

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 3, 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
Woodgate, Phase 1A

The Engineering Department recommends approval of the final plat of Woodgate, Phase 1A. The development is 53 lots on approximately 24.43 acres. The letter of credit for the final wearing surface has been received.

CASEY BRANNON
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL M. BANKS
District Four

PAUL GRIFFIN
District Five

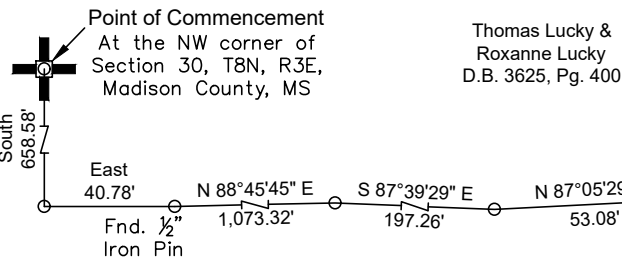
WOODGATE, PHASE 1A

Situated in the NE ¼ of the NW ¼ and the NW ¼ of the NE ¼ of
Section 30, T8N, R3E, Madison County, Mississippi

CIVIL ♦ STRUCTURAL ♦ PLANNING ♦ SURVEYING ♦ UAV MAPPING
BRANDON | FLOWOOD | MADISON
www.benchmarkms.net 601-591-1077



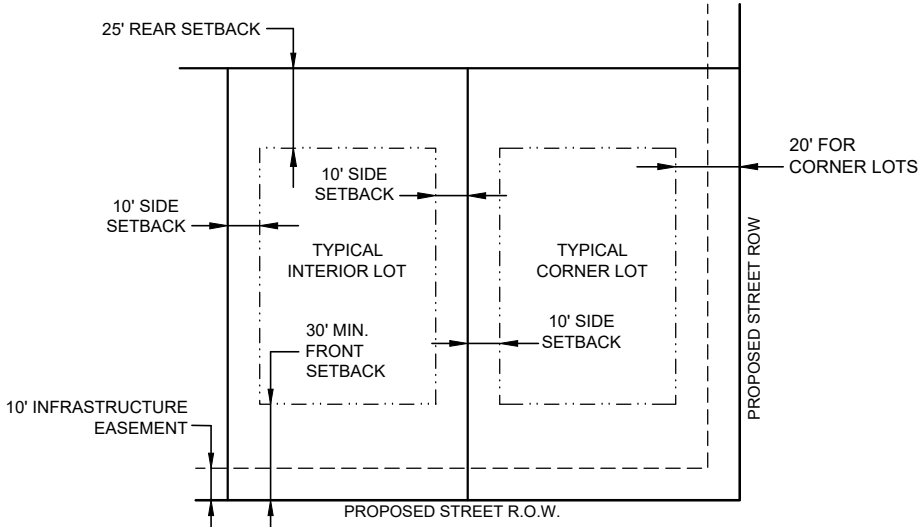
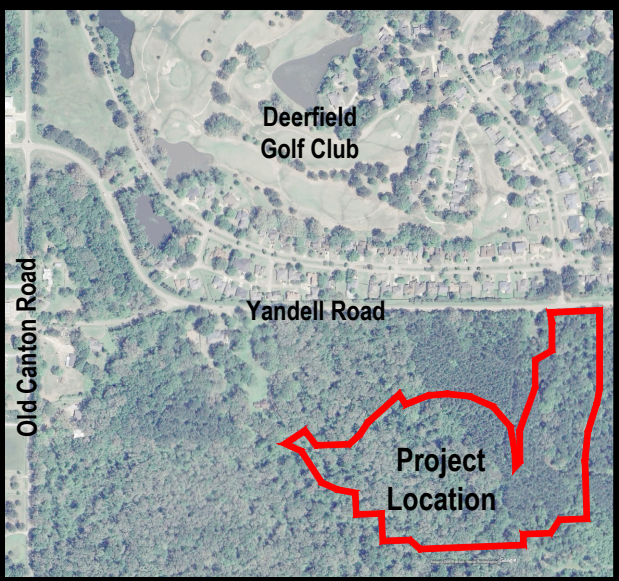
- GENERAL NOTES:
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONES X ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0420G, COMMUNITY PANEL NO. 280228 0420 G, EFFECTIVE DATE: JANUARY 17, 2025.
 - THIS SURVEY MEETS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYORS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
 - BEARINGS BASED ON PREVIOUS SURVEY PREPARED BY ENGINEERING PLUS, DATED 4-14-2003.
 - ½" x 18" IRON PINS SET AT ALL CORNERS.
 - FIELD SURVEY COMPLETED MARCH 25, 2025.
 - PLAT PREPARATION DATE: MARCH 25, 2025.



Boundary Line Table		
Line	Bearing	Distance
L1	N 44°35'27" E	36.55'
L2	N 09°50'29" W	58.03'
L3	N 47°40'14" W	70.23'
L4	S 56°12'50" E	18.58'
L5	S 37°32'45" W	21.64'
L6	S 45°41'19" E	21.47'
L7	S 42°53'37" W	21.24'
L8	N 47°13'46" W	21.23'
L9	S 42°46'14" W	21.20'
L10	N 47°13'43" W	14.15'
L11	S 42°46'17" W	14.13'
L12	S 47°13'43" E	14.15'
L13	N 42°46'17" E	14.13'
L14	S 47°06'23" E	21.18'
L15	N 43°13'11" E	14.08'
L16	N 46°46'49" W	14.20'
L17	N 52°21'35" E	18.37'
L18	S 41°40'01" E	31.05'
L19	S 48°19'59" W	15.00'
L20	N 41°40'01" W	31.02'
L21	N 51°58'09" E	28.00'
L22	S 38°01'51" E	17.25'
L23	S 5°29'55" W	15.00'
L24	N 87°49'02" E	111.08'
L25	N 39°59'01" W	43.78'
L26	N 50°00'59" E	15.00'
L27	S 39°59'01" E	55.42'

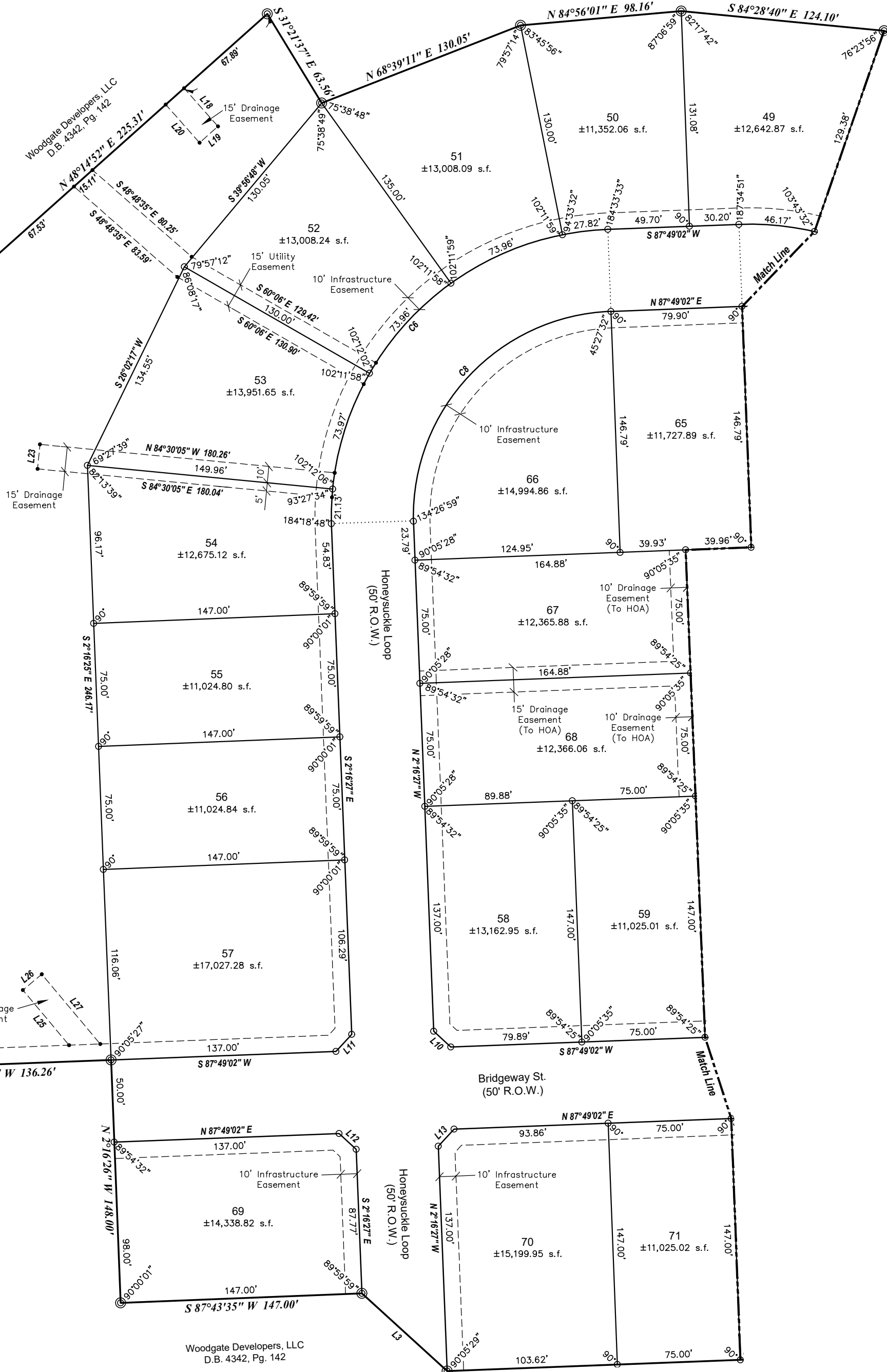
Curve Table					
Curve	Delta	Length	Radius	Tangent	Ch. Bearing
C1	57°44'31"	36.78'	36.50'	20.12'	S 00°08'35" W
C2	44°16'24"	61.62'	79.74'	32.44'	S 3°01'59" W
C3	19°02'12"	74.76'	225.00'	37.73'	S 8°08'28" W
C4	19°41'21"	77.32'	225.00'	39.04'	S 7°48'53" W
C5	89°54'25"	274.60'	175.00'	174.72'	N 47°13'45" W
C6	89°14'19"	272.56'	175.00'	172.69'	S 43°11'53" W
C7	89°54'25"	196.15'	125.00'	124.80'	S 47°13'45" E
C8	89°04'56"	194.36'	125.00'	123.01'	N 43°18'34" E
C9	19°41'21"	60.14'	175.00'	30.37'	N 7°48'53" E
C10	19°02'12"	91.37'	275.00'	46.11'	N 8°08'28" E
C11	51°43'41"	66.84'	74.04'	35.89'	N 7°42'15" W
C12	54°30'04"	34.72'	36.50'	18.80'	N 9°14'06" W
C13	00°56'17"	260.19'	15,894.20'	130.10'	N 89°04'59" E

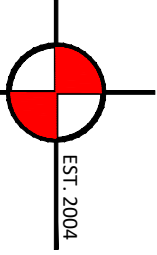
Vicinity Map:



TYPICAL LOT DETAIL WITH SETBACKS
N.T.S.

Common Area 4
±140,945.02 s.f.





WOODGATE, PHASE 1A

Situated in the NE ¼ of the NW ¼ and the NW ¼ of the NE ¼ of
Section 30, T8N, R3E, Madison County, Mississippi

PLAT CABINET _____, SLIDE _____

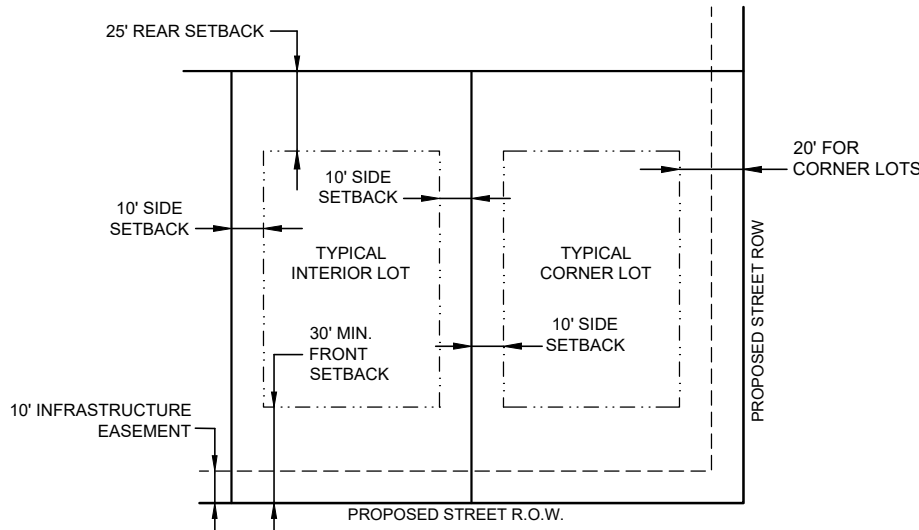


GENERAL NOTES:

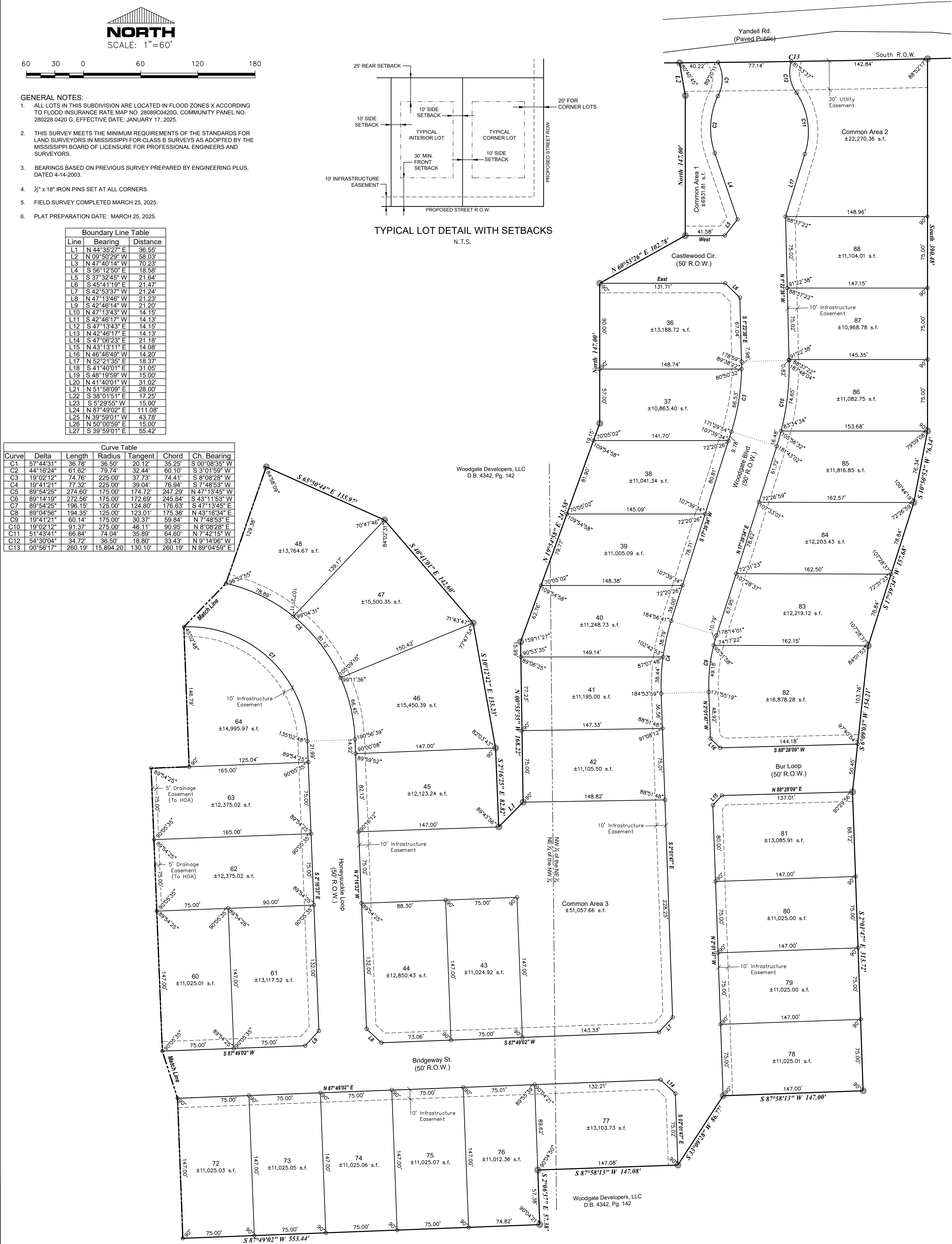
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C3	19°02'12"	74.76'	225.00'	37.73'	74.41'	S 8°08'28" W
C4	19°41'21"	77.32'	225.00'	39.04'	76.94'	S 7°48'53" W
C5	89°54'25"	274.80'	175.00'	174.72'	247.29'	N 47°13'45" W
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C12	54°30'04"	34.72'	36.50'	18.80'	33.43'	N 9°14'06" W
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TYPICAL LOT DETAIL WITH SETBACKS
N.T.S.



WOODGATE, PHASE 1A

Situated in the NE ¼ of the NW ¼ and the NW ¼ of the NE ¼ of
Section 30, T8N, R3E, Madison County, Mississippi

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 _____, 2025.

President of Board of Supervisors

Attest: _____
Chancery Clerk

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Nick Gullette, Member of Woodgate Developers, LLC, 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 Woodgate Developers, 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: _____

FILING AND RECORDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Ronny Lott, Clerk of the Chancery Court in and for the said County and State, do hereby certify that the final plat of WOODGATE, PHASE 1A, 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 _____, 2025.

Ronny Lott
Chancery Clerk

Deputy Clerk

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

CERTIFICATE OF OWNERSHIP - COUNTY OF MADISON - STATE OF MISSISSIPPI

Woodgate Developers, LLC, the undersigned owner, does hereby certify that Woodgate Developers, 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 WOODGATE, PHASE 1A hereon and in conjunction therewith hereby dedicate the streets, rights-of-way and drainage and utility easements to Madison County, Mississippi as shown hereon for public use forever.

WITNESS MY SIGNATURE, this the _____ day of _____, 2025.

Nick Gullette, Member
Woodgate Developers, LLC

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: _____

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 plan and 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 _____, 2025.

Michael R. Love, P.S.



SURVEYOR'S CERTIFICATE - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Michael R. Love, Professional Surveyor, do hereby certify that at the request of Woodgate Developers, LLC, the Owner, I have subdivided and platted the following described land situated in the Northeast ¼ of the Northwest ¼ and the Northwest ¼ of the Northeast ¼ of Section 30, Township 8 North, Range 3 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of said Section 30; run thence

South for a distance of 658.58 feet to a set ½ inch iron pin; thence

East for a distance of 40.78 feet to a found ½ inch iron pin marking the East right of way of Old Canton Road; thence

North 88 degrees 45 minutes 45 seconds East for a distance of 1,073.32 feet to a set ½ inch iron pin; thence

South 87 degrees 39 minutes 29 seconds East for a distance of 197.26 feet to a set ½ inch iron pin; thence

North 87 degrees 05 minutes 29 seconds East for a distance of 53.08 feet to a found ½ inch iron pin marking the Southeast corner of the Lucky property as recorded in Deed Book 3625, Page 400 in the Office of the Chancery Clerk of Madison County and the **Point of Beginning** of the herein described property; thence

North 56 degrees 32 minutes 10 seconds East for a distance of 126.30 feet to a set ½ inch iron pin; thence

South 37 degrees 30 minutes 57 seconds East for a distance of 98.23 feet to a set ½ inch iron pin; thence

North 88 degrees 04 minutes 32 seconds East for a distance of 176.51 feet to a set ½ inch iron pin; thence

North 48 degrees 14 minutes 52 seconds East for a distance of 77.97 feet to a set ½ inch iron pin; thence

North 33 degrees 04 minutes 55 seconds East for a distance of 77.52 feet to a set ½ inch iron pin; thence

North 48 degrees 14 minutes 52 seconds East for a distance of 225.31 feet to a set ½ inch iron pin; thence

South 31 degrees 21 minutes 37 seconds East for a distance of 63.56 feet to a set ½ inch iron pin; thence

North 68 degrees 39 minutes 11 seconds East for a distance of 130.05 feet to a set ½ inch iron pin; thence

North 84 degrees 56 minutes 01 seconds East for a distance of 98.16 feet to a set ½ inch iron pin; thence

South 84 degrees 28 minutes 40 seconds East for a distance of 124.10 feet to a set ½ inch iron pin; thence

South 65 degrees 50 minutes 44 seconds East for a distance of 135.97 feet to a set ½ inch iron pin; thence

South 40 degrees 41 minutes 01 seconds East for a distance of 142.60 feet to a set ½ inch iron pin; thence

South 10 degrees 12 minutes 42 seconds East for a distance of 133.23 feet to a set ½ inch iron pin; thence

South 2 degrees 16 minutes 25 seconds East for a distance of 82.82 feet to a set ½ inch iron pin; thence

North 44 degrees 35 minutes 27 seconds East for a distance of 36.55 feet to a set ½ inch iron pin; thence

North 00 degrees 53 minutes 35 seconds West for a distance of 168.22 feet to a set ½ inch iron pin; thence

North 19 degrees 54 minutes 58 seconds East for a distance of 243.58 feet to a set ½ inch iron pin; thence

North for a distance of 147.00 feet to a set ½ inch iron pin; thence

North 60 degrees 53 minutes 26 seconds East for a distance of 102.78 feet to a set ½ inch iron pin; thence

North for a distance of 147.00 feet to a set ½ inch iron pin; thence

North 9 degrees 50 minutes 29 seconds West for a distance of 34.83 feet to a set ½ inch iron pin marking the South right of way of Yandell Road; thence

North 89 degrees 04 minutes 59 seconds East along said South right of way of Yandell Road for a distance of 260.19 feet to a set ½ inch iron pin; thence

South for a distance of 390.48 feet to a set ½ inch iron pin; thence

South 10 degrees 50 minutes 52 seconds West for a distance of 76.34 feet to a set ½ inch iron pin; thence

South 17 degrees 39 minutes 34 seconds West for a distance of 157.68 feet to a set ½ inch iron pin; thence

South 6 degrees 09 minutes 03 seconds West for a distance of 154.21 feet to a set ½ inch iron pin; thence

South 2 degrees 01 minutes 47 seconds East for a distance of 313.72 feet to a set ½ inch iron pin; thence

South 87 degrees 58 minutes 13 seconds West for a distance of 147.00 feet to a set ½ inch iron pin; thence

South 33 degrees 09 minutes 28 seconds West for a distance of 86.77 feet to a set ½ inch iron pin; thence

South 87 degrees 58 minutes 13 seconds West for a distance of 147.08 feet to a set ½ inch iron pin; thence

South 2 degrees 06 minutes 37 seconds East for a distance of 57.38 feet to a set ½ inch iron pin; thence

South 87 degrees 49 minutes 02 seconds West for a distance of 553.44 feet to a set ½ inch iron pin; thence

North 47 degrees 40 minutes 14 seconds West for a distance of 70.23 feet to a set ½ inch iron pin; thence

South 87 degrees 43 minutes 35 seconds West for a distance of 147.00 feet to a set ½ inch iron pin; thence

North 2 degrees 16 minutes 26 seconds West for a distance of 148.00 feet to a set ½ inch iron pin; thence

South 87 degrees 49 minutes 02 seconds West for a distance of 136.26 feet to a set ½ inch iron pin; thence

North 2 degrees 10 minutes 58 seconds West for a distance of 115.84 feet to a set ½ inch iron pin; thence

North 80 degrees 29 minutes 22 seconds West for a distance of 94.74 feet to a set ½ inch iron pin; thence

North 65 degrees 54 minutes 49 seconds West for a distance of 95.74 feet to a set ½ inch iron pin; thence

North 32 degrees 42 minutes 20 seconds West for a distance of 198.94 feet to a set ½ inch iron pin; thence

North 65 degrees 19 minutes 50 seconds West for a distance of 94.79 feet to the **Point of Beginning**, containing **24.43 acres**, more or less.

WITNESS MY SIGNATURE on this the _____ day of _____, 2025.

Michael R. Love, P.S.





WOODGATE DEVELOPERS

105-A Spann Drive
P.O. Box 5081
Brandon, MS 39047
601-862-0883

4/2/2025

Dear Madison County,

We commit to adding the drainage infrastructure within three months of either the final plat approval or the Madison County engineer's approval of the plans by Benchmark Engineering for Phase 1A of the Woodgate Development.

The drainage work to be completed refers to the drainage plan submitted to the county on April 2, 2025, which pertains to the area bordering lots 62, 63, 67, and 68. A copy of the drainage plan is attached to this letter for your reference.

Thank you,

A handwritten signature in black ink, appearing to read 'Nick Gullette', with a stylized, cursive script.

Nick Gullette

