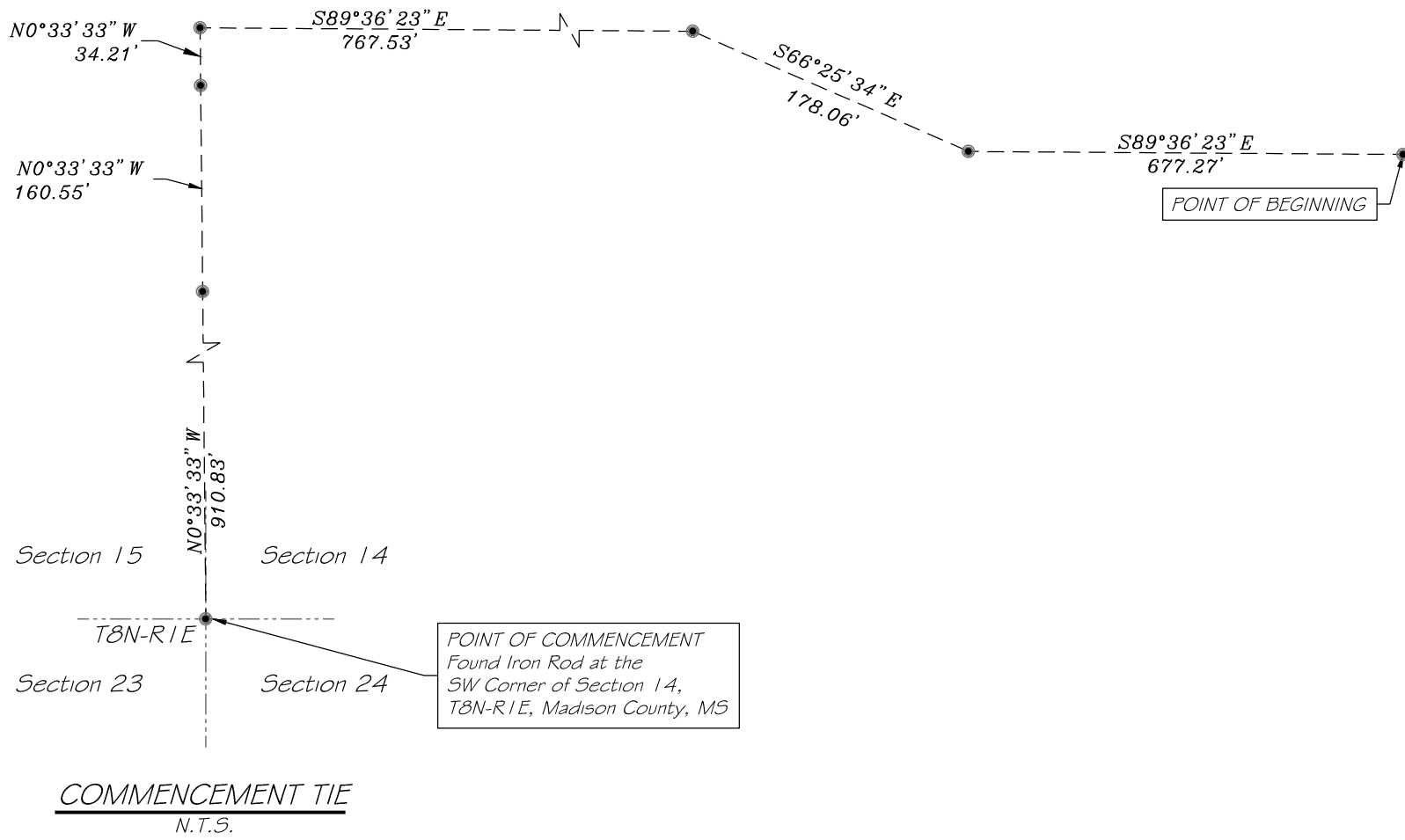
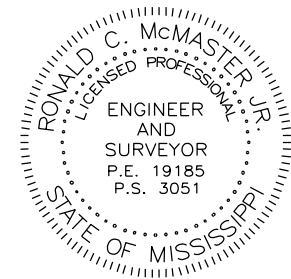
39.99 feet along the arc of a 325.00 foot radius curve to the right, said arc having a 39.96 foot chord which bears North 30 degrees 47 minutes 57 seconds West; thence

North 64 degrees 07 minutes 24 seconds East for a distance of 50.02 feet; thence  
North 64 degrees 07 minutes 24 seconds East for a distance of 216.53 feet; thence  
North 18 degrees 44 minutes 00 seconds West for a distance of 170.91 feet; thence  
North 11 degrees 51 minutes 17 seconds West for a distance of 93.45 feet; thence

North 17 degrees 19 minutes 02 seconds East for a distance of 85.70 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

Witness my signature, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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



McMASTER & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090