

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

May 20, 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
Lot 19 of Panther Creek

The Engineering Department recommends approval of the final plat of Lot 19 of Panther Creek. The development is 3 lots on approximately 15 acres. There is no public infrastructure associated with this development.

CASEY BRANNON
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

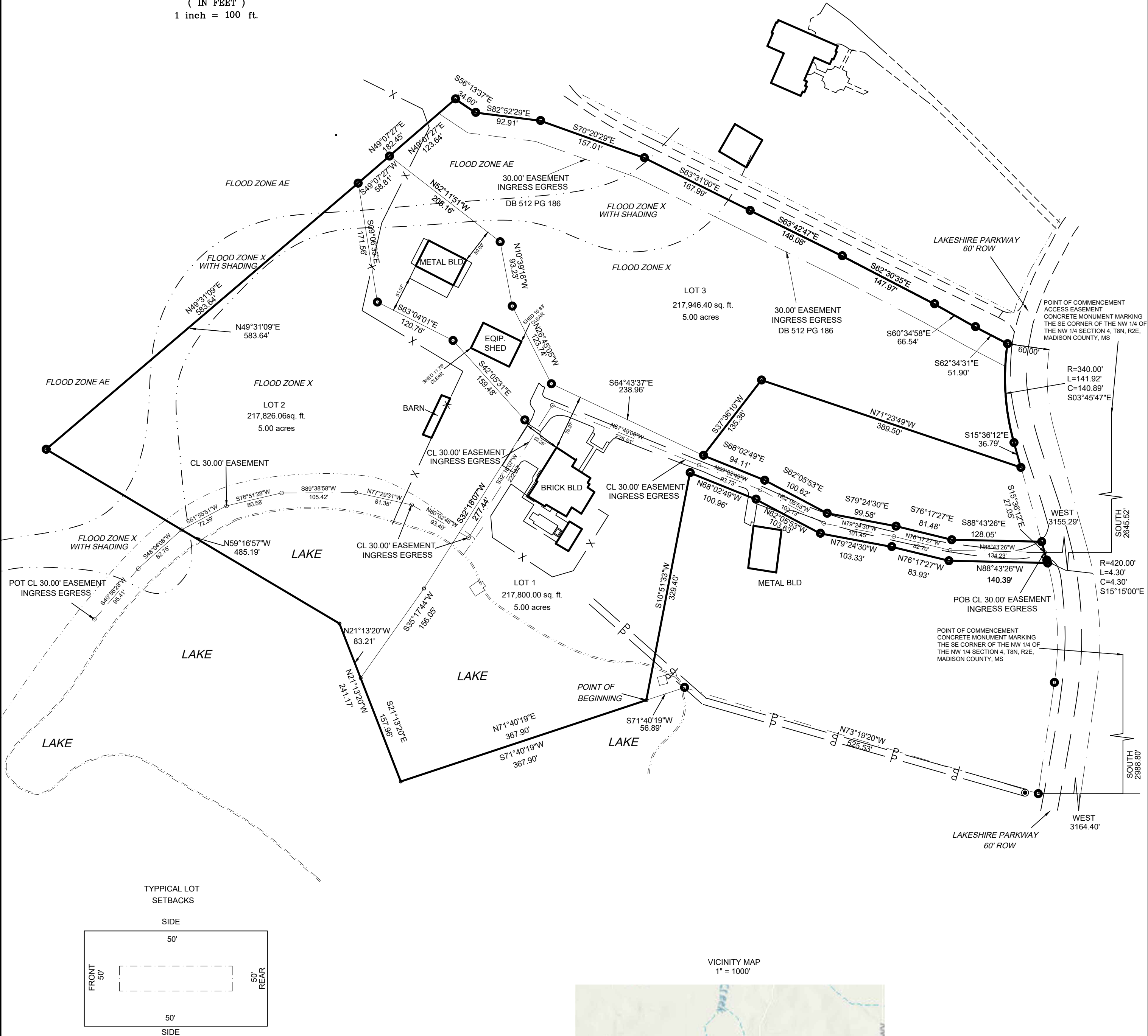
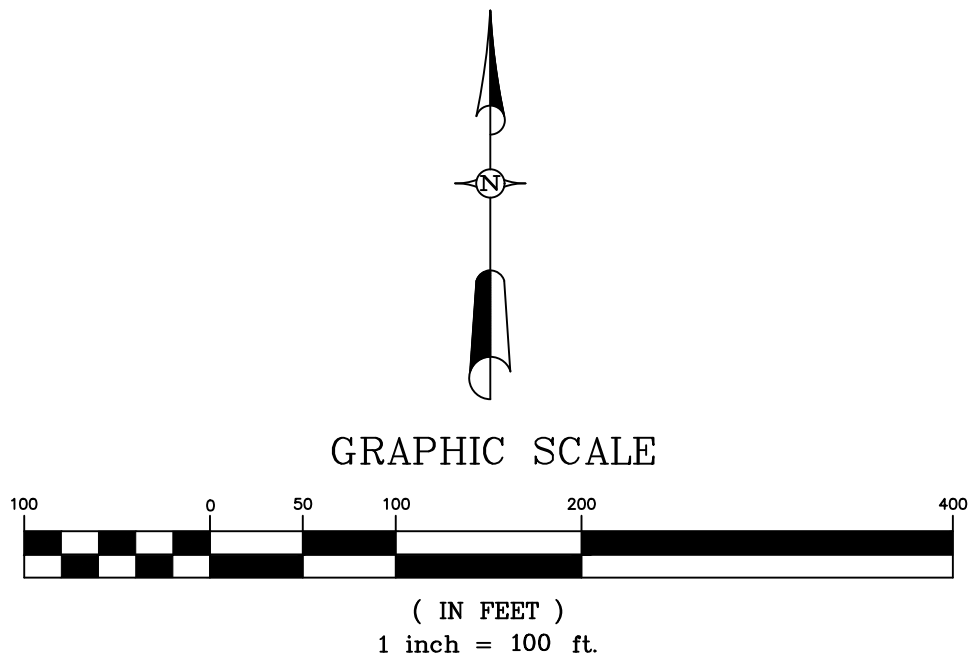
KARL M. BANKS
District Four

PAUL GRIFFIN
District Five

A SUBDIVISION OF PART OF LOT 19,
PANTHER CREEK
(AN UNRECORDED SUBDIVISION)

SITUATED IN SEC 5, T-8-N, R-2-E,
MADISON COUNTY, MS

* * * * *



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 - REFERENCED TO THE EAST LINE OF LAKESHIRE PARKWAY (PER FOUND MONUMENTS).

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

THIS PROPERTY IS ZONED R-1.

DRAWN BY: DME	SURVEY DATE: 08/25/24	SURVEY CLASS: B
CHECKED BY: RTE	PLAT :08/25/24 REV :02/02/25 REV :05/02/25	JOB #: 449-01-24

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AFFORDABLE SURVEYING
SOLUTIONS, INC.

452 HOLLY HEDGE DRIVE
MADISON, MS 39110

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

A SUBDIVISION OF PART OF LOT 19,
PANTHER CREEK
(AN UNRECORDED SUBDIVISION)

SITUATED IN SEC 5, T-8-N, R-2-E,
MADISON COUNTY, MS

* * * * *

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 SUBDIVISION OF LOT 19 PANTHER CREEK, 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 at Madison County, Mississippi.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025

Ronnie Lott
Chancery Clerk of Madison County

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 _____, 2025.

My Commission Expires:

Notary Public

OWNERS CERTIFICATE STATE OF MISSISSIPPI COUNTY OF MADISON

I, Hunter Ainsworth, do hereby certify that I am the owner of the land described in the foregoing certificate of Roger T. Ellison, Registered Land Surveyor, and I have caused the same to be subdivided and platted as shown hereon, and have designated the same as SUBDIVISION OF LOT 19 PANTHER CREEK, and that I hereby adopt this plat of subdivision as my free act and deed.

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

Hunter Ainsworth, Owner

APPROVAL OF THE BOARD OF SUPERVISORS

STATE OF MISSISSIPPI COUNTY OF MADISON

This plat of SUBDIVISION OF LOT 19 PANTHER CREEK 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 _____, 2025.

MADISON COUNTY BOARD ATTEST:
OF SUPERVISORS

Gerald Steen
President, Board of Surpervisors

Ronnie Lott
Chancery Clerk of Madison County, Mississippi

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 on the preliminary plat as approved by the Board of Supervisors and the County of Madison and thus recommend final approval.

Tim Bryan, P.E.
County Engineer

CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI COUNTY OF MADISON

We, Ronnie Lott, Chancery Clerk, in and for said County and State and Roger T. Ellison, Registered Land Surveyor, do hereby certify that we have carefully compared this plat of SUBDIVISION OF LOT 19 PANTHER CREEK 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 _____, 2025.

Roger T. Ellison
Mississippi Registration No. 2710

Ronny Lott Chancery Clerk

SURVEYOR'S CERTIFICATE

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 _____, 2025.

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, Hunter Ainsworth, the Owner, who acknowledged to me that he signed and delivered this plat and the certificate thereon as his own act and deed 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 _____, 2025.

My commission expires:

Notary Public

I, Roger T. Ellison, Registered Land Surveyor, do hereby certify that at the request of Hunter Ainsworth, the Owner, I have subdivided and platted the following described land being situated in Section 5, Township 8 North, Range 2 East, Madison County, Mississippi, as follows, to-wit:

Commence at a found concrete monument marking the SouthEast corner of the NorthWest 1/4 of the NorthWest 1/4 of Section 4, Township 8 North, Range 2 East, Madison county, Mississippi; run thence South for a distance of 2988.80 feet; thence run West for a distance of 3164.40 feet to a found iron pin on the Western right of way of Lakeshire Parkway; thence run N73°19'20"W for a distance of 525.53 feet; thence run S71°40'19"W for a distance of 56.89 feet to the POINT OF BEGINNING for the parcel herein described; thence run S71°40'19"W for a distance of 367.90 feet; thence run N21°13'20"W for a distance of 241.17 feet; thence run N59°16'57"W for a distance of 485.19 feet; thence run N49°31'09"E for a distance of 583.64 feet; thence run N49°07'27"E for a distance of 182.45 feet to a point in drainage ditch; thence run along said ditch S56°13'37"E for a distance of 34.60 feet; thence run S82°52'29"E for a distance of 92.91 feet; thence run S70°20'29"E for a distance of 157.01 feet; thence run S63°31'00"E for a distance of 167.99 feet; thence run S63°42'47"E for a distance of 146.08 feet; thence run S62°30'35"E for a distance of 147.97 feet; thence run S60°34'58"E for a distance of 66.54 feet; thence run S62°34'31"E for a distance of 51.90 feet to a found iron pin on the Western right of way of Lakeshire Parkway; thence run along said right of way 141.92 feet along the arc of a 340.00 foot radius curve to the left, said curve having a bearing of S03°45'47"E and a chord of 140.89 feet; thence run S15°36'12"E for a distance of 36.79 feet; thence leave said right of way and run N71°23'49"W for a distance of 389.50 feet; thence run S37°36'10"W for a distance of 135.36 feet; thence run S68°02'49"E for a distance of 94.11 feet; thence run S62°05'53"E for a distance of 100.62 feet; thence run S79°24'30"E for a distance of 99.58 feet; thence run S76°17'27"E for a distance of 81.48 feet; thence run S88°43'26"E for a distance of 128.05 feet, to a point on the Western right of way of Lakeshire Parkway; thence run along said right of way S15°36'12"E for a distance of 27.05 feet; thence run 4.30 feet along the arc of a 420.00 foot radius curve to the right said curve having a bearing of S15°15'00"E and a chord of 4.30 feet; thence leave said right of way and run N88°43'26"W for a distance of 140.39 feet; thence run N76°17'27"W for a distance of 83.93 feet; thence run N79°24'30"W for a distance of 103.33 feet; thence run N62°05'53"W for a distance of 103.63 feet; thence run N68°02'49"W for a distance of 100.96 feet; thence run S10°51'33"W for a distance of 329.40 feet to the POINT OF BEGINNING.

The above parcel contains 15.00 acres (653,572.28 square feet), more or less.

WITNESS my signature, this the _____ day of _____, 2025.

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

THIRTY FOOT (30') WIDE ACCESS EASEMENT

A PARCEL OF LAND CONTAINING 1.08 ACRES(47,218.86 SQUARE FEET), MORE OR LESS, BEING SITUATED IN SECTION 5, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT A FOUND CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI; RUN THENCE SOUTH FOR A DISTANCE OF 2645.52 FEET; THENCE RUN WEST FOR A DISTANCE OF 3155.29 FEET TO APOINT ON THE WESTERN RIGHT OF WAY OF LAKESHIRE PARKWAY, SAID POINT BEING THE POINT OF BEGINNING FOR THE CENTERLINE OF A 30 FOOT WIDE ACCESS EASEMENT; THENCE RUN ALONG THE CENTER OF SAID 30 FOOT WIDE ACCESS EASEMENT THE FOLLOWING CALLS:N88°43'26"W FOR A DISTANCE OF 134.23 FEET; THENCE RUN N76°17'27"W FOR A DISTANCE OF 82.70 FEET; THENCE RUN N79°24'30"W FOR A DISTANCE OF 101.45 FEET; THENCE RUN N62°05'53"W FOR A DISTANCE OF 102.13 FEET; THENCE RUN N68°02'49"W FOR A DISTANCE OF 93.73 FEET; THENCE RUN N67°49'08"W FOR A DISTANCE OF 225.51 FEET; THENCE RUN S32°18'07"W FOR A DISTANCE OF 222.82 FEET; THENCE RUN N60°02'46"W FOR A DISTANCE OF 93.49 FEET; THENCE RUN N77°29'31"W FOR A DISTANCE OF 81.35 FEET; THENCE RUN S89°38'58"W FOR A DISTANCE OF 105.42 FEET; THENCE RUN S76°51'28"W FOR A DISTANCE OF 80.58 FEET; THENCE RUN S61°55'51"W FOR A DISTANCE OF 72.39 FEET; THENCE RUN S48°04'08"W FOR A DISTANCE OF 82.75 FEET; THENCE RUN S40°56'28"W FOR A DISTANCE 95.41 FEET TO THE POINT OF TERMINUS FOR THE CENTERLINE OF 30 FOOT WIDE ACCESS EASEMENT.

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