

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

January 5, 2026

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
Mission Park, Phase 1

The Engineering Department recommends approval of the final plat of Mission Park, Phase 1. The development is 68 lots on approximately 33.07 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

MISSION PARK, PHASE 1

SITUATED IN THE SW 1/4 AND SE 1/4 OF SECTION 25, T7N-R1E,
MADISON COUNTY, MISSISSIPPI

BEARING AND DISTANCES ON THIS PLAT ARE
BASED ON AND FOUND MONUMENTATION

Our Job No. M-2369-1

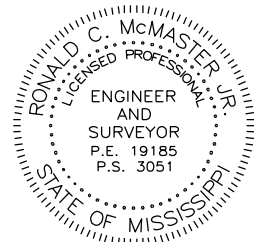
Date of Survey:

Date of Plat: October 10, 2025

Scale: 1"=100'

- Iron Pin (1/2"x1/8" Iron Rebar)
- Iron Pin In Concrete
- Easement Boundary
- Building Setback Line
- Drainage and Utility Easement
- Minimum Finished Floor Elevation
- Minimum Lot Elevation

0' 100' 200'
Scale 1" = 100'



Parcel Line Table		
Line #	Length	Direction
L1	41.74	N3° 30' 29"E
L2	36.51	N3° 30' 29"E
L3	14.89	N3° 30' 29"E
L4	10.64	N3° 30' 29"E
L5	20.69	N70° 56' 05"E
L6	48.03	N70° 56' 05"E
L7	11.81	N38° 50' 27"E
L8	3.94	S38° 50' 27"W
L9	37.00	N38° 50' 27"E
L10	30.02	S38° 50' 27"W
L11	64.17	S38° 50' 27"W
L12	49.33	N38° 50' 27"E
L13	54.66	N72° 36' 30"E
L14	79.80	N72° 36' 30"E
L15	79.82	N72° 36' 30"E
L16	115.92	S72° 36' 30"W
L17	28.36	SOUTH
L18	43.74	SOUTH
L19	75.00	SOUTH
L20	76.00	SOUTH
L21	75.00	SOUTH
L22	76.00	SOUTH
L23	75.00	SOUTH

FLOOD ZONE NOTES

The premises are situated in "Special Flood Hazard Areas Subject to Inundation By The 1% Annual Chance Flood, Zone AE-Base Flood Elevations Determined." The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation if the water-surface elevation of the 1% annual chance flood.

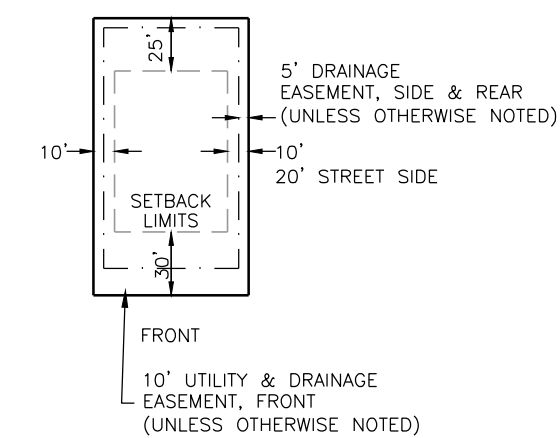
ALSO:
The premises are situated in "Floodway Areas in Zone AE." The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

ALSO:
The premises are situated in "Other Areas-Zone X." Areas determined to be outside the 0.2% annual chance floodplain.

All zones referenced above are further described and shown on FIRM Map Number 28089C0395F, revised date of March 17, 2010.

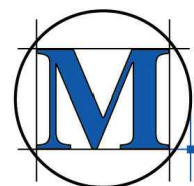
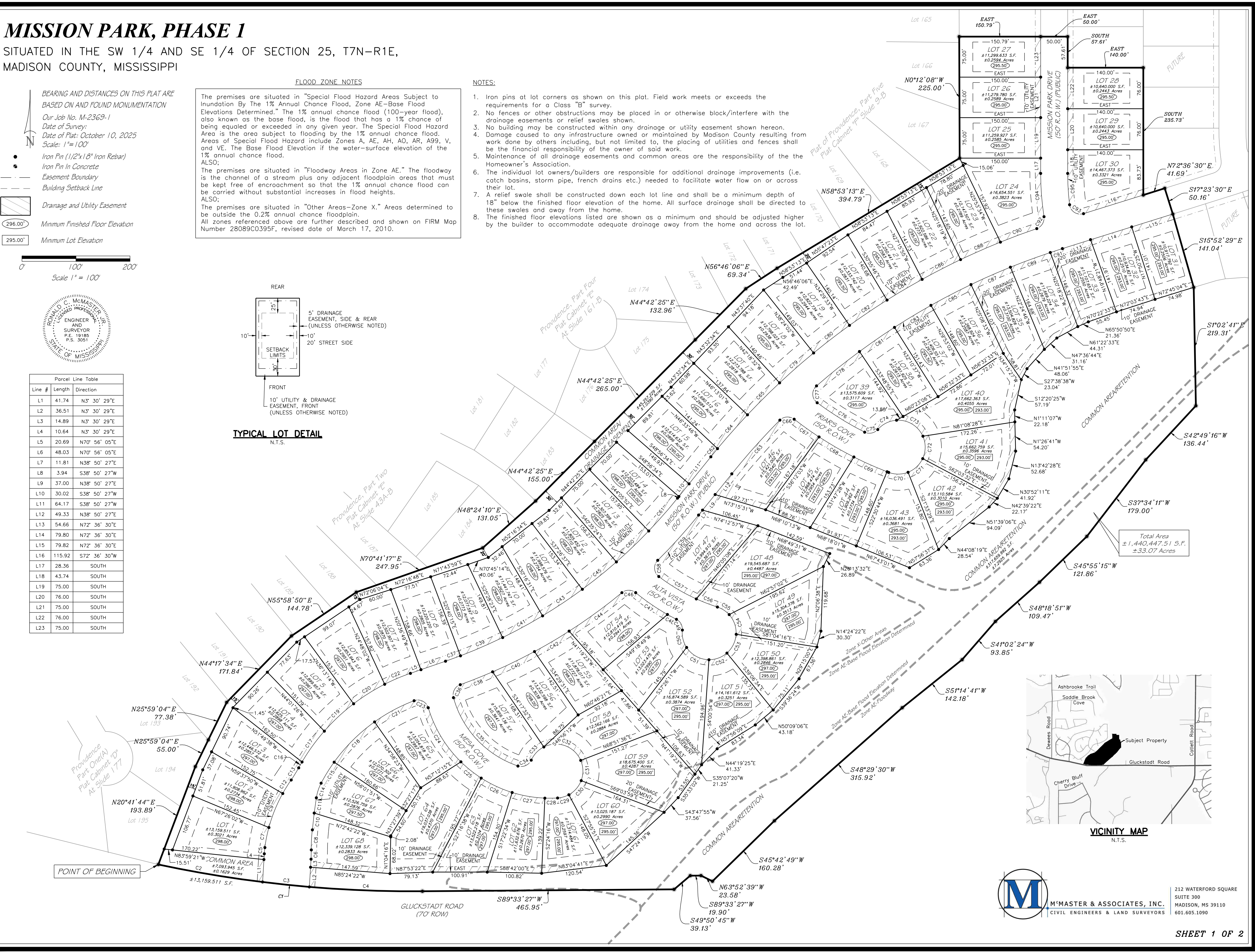
NOTES:

- Iron pins at lot corners as shown on this plat. Field work meets or exceeds the requirements for a Class "B" survey.
- No fences or other obstructions may be placed in or otherwise block/interfere with the drainage easements or relief swales shown.
- No building may be constructed within any drainage or utility easement shown hereon.
- Damage caused to any infrastructure owned or maintained by Madison County resulting from work done by others including, but not limited to, the placing of utilities and fences shall be the financial responsibility of the owner of said work.
- Maintenance of all drainage easements and common areas are the responsibility of the Homeowner's Association.
- The individual lot owners/builders are responsible for additional drainage improvements (i.e. catch basins, storm pipe, french drains etc.) needed to facilitate water flow on or across their lot.
- A relief swale shall be constructed down each lot line and shall be a minimum depth of 18" below the finished floor elevation of the home. All surface drainage shall be directed to these swales and away from the home.
- The finished floor elevations listed are shown as a minimum and should be adjusted higher by the builder to accommodate adequate drainage away from the home and across the lot.



TYPICAL LOT DETAIL

N.T.S.



M. McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

SHEET 1 OF 2

MISSION PARK, PHASE 1

SITUATED IN THE SW 1/4 AND SE 1/4 OF SECTION 25, T7N-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 a Member of Mission Park Development, LLC, a Mississippi Limited Liability Company, who acknowledged to me that he signed and delivered this plat and the certificates thereon, for and on behalf of said Mission Park Development, LLC, owner, as its act and deed, after 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 MISSION PARK, PHASE 1, 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, Member of Mission Park Development, LLC, a Mississippi Limited Liability Company, 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 a member of said Mission Park Development, LLC, 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 Limited Liability Company as owner and have designated the same as MISSION PARK, PHASE 1.

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.

Mission Park Development, LLC
A Mississippi Limited Liability Company

By: William Scott Gideon, Member

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: Gerald Steen, President Attest: 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 MISSION PARK, PHASE 1, 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 Mission Park Development, LLC, the owner, have subdivided and platted the following described land as follows, to-wit:

A parcel or tract of land, containing 33.07 acres (1,440,447.51 Sq. Ft.), more or less, lying and being situated in the SW 1/4 and the SE 1/4 of Section 24, T8N-R1E, Madison County, Mississippi, being a part of the Cherry Hill Plantation Limited Partnership property as described in Deed Book 368 at Page 494 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

BEGINNING at a one-half inch iron rebar lying at the SE corner of Lot 195 of Providence, Part One(A) as shown on map or plat of same in Plat Cabinet "D" at Slide 177 of the Records of said Madison County, Mississippi; run thence

North 20 degrees 41 minutes 44 seconds East along the Easterly boundary of said Providence, Part One(A) for a distance of 193.89 feet to a one-half inch iron rebar; thence

North 25 degrees 59 minutes 04 seconds East along the Easterly boundary of said Providence, Part One(A) for a distance of 55.00 feet to a one-half inch iron rebar lying at the NE corner of Lot 194 of said Providence, Part One(A), said point also lying at the SE corner of Lot 192 of Providence, Part Two as shown on map or plat of same in Plat Cabinet "E" at Slide 43A-B of the Records of said Madison County, Mississippi; thence

Along the Easterly boundary of Providence, Part Two to one-half inch iron rebars at each of the following calls;

Continue North 25 degrees 59 minutes 04 seconds East for a distance of 77.38 feet; thence
North 44 degrees 17 minutes 34 seconds East for a distance of 171.84 feet; thence
North 55 degrees 58 minutes 50 seconds East for a distance of 144.78 feet; thence
North 70 degrees 41 minutes 17 seconds East for a distance of 247.95 feet; thence
North 48 degrees 24 minutes 10 seconds East for a distance of 131.05 feet; thence

North 44 degrees 42 minutes 25 seconds East for a distance of 155.00 feet to a one-half inch iron rebar lying at the NE corner, thereof, said point also lying at the SE corner of Lot 176 of Providence, Part Four as shown on map or plat of same in Plat Cabinet "E" at Slide 161-B of the Records of said Madison County, Mississippi; thence

Continue North 44 degrees 42 minutes 25 seconds East along the Easterly boundary of said Providence, Part Four for a distance of 265.00 feet to a one-half inch iron rebar lying at the NE corner, thereof, said point also lying at the SE corner of Lot 173 of Providence, Part Five as shown on map or plat of same in Plat Cabinet "E" at Slide 9-B of the Records of said Madison County, Mississippi; thence

Along the Easterly boundary of said Providence, Part 5, to one-half inch iron rebars at each of the following calls;

Continue North 44 degrees 42 minutes 25 seconds East for a distance of 132.96 feet; thence
North 56 degrees 46 minutes 06 seconds East for a distance of 69.34 feet; thence
North 58 degrees 53 minutes 13 seconds East for a distance of 394.79 feet; thence
North 00 degrees 12 minutes 08 seconds East for a distance of 225.00 feet; thence

Leaving the Easterly boundary of said Providence, Part 5, run to one-half inch iron rebars at each of the following calls;

East for a distance of 150.79 feet; thence
East for a distance of 50.00 feet; thence
South for a distance of 57.61 feet; thence
East for a distance of 140.00 feet; thence
South for a distance of 235.73 feet; thence
North 72 degrees 36 minutes 30 seconds East for a distance of 41.69 feet; thence
South 17 degrees 23 minutes 30 seconds East for a distance of 50.16 feet; thence
South 15 degrees 52 minutes 29 seconds East for a distance of 141.04 feet; thence

South 01 degrees 02 minutes 41 seconds East for a distance of 219.31 feet to the Northerly boundary of the Frazure Stacy and Lea Anne Stacy property as described in Deed Book 3807 at Page 602 of the Records of said Madison County, Mississippi; thence

Along the Northerly boundary of said Frazure Stacy and Lea Anne Stacy property to one-half inch iron rebars at each of the following calls;

South 42 degrees 49 minutes 16 seconds West for a distance of 136.44 feet; thence
South 37 degrees 34 minutes 11 seconds West for a distance of 179.00 feet; thence

South 45 degrees 55 minutes 15 seconds West for a distance of 121.86 feet to the NW corner, thereof, said point also lying at the NE corner of the Naomi T. Lingle and Richard M. Lingle property as described in Deed Book 2203 at Page 917 of the Records of said Madison County, Mississippi; thence

Along the Northerly boundary of said Naomi T. Lingle and Richard M. Lingle property to one-half inch iron rebars at each of the following calls;

South 48 degrees 18 minutes 51 seconds West for a distance of 109.47 feet; thence
South 41 degrees 02 minutes 24 seconds West for a distance of 93.85 feet; thence
South 51 degrees 14 minutes 41 seconds West for a distance of 142.18 feet; thence
South 48 degrees 29 minutes 30 seconds West for a distance of 315.92 feet; thence

South 45 degrees 42 minutes 49 seconds West for a distance of 160.28 feet to the Northerly boundary of the Madison County, Mississippi property as described in Deed Book 354 at Page 605 of the Records of said Madison County, Mississippi; thence

Leaving the Northerly boundary of said Naomi T. Lingle and Richard M. Lingle property, run along the Northerly boundary of said Madison County, Mississippi property to one-half inch iron rebars at each of the following calls;

North 63 degrees 52 minutes 39 seconds West for a distance of 23.58 feet; thence
South 89 degrees 33 minutes 27 seconds West for a distance of 19.90 feet; thence
South 49 degrees 50 minutes 45 seconds West for a distance of 39.13 feet; thence
South 89 degrees 33 minutes 27 seconds West for a distance of 465.95 feet; thence

492.43 feet along the arc of a 2266.60 foot radius curve to the right, said arc having a 491.46 foot chord which bears North 84 degrees 13 minutes 04 seconds West to the POINT OF BEGINNING of the above described parcel or tract of land.

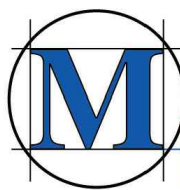
Witness my signature, this the day of , 2025.

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	492.43	2266.60	12.45	N84° 13' 04"W	491.46
C2	195.76	2266.60	4.95	S80° 28' 05"E	195.70
C3	87.08	2266.60	2.20	S84° 02' 35"E	87.08
C4	209.59	2266.60	5.30	S87° 47' 34"E	209.51
C5	11.58	163.50	4.06	S5° 32' 15"W	11.58
C6	17.20	263.50	3.74	N1° 38' 16"E	17.20
C7	37.83	283.79	7.64	S11° 23' 10"W	37.81
C8	37.25	319.39	6.68	S3° 06' 32"W	37.23
C9	68.22	283.79	13.77	N22° 05' 31"E	68.06
C10	31.22	1000.78	1.79	S6° 09' 40"W	31.22
C11	28.53	1000.78	1.63	S7° 52' 18"W	28.53
C12	29.56	283.79	5.97	N31° 57' 47"E	29.55
C13	26.32	236.50	6.38	N31° 45' 35"E	26.30
C14	28.70	86.50	19.01	S18° 11' 36"W	28.57
C15	45.82	325.00	8.08	N31° 44' 11"E	45.78
C16	12.58	375.00	1.92	S29° 31' 57"W	12.57
C17	70.71	375.00	10.80	S35° 53' 43"W	70.61
C18	106.05	325.00	18.70	N45° 07' 25"E	105.58
C19	74.16	375.00	11.33	S46° 57' 46"W	74.04
C20	68.01	375.00	10.39	S57° 49' 25"W	67.92
C21	83.23	325.00	14.67	N61° 48' 32"E	83.01
C22	51.81	375.00	7.92	S68° 58' 37"W	51.76
C23	32.88	20.00	94.20	N63° 45' 16"W	29.30
C24	118.25	235.00	28.83	S31° 04' 13"E	117.01
C25	48.20	235.00	11.75	S51° 21' 45"E	48.12
C26	63.40	235.00	15.46	S64° 58' 03"E	63.21
C27	61.62	235.00	15.02	S80° 12' 30"E	61.45
C28	23.63	235.00	5.76	N89° 23' 56"E	23.62
C29	21.87	50.00	25.06	N73° 59' 14"E	21.70
C30	35.61	50.00	40.80	N41° 03' 21"E	34.86
C31	38.45	50.00	44.06	N1° 22' 27"W	37.51
C32	81.33	50.00	93.20	N70° 00' 06"W	72.66
C33	34.50	50.00	39.53	S43° 38' 06"W	33.82

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C34	29.60	20.00	84.78	N66° 15' 44"E	26.97
C35	181.09	185.00	56.08	S43° 18' 14"E	173.94
C36	29.86	20.00	85.53	S27° 30' 08"W	27.16
C37	29.56	950.00	1.78	N70° 02' 36"E	29.56
C38	64.48	1000.00	3.69	N68° 25' 09"E	64.47
C39	85.05	950.00	5.13	N66° 35' 14"E	85.02
C40	86.19	1000.00	4.94	N64° 06' 10"E	86.16
C41	84.03	950.00	5.07	N61° 29' 00"E	84.00
C42	74.52	1000.00	4.27	N59° 29' 55"E	74.51
C43	88.74	950.00	5.35	N56° 16' 24"E	88.71
C44	120.93	1000.00	6.93	N53° 53' 58"E	120.85
C45	80.82	950.00	4.87	N51° 09' 37"E	80.79
C46	27.60	20.00	79.07	S89° 58' 06"W	25.46
C47	71.38	410.00	9.97	S55° 29' 08"E	71.29
C48	19.08	410.00	2.67	S61° 48' 22"E	19.08
C49	24.04	20.00	68.87	N28° 42' 13"W	22.62
C50	33.83	50.00	38.77	S13° 39' 12"E	33.19
C51	49.19	50.00	56.37	S61° 13' 27"E	47.23
C52	36.38	50.00	41.69	N69° 44' 48"E	35.58
C53	39.78	50.00	45.58	N26° 06' 47"E	38.74
C54	39.78	50.00	45.58	N19° 27' 59"W	38.74
C55	26.22	50.00	30.03	N57° 16' 46"W	25.92
C56	41.93	360.00	6.67	S68° 57' 57"E	41.91
C57	81.01	360.00	12.89	S59° 10' 58"E	80.84
C58	34.22	20.00	98.05	S3° 42' 50"E	30.20
C59	112.88	1000.00	6.47	N42° 04' 29"E	112.82
C60	82.91	950.00	5.00	N46° 13' 23"E	82.89
C61	80.94	950.00	4.88	N41° 16' 55"E	80.92
C62	19.64	1325.00	0.85	S39° 15' 56"W	19.64
C63	133.43	1275.00	6.00	S41° 50' 20"W	133.37
C64	83.82	1325.00	3.62	S41° 30' 10"W	83.80
C65	83.82	1325.00	3.62	S45° 07' 38"W	83.80
C66	28.96	20.00	82.96	S86° 19' 06"W	26.50

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C67	56.46	685.00	4.72	S54° 33' 42"E	56.45
C68	74.64	685.00	6.24	S60° 02' 41"E	74.61
C69	67.18	685.00	5.62	S65° 58' 34"E	67.16
C70	36.78	50.00	42.15	N89° 52' 56"E	35.96
C71	38.05	50.00	43.61	N47° 00' 25"E	37.14
C72	42.91	50.00	49.17	N0° 37' 02"E	41.61
C73	60.87	50.00	69.76	N58° 50' 50"W	57.18
C74	39.85	50.00	45.67	S63° 26' 31"W	38.81
C75	26.70	20.00	76.50	N78° 51' 30"E	24.76
C76	103.54	635.00	9.34	S58° 13' 14"E	103.42
C77	35.80	20.00	102.56	S2° 16' 16"E	31.21
C78	101.96	1275.00	4.58	N51° 17' 54"E	101.94
C79	83.82	1325.00	3.62	S48° 45' 06"W	83.80
C80	83.82	1325.00	3.62	S52° 22' 34"W	83.80
C81	78.79	1275.00	3.54	N55° 21' 35"E	78.78
C82	83.82	1325.00	3.62	S56° 00' 02"W	83.80
C83	78.82	1275.00	3.54	N58° 54' 04"E	78.80
C84	75.43	1325.00	3.26	S59° 26' 37"W	75.42
C85	83.62	1275.00	3.76	N62° 33' 03"E	83.60
C86	80.19	1325.00	3.47	S62° 48' 29"W	80.17
C87	80.02	1275.00	3.60	N66° 13' 39"E	80.00
C88	80.56	1325.00	3.48	S66° 17' 01"W	80.55
C89	78.55	1275.00	3.53	S69° 47' 26"W	78.54
C90	71.85	1325.00	3.11	N69° 34' 44"E	71.84
C91	23.43	1275.00	1.05	S72° 04' 55"W	23.43
C92	27.90	20.00	79.92	N31° 10' 20"E	25.69
C93	35.04	20.00	100.38	S57° 12' 07"E	30.73
C94	80.52	525.00	8.79	S4° 23' 39"E	80.45
C95	58.13	475.00	7.01	S3° 30' 22"E	58.10



McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090