

Department of Engineering
Tim Bryan, P.E., PTOE, County Engineer

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MEMORANDUM

March 18, 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

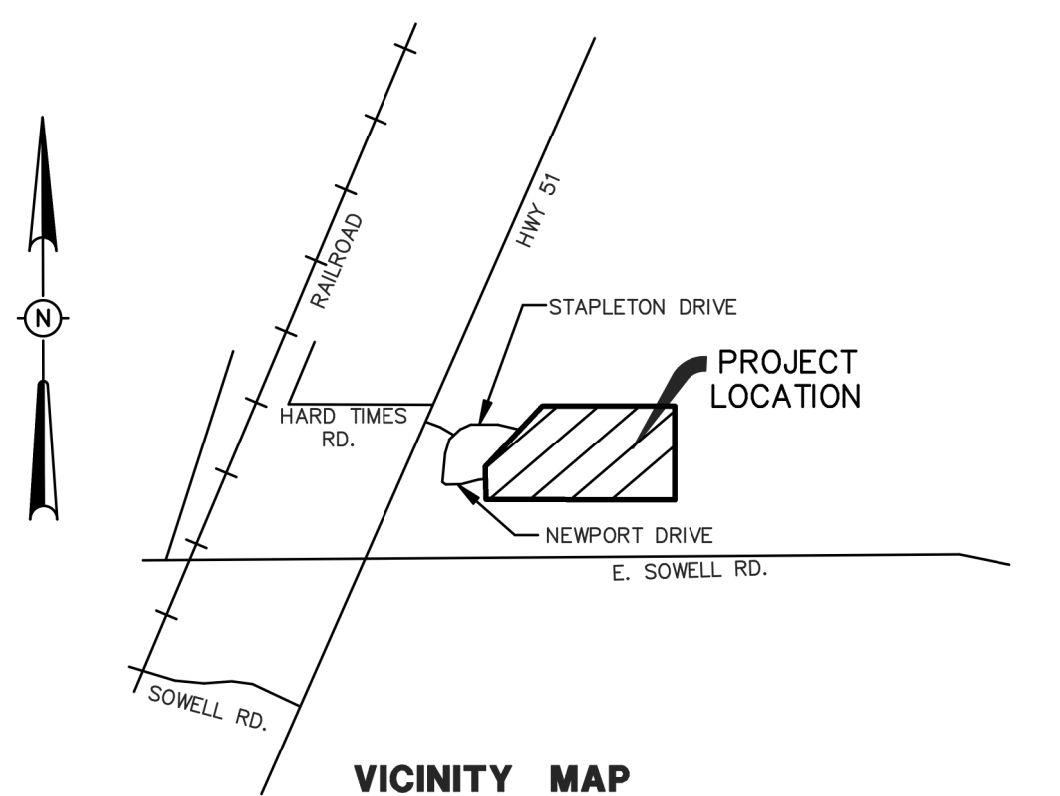
Re: Final Plat
The Lakes at Stapleton

The Engineering Department recommends approval of the final plat of The Lakes at Stapleton. The development is 70 lots on approximately 32.43 acres. The letter of credit for the final wearing surface has been received.

THE LAKES AT STAPLETON

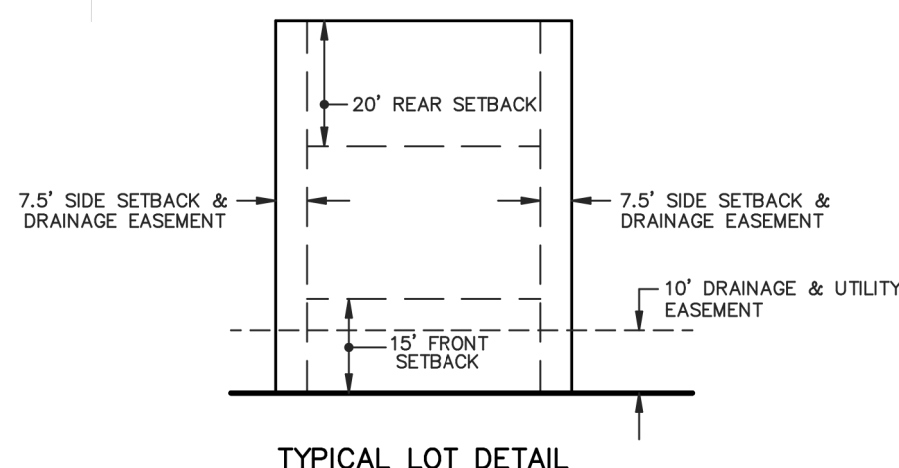
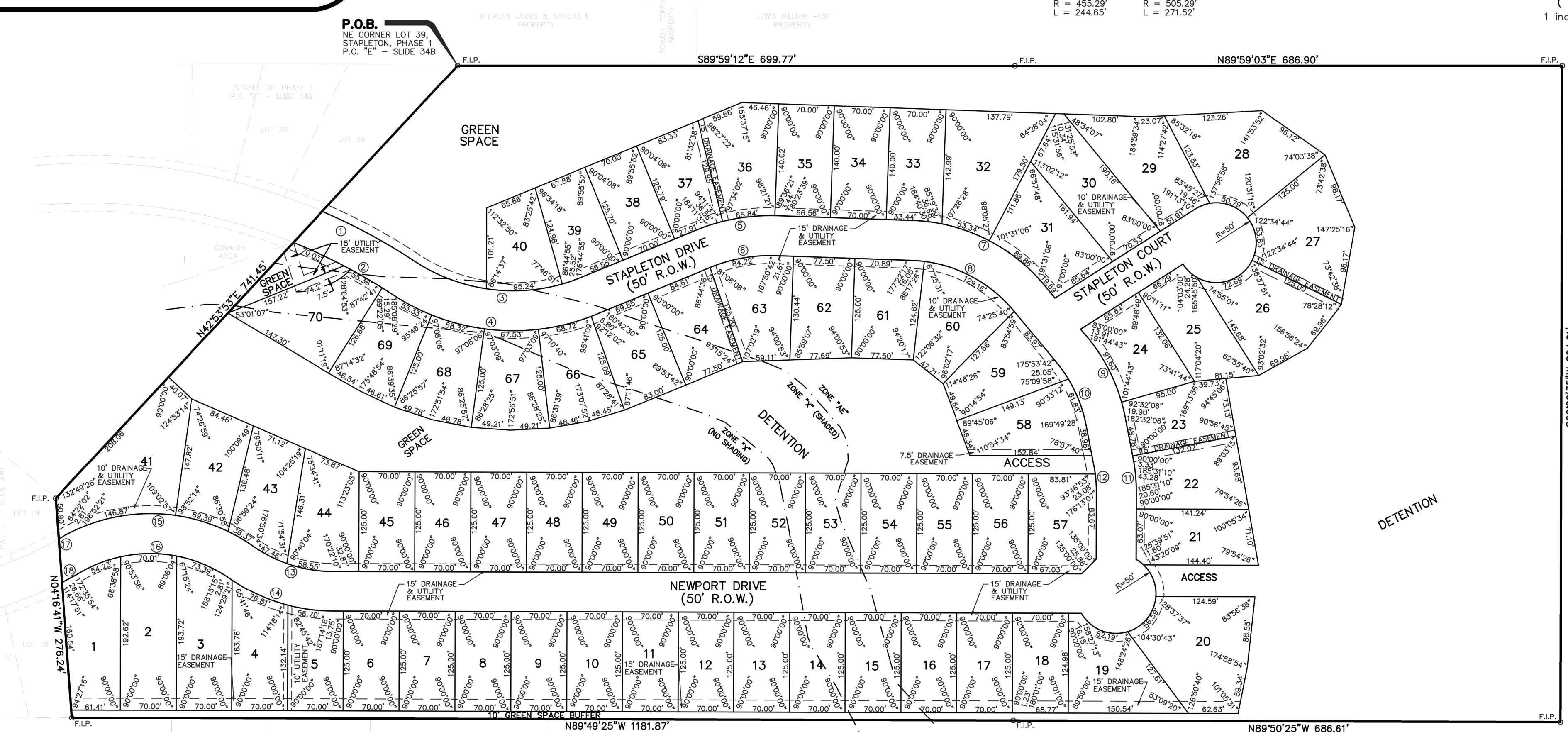
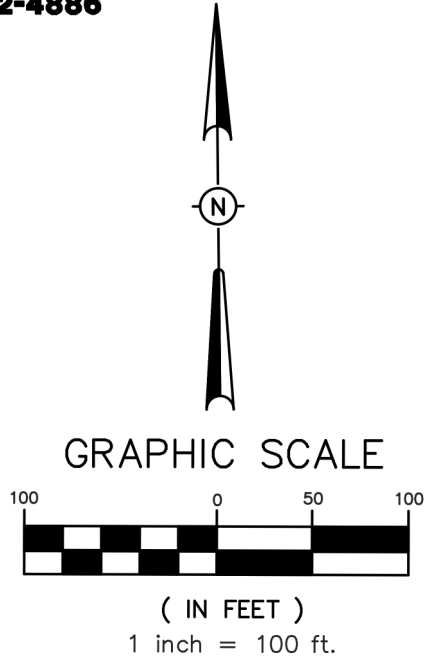
SITUATED IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 8 NORTH - RANGE 2 EAST MADISON COUNTY, MISSISSIPPI

PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
4099 NORTH STATE STREET
JACKSON, MISSISSIPPI
601 362-4886



RIGHT-OF-WAY CURVE DATA

① Δ = 18°50'31" D = 7.71037' R = 743.10' L = 480.89'	② Δ = 18°50'31" D = 8.26660' R = 693.10' L = 448.54'	③ Δ = 55°41'41" D = 25.46479' R = 225.00' L = 218.71'	④ Δ = 55°41'41" D = 20.83483' R = 275.00' L = 267.32'
⑤ Δ = 24°18'37" D = 22.91831' R = 250.00' L = 106.07'	⑥ Δ = 24°18'37" D = 28.64789' R = 200.00' L = 84.86'	⑦ Δ = 48°34'07" D = 25.46479' R = 225.00' L = 190.73'	⑧ Δ = 48°34'07" D = 32.74045' R = 175.00' L = 148.34'
⑨ Δ = 28°33'39" D = 25.46479' R = 225.00' L = 112.16'	⑩ Δ = 28°33'39" D = 32.74045' R = 175.00' L = 87.23'	⑪ Δ = 11°02'19" D = 25.46479' R = 225.00' L = 43.35'	⑫ Δ = 11°02'19" D = 32.74045' R = 175.00' L = 33.72'
⑬ Δ = 34°50'50" D = 32.74045' R = 175.00' L = 106.43'	⑭ Δ = 34°50'50" D = 25.46479' R = 225.00' L = 136.84'	⑮ Δ = 65°06'39" D = 25.46479' R = 225.00' L = 255.69'	⑯ Δ = 65°06'39" D = 32.74045' R = 175.00' L = 198.87'
⑰ Δ = 30°47'19" D = 12.58446' R = 455.29' L = 244.65'	⑱ Δ = 30°47'19" D = 11.33919' R = 505.29' L = 271.52'		



- NOTES:**
1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING), "X" (SHADED) AND "AE" ACCORDING TO FIRM MAP NUMBERS 28089C0415G AND 28089C0420G, EFFECTIVE JANUARY 17, 2025.
 2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
 3. SURVEY CLASSIFICATION "B".
 4. REFERENCE MERIDIAN: NORTH REFERENCED GPS GRID.
 5. IRON PINS SET AT ALL LOT CORNERS.
 6. AREA = 32.43 ACRES, MORE OR LESS.
 7. DATE OF FIELD SURVEY: SEPTEMBER 22, 2025.
 8. DATE OF PREPARATION OF PLAT: SEPTEMBER 10, 2026.
 9. COMMON AREAS AND EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSN. OR ADJACENT LOT OWNER, WHICHEVER IS APPLICABLE AS OUTLINED IN THE COVENANTS.
- F.I.P. DENOTES FOUND 1/2" IRON PIN.

**THE LAKES AT STAPLETON
SITUATED IN THE
NORTHEAST 1/4 OF SECTION 14,
TOWNSHIP 8 NORTH - RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI**

**PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
4099 NORTH STATE STREET
JACKSON, MISSISSIPPI
1601 362-4886**

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

I, Donald L. McDonald, Professional Surveyor, do hereby certify that at the request of the undersigned owner, I have subdivided and platted the following described land being situated in the Northeast 1/4 of Section 14, T8N-R2E, Madison County, Mississippi:

Begin at an existing 1/2" iron pin marking the Northeast corner of Lot 39, Stapleton, Phase 1, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet E at Slide 34B and run thence South 89 degrees 59 minutes 12 seconds East for a distance of 699.77 feet to an existing 1/2" iron pin; run thence North 89 degrees 59 minutes 03 seconds East for a distance of 686.90 feet to an existing 1/2" iron pin; run thence South 00 degrees 09 minutes 35 seconds West for a distance of 824.21 feet to an existing 1/2" iron pin; run thence North 89 degrees 50 minutes 25 seconds West for a distance of 686.61 feet to an existing 1/2" iron pin; run thence North 89 degrees 49 minutes 25 seconds West for a distance of 1,181.87 feet to an existing 1/2" iron pin marking the Southeast corner of Lot 18 of the aforesaid Stapleton, Phase 1; run thence North 04 degrees 16 minutes 41 seconds West along the East line of said Stapleton, Phase 1 for a distance of 276.24 feet to an existing 1/2" iron pin marking the Northeast corner of Lot 19 of said Stapleton, Phase 1; run thence North 42 degrees 53 minutes 53 seconds East along said East line of Stapleton, Phase 1 for a distance of 741.45 feet to the POINT OF BEGINNING, containing 32.43 acres, more or less.

Witness my signature this the _____ day of _____, 20____

Donald L. McDonald, Professional Surveyor

**SURVEYOR'S CERTIFICATE OF COMPLIANCE
STATE OF MISSISSIPPI
COUNTY OF MADISON**

I, Donald L. McDonald, Professional 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 _____, 20____

Donald L. McDonald, Professional Surveyor

**CERTIFICATE AND DEDICATION OF OWNER
STATE OF MISSISSIPPI
COUNTY OF MADISON**

I, Scott May, President of S & S Builders, Inc, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Donald L McDonald, Professional Surveyor, and that as President of said S & S Builders, Inc., has caused the same to be subdivided and platted as shown hereon, and hereby adopt this plat subdivision as the free act and deed and has designated the same as The Lakes at Stapleton and dedicates the street rights-of-ways and drainage easements as shown hereon for public use forever.

Witness my signature this the _____ day of _____, 20____

S & S Builders, Inc.

By: _____
Scott May, President

**ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Scott May, who acknowledged to me that he is President of S & S Builders, Inc., the owner, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, for and on behalf of said S & S Builders, Inc., after being authorized so to do, and Donald L McDonald, Professional 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 _____, 20____.

Notary Public My Commission Expires: _____

**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: _____
Tim Bryan, P.E., 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 _____, 20____.

Madison County Board of Supervisors

By: _____
Gerald Steen, Board President

Attest: _____
Ronny Lott, Chancery Clerk

**CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON**

We, Ronny Lott, Chancery Clerk and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of The Lakes at Stapleton with the original thereof, as made by said Donald L McDonald, Professional 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 _____, 20____.

Donald L McDonald, PLS Ronny Lott, Chancery Clerk

By: _____, D.C.

**FILING AND RECORDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON**

I, Ronny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of The Lakes at Stapleton was filed for record in my office on this the _____ day of _____, 20____, and was duly recorded in Plat Cabinet _____ at Slides _____ and _____ 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 _____, 20____.

Ronny Lott, Chancery Clerk By: _____, D.C.