

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

July 18, 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 B

The Engineering Department recommends approval of the final plat of Lost Rabbit, Phase IV B. The development is 27 lots on approximately 6.82 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

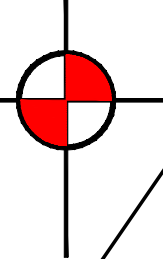
BENCHMARK

ENGINEERING & SURVEYING, LLC

CIVIL ♦ STRUCTURAL ♦ PLANNING ♦ SURVEYING ♦ UAV MAPPING

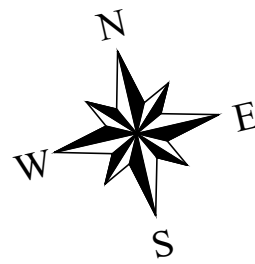
BRANDON | FLOWOOD | MADISON

www.benchmarkms.net 601-627-7780



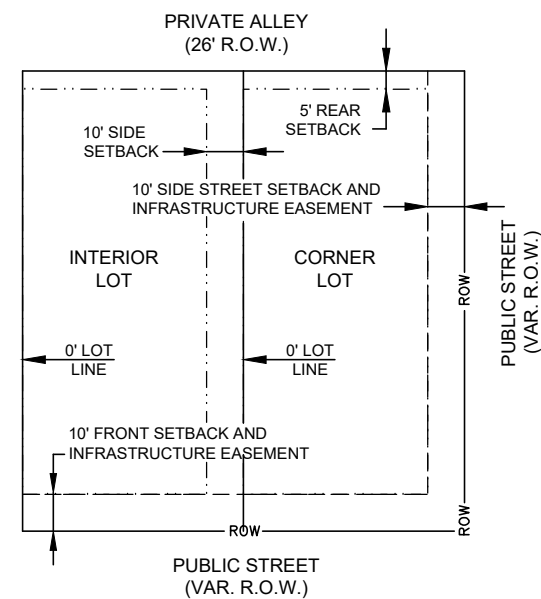
LOST RABBIT, PHASE IV B

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



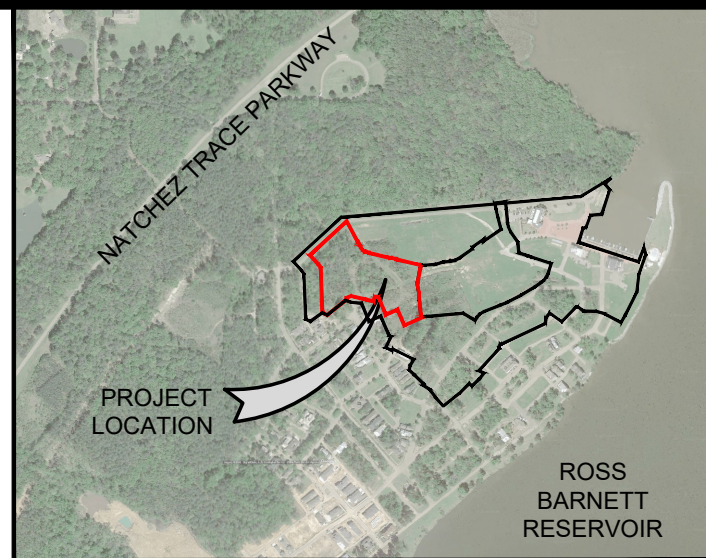
40 20 0 40 80 120

SCALE: 1"=40'



TYPICAL LOT DETAIL

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



VICINITY MAP
SCALE: N.T.S.

PLAT CABINET _____, SLIDE _____

Boundary Line Table		
Line	Bearing	Distance
L1	N 84°14'07" W	26.78'
L2	S 13°06'45" W	35.14'
L3	S 69°26'11" W	32.97'
L4	S 5°45'42" W	7.97'
L5	S 28°50'45" W	11.76'
L6	N 33°38'51" W	26.67'
L7	S 73°02'33" E	3.54'
L8	S 28°02'30" E	26.00'
L9	S 16°57'11" W	3.54'
L10	S 28°02'33" E	17.24'
L11	N 66°02'54" E	3.99'
L12	S 71°54'12" E	26.10'
L13	S 31°53'15" E	3.54'
L14	S 87°22'45" E	13.73'
L15	S 76°53'15" E	27.00'
L16	S 66°23'46" E	13.73'
L17	S 10°23'03" W	26.01'
L18	S 3°44'12" E	4.26'
L19	N 5°46'01" E	13.32'
L20	N 35°39'34" W	7.50'
L21	S 87°54' W	21.04'
L22	S 42°54' W	8.42'
L23	S 47°06'39" E	8.45'
L24	N 87°54' E	21.03'
L25	N 68°18'12" E	27.67'
L26	S 76°53'15" E	93.29'
L27	N 66°58'33" E	35.94'
L28	S 23°01'27" E	22.06'

Curve Table						
Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	32°58'34"	35.68'	62.00'	18.35'	35.19'	S 44°31'50" E
C2	4°36'07"	11.08'	138.00'	5.54'	11.08'	S 79°11'19" E
C3	6°05'24"	10.71'	100.76'	5.36'	10.71'	S 1°12'13" W
C4	15°13'40"	42.92'	161.50'	21.59'	42.80'	N 84°29'10" W
C5	15°12'45"	49.78'	187.50'	25.04'	49.64'	S 84°29'38" E
C6	50°53'42"	229.18'	258.00'	122.77'	221.72'	N 51°26'24" W
C7	18°20'12"	69.45'	217.00'	35.02'	69.15'	N 35°09'40" W
C8	17°57'02"	88.66'	283.00'	44.70'	88.30'	S 34°58'05" E
C9	50°53'42"	170.55'	192.00'	91.36'	165.00'	S 51°26'24" E
C10	48°50'43"	75.02'	88.00'	39.96'	72.77'	N 52°27'54" W
C11	4°18'17"	12.32'	164.00'	6.16'	12.32'	N 79°02'24" W

GENERAL NOTES:

- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0585G, COMMUNITY PANEL NO. 280338 0585 G, EFFECTIVE DATE: JANUARY 17, 2025.
- 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.
- ½" x 18" IRON PINS SET AT ALL CORNERS UNLESS DESIGNATED OTHERWISE.
- FIELD SURVEY COMPLETED MARCH 24, 2025.
- 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.

SHORELINE & SEAWALL PROTECTION:
THE SHORELINE PROTECTION INCLUDING SEAWALLS ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH SUCH SEAWALL OR SHORELINE PROTECTION ARE LOCATED AND/OR THE HOMEOWNERS' ASSOCIATION OF THE PROPERTY.

THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT IS NOT RESPONSIBLE FOR MAINTENANCE OF THE SHORELINE PROTECTION INCLUDING SEAWALLS.

- REAR LANES TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PREPARATION OF PLAT DATE: 3-24-25.
- TOTAL AREA: ± 6.82 ACRES.
- IN ACCORDANCE OF THIS PLAT, WITHIN THE PROPERTY BOUNDARY, ALL PREVIOUS EASEMENTS SHALL BE ABANDONED, REMOVED AND RELOCATED.

LOST RABBIT, PHASE IV B

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

PLAT CABINET _____, SLIDE _____

COUNTY ENGINEER'S RECOMMENDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

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 approval.

Tim Bryan, P.E.
County Engineer

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 Executive Director 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 DECLARATION OF LESSOR AND LESSEE - COUNTY OF MADISON - STATE OF MISSISSIPPI

We, Adam Choate, Executive Director, 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 B.

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

Lessor: Pearl River Valley Water Supply District:

Adam Choate, Executive Director Jill McMurtry, Executive Assistant

Leasee: Cedarstone Development, LLC.

Todd Carter, Managing Member

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 ¼ of the Southeast ¼ and the Southeast ¼ of the Southeast ¼ 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 found ½ inch iron pin marking the Southeast corner of said Section 11; run thence

North 22 degrees 22 minutes 40 seconds West for a distance of 1,210.57 feet to a set ½ inch iron pin marking the **Point of Beginning** of the herein described property; thence

South 66 degrees 27 minutes 48 seconds West for a distance of 127.83 feet to a set ½ inch iron pin marking the East line of The Town of Lost Rabbit, Phase I as recorded in Plat Cabinet D, Slide 188 in the Office of the Chancery Clerk of Madison County; thence

Continue along said East line of The Town of Lost Rabbit, Phase I as follows:

North 23 degrees 01 minutes 27 seconds West for a distance of 120.00 feet to a found ½ inch iron pin; thence

South 66 degrees 27 minutes 59 seconds West for a distance of 90.84 feet to a set ½ inch iron pin; thence

North 21 degrees 41 minutes 48 seconds West for a distance of 134.76 feet to a set ½ inch iron pin; thence

North 84 degrees 14 minutes 07 seconds West for a distance of 26.78 feet to a set ½ inch iron pin; thence

Leaving said East line of The Town of Lost Rabbit, Phase I; thence

South 13 degrees 06 minutes 45 seconds West for a distance of 35.14 feet to a set ½ inch iron pin; thence

North 75 degrees 36 minutes 09 seconds West for a distance of 47.22 feet to a found ½ inch iron pin marking the Southeast corner of the Abandonment of a Portion of Lot 15 and any rear lanes affected by abandonment of said Lot of The Town of Lost Rabbit, Phase I as recorded in Plat Cabinet G, Slide 120 in the Office of the Chancery Clerk of Madison County; thence

Continue along the South line of said Abandonment of a Portion of Lot 15 and any rear lanes affected by abandonment of said Lot of The Town of Lost Rabbit, Phase I as follows:

North 76 degrees 53 minutes 15 seconds West for a distance of 115.40 feet to a found ½ inch iron pin; thence

South 69 degrees 26 minutes 11 seconds West for a distance of 32.97 feet to a found ½ inch iron pin marking the Southwest corner of said Abandonment of a Portion of Lot 15 and any rear lanes affected by abandonment of said Lot of The Town of Lost Rabbit, Phase I and said East line of The Town of Lost Rabbit, Phase I; thence

Leaving said South line of the Abandonment of a Portion of Lot 15 and any rear lanes affected by abandonment of said Lot of The Town of Lost Rabbit, Phase I and continue along said East line of The Town of Lost Rabbit, Phase I as follows:

South 5 degrees 45 minutes 42 seconds West for a distance of 7.97 feet to a found ¼ inch iron pin; thence

South 28 degrees 50 minutes 45 seconds West for a distance of 11.76 feet to a found ¾ inch iron pin; thence

South 51 degrees 55 minutes 34 seconds West for a distance of 167.18 feet to a set ½ inch iron pin; thence

North 65 degrees 05 minutes 27 seconds West for a distance of 35.63 feet to a found ¾ inch iron pin; thence

North 2 degrees 06 minutes 45 seconds West for a distance of 318.12 feet to a set ½ inch iron pin; thence

North 33 degrees 38 minutes 51 seconds West for a distance of 26.67 feet to a set ½ inch iron pin; thence

North 42 degrees 34 minutes 21 seconds West for a distance of 90.29 feet to a set ½ inch iron pin marking the Easterly right of way of Natchez Trace Parkway; thence

Leaving said East line of The Town of Lost Rabbit, Phase I; thence

North 47 degrees 31 minutes 13 seconds East along said Easterly right of way of Natchez Trace Parkway for a distance of 350.58 feet to a set ½ inch iron pin; thence

South 28 degrees 02 minutes 33 seconds East for a distance of 165.17 feet to a set ½ inch iron pin; thence

South 73 degrees 02 minutes 33 seconds East for a distance of 3.54 feet to a set ½ inch iron pin; thence

South 28 degrees 02 minutes 30 seconds East for a distance of 26.00 feet to a set ½ inch iron pin; thence

South 16 degrees 57 minutes 11 seconds West for a distance of 3.54 feet to a set ½ inch iron pin; thence

South 28 degrees 02 minutes 33 seconds East for a distance of 17.24 feet to a set ½ inch iron pin; thence

Southeasterly along the arc of a curve to the left for a distance of 35.68 feet, said curve having a radius of 62.00 feet, and a deflection angle of 32 degrees 58 minutes 34 seconds, chord bearing and distance, South 44 degrees 31 minutes 50 seconds East, 35.19 feet to a set ½ inch iron pin; thence

North 66 degrees 02 minutes 54 seconds East for a distance of 3.99 feet to a set ½ inch iron pin; thence

South 71 degrees 54 minutes 12 seconds East for a distance of 26.10 feet to a set ½ inch iron pin; thence

South 31 degrees 53 minutes 15 seconds East for a distance of 3.54 feet to a set ½ inch iron pin; thence

South 76 degrees 53 minutes 15 seconds East for a distance of 148.25 feet to a set ½ inch iron pin; thence

South 87 degrees 22 minutes 45 seconds East for a distance of 13.73 feet to a set ½ inch iron pin; thence

South 76 degrees 53 minutes 15 seconds East for a distance of 27.00 feet to a set ½ inch iron pin; thence

South 66 degrees 23 minutes 46 seconds East for a distance of 13.73 feet to a set ½ inch iron pin; thence

South 76 degrees 53 minutes 15 seconds East for a distance of 160.86 feet to a set ½ inch iron pin; thence

Southeasterly along the arc of a curve to the left for a distance of 11.08 feet, said curve having a radius of 138.00 feet, and a deflection angle of 4 degrees 36 minutes 07 seconds, chord bearing and distance, South 79 degrees 11 minutes 19 seconds East, 11.08 feet to a set ½ inch iron pin marking Northwest corner of Lost Rabbit, Phase IV A as recorded in Plat Cabinet G, Slides 88 & 89 in the Office of the Chancery Clerk of Madison County; thence

Continue along the West line of said Lost Rabbit Phase IV A as follows:

South 10 degrees 23 minutes 03 seconds West for a distance of 26.01 feet to a found ½ inch iron pin; thence

South 10 degrees 40 minutes 02 seconds West for a distance of 109.56 feet to a found ½ inch iron pin; thence

South 10 degrees 37 minutes 23 seconds East for a distance of 58.99 feet to a found ½ inch iron pin; thence

South 4 degrees 57 minutes 21 seconds East for a distance of 167.24 to a set ½ inch iron pin; thence

South 3 degrees 44 minutes 12 seconds East for a distance of 4.26 to a set ½ inch iron pin; thence

Southwesterly along the arc of a curve to the right for a distance of 10.71 feet, said curve having a radius of 100.76 feet, and a deflection angle of 6 degrees 05 minutes 24 seconds, chord bearing and distance, South 1 degrees 12 minutes 13 seconds West, 10.71 feet to the **Point of Beginning**, containing **6.82 acres**, more or less.

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

Michael R. Love, P.S.

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 B, 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

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 Lessee, 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: _____

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 Madison County, Mississippi Attest: Chancery Clerk

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 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.

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: _____

