

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

June 8, 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
WestPointe, Phase 1

The Engineering Department recommends approval of the final plat of WestPointe, Phase 1. The development is 43 lots on approximately 35.57 acres. The letter of credit for the final wearing surface has been received.

WESTPOINTE, PHASE 1

SITUATED IN THE NE 1/4 AND NW 1/4 OF SECTION 23,
T8N-R1E, MADISON COUNTY, MISSISSIPPI

Class "B" Survey
Bearings Based on Survey
Grade GPS Observations
Taken May 17, 2016
(Geodetic North)

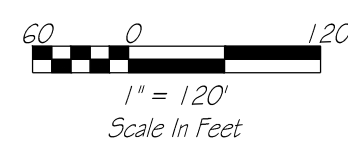
Our Job No. M-2376-4-2-WestPointe-FinalPlat-Phase 1
Date of Plat-May 21, 2026
Date of Field Survey-March 19, 2026

Iron Pin Set (1/2"x1/8" Iron Rebar)
Easement Boundary
Building Setback Line

Drainage and/or Utility Easement

Common Area/Retention Area

Minimum Finished Floor Elevation



Line #	Length	Direction
L1	19.04	S54°52'01"E
L2	157.32	N41°17'06"W
L3	110.34	N71°55'04"W
L4	112.23	N70°18'44"W
L5	127.73	N70°05'12"W
L6	122.04	N69°35'33"W
L7	110.00	N63°34'49"W
L8	110.00	N63°56'01"W
L9	110.00	N63°56'01"W
L10	109.61	N63°56'01"W
L11	103.84	N77°37'58"W
L12	105.01	N84°45'24"W
L13	110.21	N69°03'27"W
L14	232.50	N61°54'31"W
L15	110.01	N64°21'42"W
L16	143.42	N66°21'31"W
L17	141.08	N47°03'07"W
L18	46.49	N41°06'17"W
L19	46.49	S41°06'17"E
L20	126.46	S60°58'00"E
L21	198.93	S50°44'47"E
L22	36.03	N72°39'14"W
L23	115.10	N60°57'52"W
L24	66.14	N67°04'18"W
L25	93.05	N67°04'18"W
L26	18.56	N80°28'59"W
L27	38.57	N68°42'59"W
L28	54.10	N75°54'40"W
L29	32.79	N74°26'41"W
L30	70.43	N65°35'49"W
L31	24.45	N57°46'05"W
L32	34.24	N46°58'21"W
L33	37.74	N41°01'06"W
L34	28.67	N34°43'02"W

Line #	Length	Direction
L35	15.52	N22°51'41"W
L36	135.94	N43°11'53"W
L35	49.17	N33°11'54"E
L56	49.17	N33°11'54"E
L57	71.52	N29°20'29"E
L58	39.19	N29°20'29"E
L59	81.17	N25°25'19"E
L60	39.58	N25°25'19"E
L61	81.00	N20°39'57"E
L62	39.75	N20°39'57"E
L63	82.26	N15°54'35"E
L64	38.48	N15°54'35"E
L65	25.88	S68°42'59"E
L66	6.00	N67°04'18"W
L67	153.19	N67°04'18"W

L=9.45'
R=805.00'
CHD=N46°39'47"E
CH=9.45'

L=36.55'
R=485.00'
CHD=N44°50'25"E
CH=36.54'

L=128.21'
R=485.00'
CHD=N35°06'30"E
CH=127.84'

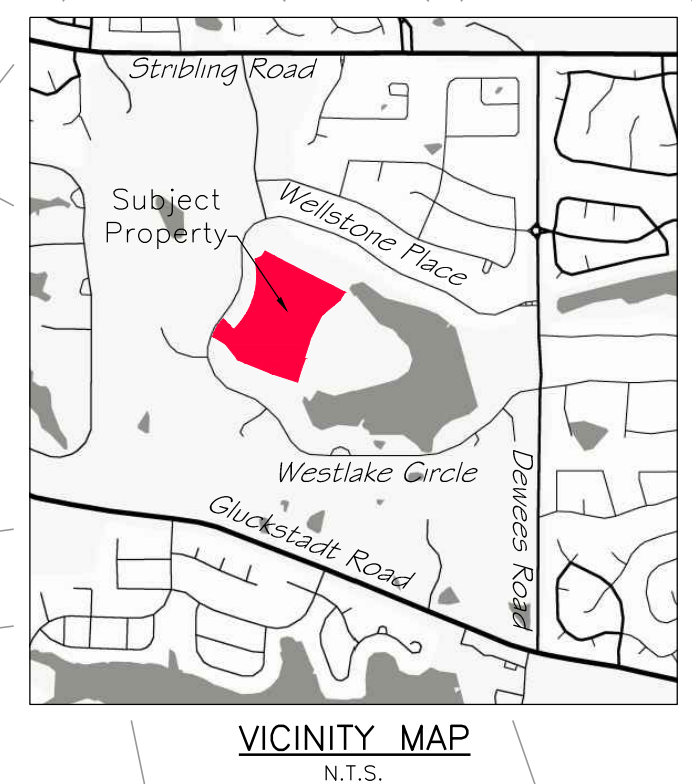
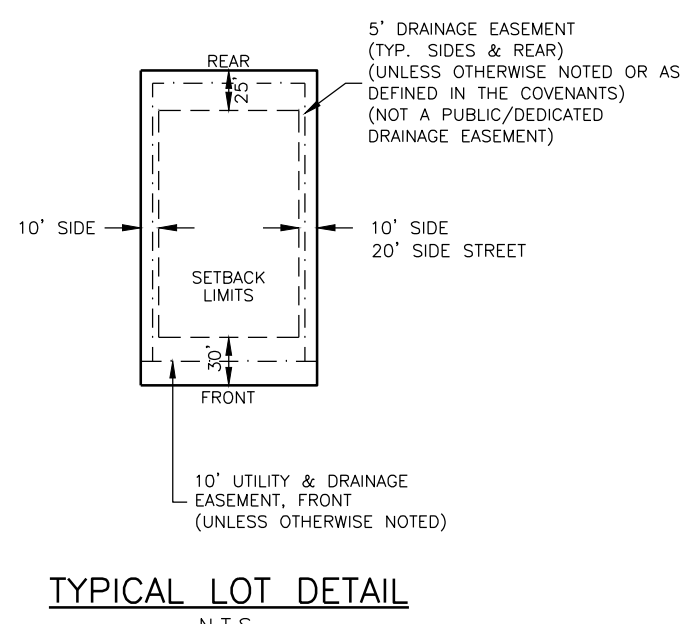
L=109.28'
R=485.00'
CHD=N27°04'48"E
CH=109.05'

POINT OF BEGINNING

NAIL NO.	ELEVATION	DESCRIPTION
NAIL-1	336.14'	TOP OF FLARED END SECTION
NAIL-2	336.02'	CENTERLINE OF ROAD
NAIL-3	334.12'	CENTERLINE OF ROAD
NAIL-4	330.60'	CENTERLINE OF ROAD
NAIL-5	329.54'	TOP OF CURB
NAIL-6	326.52'	CENTERLINE OF ROAD
NAIL-7	323.76'	TOP OF FLARED END SECTION
NAIL-8	328.49'	CENTERLINE OF ROAD

- NOTES:**
- This is to certify that this property is located in Zone "X"-Other Areas, defined as "Areas determined to be outside the 0.2% annual chance floodplain", as shown on FIRM Map Numbers No. 28089C0395F revised date of March 17, 2010.
 - 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.
 - The finish floor elevations shown represent the minimum elevation for the proposed structures, and should be adjusted higher to correspond with existing drainage patterns and surrounding grades.
 - 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.

TOTAL AREA
±235.57 Acres
±1,549,638.91 Sq. Ft.



M MASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

WESTPOINTE, PHASE 1

SITUATED IN THE NE 1/4 AND NW 1/4 OF SECTION 23,
T8N-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 W. Scott Gideon, Vice-President of Westlake Madison, Inc., a Mississippi Corporation, who acknowledged to me that he signed and delivered this plot and the certificates thereon, as his own act and deed, and Jerome C. Smith, Professional Surveyor, who acknowledged to me that he signed and delivered this plot 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 _____, 2026.

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 plot of WESTPOINTE, PHASE 1, was filed for record in my office on this the _____ day of _____, 2026, and was duly recorded in Plot 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 _____, 2026.

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

CERTIFICATE AND DEDICATION OF OWNER
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, W. Scott Gideon, Vice-President of Westlake Madison, Inc., a Mississippi Corporation, do hereby certify that the aforesaid is the owner of the land described in the foregoing certificate of Jerome C. Smith, Professional Surveyor, and that as Member of said WESTPOINTE, PHASE 1 and owner, have caused the same to be subdivided and platted as shown hereon, and hereby adopt this plot of said subdivision as the true act and deed of said Mississippi Corporation as owner and have designated the same as WESTPOINTE, 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 _____, 2026.

Westlake Madison, Inc.
A Mississippi Limited Corporation

By: _____
W. Scott Gideon, Vice-President

COUNTY ENGINEER'S RECOMMENDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON

I have examined this plot and find it conforms to all conditions set forth on the preliminary plot 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 plot was approved by the Board of Supervisors of Madison County in session on the _____ day of _____, 2026.

Madison County Board of Supervisors

By: _____ Attest: _____
Gerald Steen, President Ronny Lott, Chancery Clerk

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

I, Jerome C. Smith, Professional Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plot 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 _____, 2026.

Jerome C. Smith, Professional Surveyor

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Jerome C. Smith, Professional Surveyor, do hereby certify that we have carefully compared this plot of WESTPOINTE, PHASE 1, with the original thereof, as made by Jerome C. Smith, Professional Surveyor, and find it to be a true and correct copy of said map or plot.

Given under my hand and seal of office this the _____ day of _____, 2026.

Jerome C. Smith, P.S. Ronny Lott, Chancery Clerk

By: _____ D.C. _____

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Jerome C. Smith, Professional Surveyor, do hereby certify that at the request of Westlake Madison, Inc., the owner, have subdivided and platted the following described land, as follows, to-wit:

A parcel or tract of land, containing 35.57 acres (1,549,638.91 Sq. Ft.), more or less, lying and being situated in Section 23, T8N-R1E, Madison County, Mississippi, being a part of the Westlake Madison, Inc. property as described in Deed Book 4468 at Page 721 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at an iron pin lying at the SW corner of said Section 14, T8N-R1E, Madison County, Mississippi, said point also lying on the Easterly boundary of Johnstone Phase Two, as shown on map or plot of some, in Plot Cabinet "D" at Slot 116 of the Records of said Madison County, Mississippi; run thence

North 00 degrees 33 minutes 33 seconds West (North 00 degrees 40 minutes 10 seconds West-Grid Bearing, State Plane, Mississippi West Zone) along the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Johnstone Phase Two, for a distance of 910.83 feet to the NE corner of said Johnstone Phase Two, said point also being and lying at the SE corner of Devin Springs Two, as shown on map or plot of some, in Plot Cabinet "D" at Slot 179 of the Records of said Madison County, Mississippi; thence

Continue North 00 degrees 33 minutes 33 seconds West (North 00 degrees 40 minutes 10 seconds West-Grid Bearing, State Plane, Mississippi West Zone) along the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Devin Springs Two, for a distance of 160.55 feet to the centerline of an existing thirty (30) foot Shell Pipeline Corporation easement, as described in Deed Book 124 at Page 440 of the Records of said Madison County, Mississippi; thence

Leaving the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Devin Springs Two, run South 23 degrees 26 minutes 00 seconds East along the centerline of said existing thirty (30) foot Shell Pipeline Corporation easement, for a distance of 2,337.86 feet to the NW corner of Lot 119 of Westlake, Phase 2, as shown on map or plot of some in Plot Cabinet "C" at Slot 19 of the Records of said Madison County, Mississippi; thence

Leaving the centerline of said existing thirty (30) foot Shell Pipeline Corporation easement, run North 56 degrees 30 minutes 49 seconds East along the Northerly boundary of Lot 119 of said Westlake, Phase 2 for a distance of 93.76 feet; thence

South 63 degrees 57 minutes 33 seconds East along the Northerly boundary of Lot 119 and Lot 118 of said Westlake, Phase 2 for a distance of 397.26 feet to the NE corner of Lot 118 of said Westlake, Phase 2, said point also lying at the SE corner of Lot 41 of Westlake, Phase 3 as shown on map or plot of some in Plot Cabinet "G" at Slot 92 of the Records of said Madison County, Mississippi; thence

South 75 degrees 22 minutes 27 seconds East along the Northerly boundary of said Westlake, Phase 2 and the Southerly boundary of said Westlake, Phase 3 for a distance of 60.00 feet to the SE corner of said Westlake, Phase 3 and POINT OF BEGINNING of the herein described property; thence

Leaving the Northerly boundary of said Westlake, Phase 2, run along the Easterly boundary of said Westlake, Phase 3 to points at each of the following calls;

109.28 feet along the arc of a 485.00 foot radius curve to the right, said arc having a 109.05 foot chord which bears North 21 degrees 04 minutes 48 seconds East; thence

128.21 feet along the arc of a 485.00 foot radius curve to the right, said arc having a 127.84 foot chord which bears North 35 degrees 06 minutes 30 seconds East; thence

36.55 feet along the arc of a 485.00 foot radius curve to the right, said arc having a 36.54 foot chord which bears North 44 degrees 50 minutes 25 seconds East; thence

9.45 feet along the arc of a 805.00 foot radius curve to the left, said arc having a 9.45 foot chord which bears North 46 degrees 39 minutes 47 seconds East; thence

South 43 degrees 40 minutes 24 seconds East for a distance of 200.94 feet; thence
North 42 degrees 03 minutes 28 seconds East for a distance of 135.88 feet; thence
North 34 degrees 42 minutes 12 seconds East for a distance of 135.82 feet; thence
North 26 degrees 57 minutes 16 seconds East for a distance of 135.82 feet; thence
North 19 degrees 12 minutes 21 seconds East for a distance of 135.82 feet; thence
North 11 degrees 27 minutes 25 seconds East for a distance of 135.82 feet; thence
North 03 degrees 42 minutes 29 seconds East for a distance of 135.82 feet; thence
North 04 degrees 02 minutes 27 seconds West for a distance of 135.82 feet; thence
North 04 degrees 17 minutes 07 seconds West for a distance of 90.38 feet; thence
North 66 degrees 42 minutes 02 seconds East for a distance of 95.94 feet; thence
North 31 degrees 49 minutes 58 seconds East for a distance of 81.94 feet to the SW corner of the Northerly 4.3401 acre tract of the above referenced Westlake, Phase 2; thence

Leaving the Easterly boundary of said Westlake, Phase 3 run South 61 degrees 19 minutes 05 seconds East along the Southerly boundary of the Northerly 4.3401 acre tract of said Westlake, Phase 2, for a distance of 243.70 feet to the SE corner, thereof, said point also lying on the Westerly boundary of Westlake, Phase 1 as shown on map or plot of some in Plot Cabinet "F" at Slot 131-A of the Records of said Madison County, Mississippi; thence

South 63 degrees 08 minutes 14 seconds East along the Westerly boundary of said Westlake, Phase 1 for a distance of 972.02 feet; thence

Leaving the Westerly boundary of said Westlake, Phase 1, run to points at each of the following calls;

South 32 degrees 46 minutes 53 seconds West for a distance of 128.94 feet; thence
South 49 degrees 57 minutes 58 seconds West for a distance of 263.25 feet; thence
South 48 degrees 53 minutes 43 seconds West for a distance of 60.00 feet; thence
South 26 degrees 13 minutes 03 seconds West for a distance of 320.97 feet; thence
South 17 degrees 44 minutes 31 seconds West for a distance of 302.00 feet; thence
South 68 degrees 42 minutes 59 seconds East for a distance of 12.69 feet; thence
South 21 degrees 17 minutes 01 seconds West for a distance of 60.00 feet; thence
South 17 degrees 18 minutes 22 seconds West for a distance of 276.54 feet to the Northerly boundary the above referenced Westlake, Phase 2; thence

Along the Northerly boundary of said Westlake, Phase 2 to points at each of the following calls;

North 72 degrees 24 minutes 21 seconds West for a distance of 363.33 feet; thence
North 67 degrees 42 minutes 35 seconds West for a distance of 492.35 feet; thence
North 38 degrees 42 minutes 28 seconds West for a distance of 290.54 feet; thence

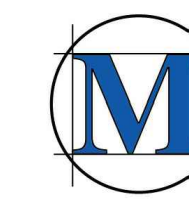
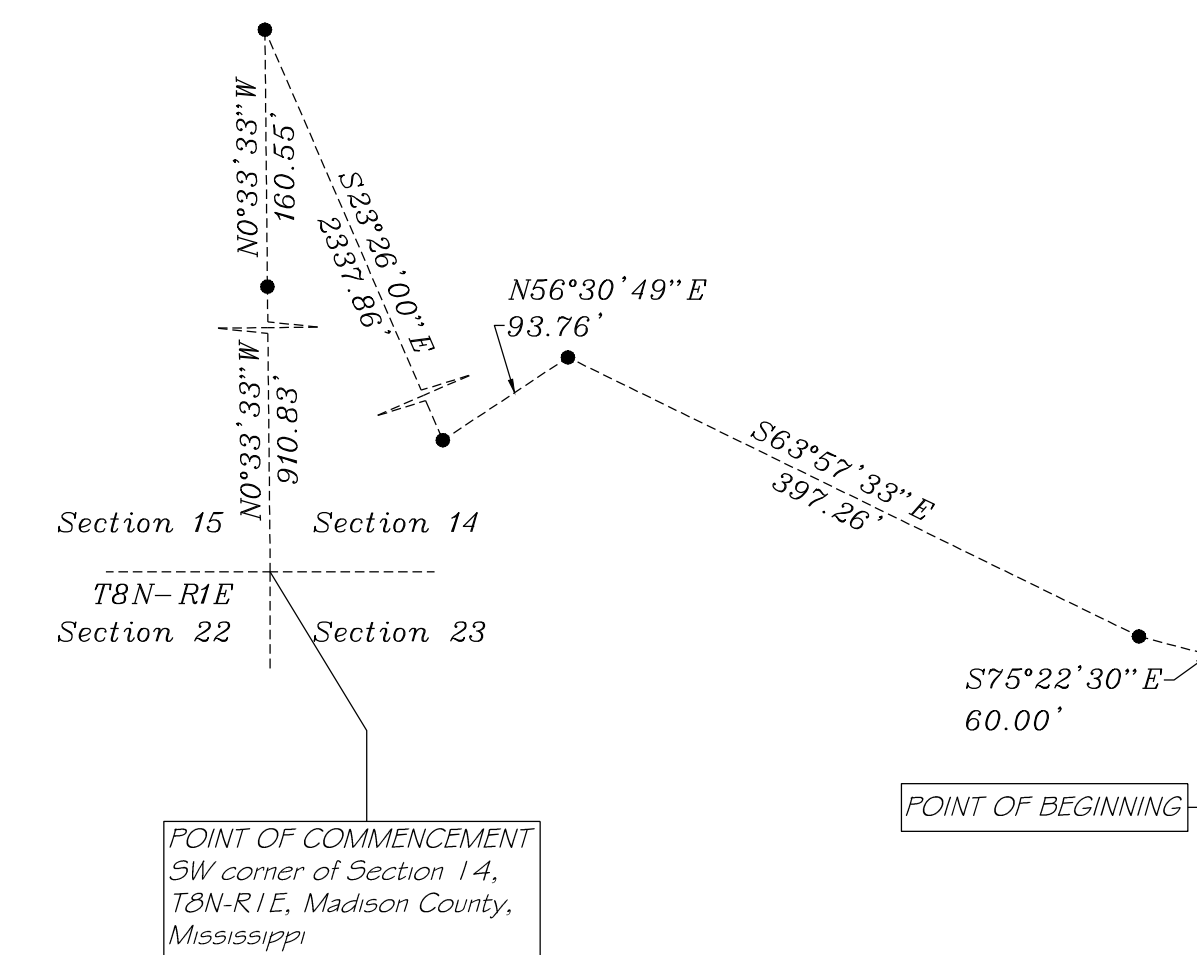
North 59 degrees 22 minutes 27 seconds West for a distance of 198.10 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

Witness my signature, this the _____ day of _____, 2026.

Jerome C. Smith, Professional Surveyor,
Mississippi P.S. No. 34934

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	62.22	605.00	5.89	N44° 03' 04"W	62.19
C2	97.60	605.00	9.24	N51° 37' 07"W	97.49
C3	76.44	605.00	7.24	N59° 51' 35"W	76.39
C4	14.59	20.00	41.80	S42° 34' 50"E	14.27
C5	3.32	20.00	9.52	S16° 55' 18"E	3.32
C6	109.22	60.00	104.30	N64° 18' 38"W	94.75
C7	105.75	60.00	100.98	S13° 02' 57"W	92.58
C8	81.01	60.00	77.36	S76° 07' 11"E	74.99
C9	17.91	20.00	51.32	N89° 08' 18"W	17.32
C10	29.73	20.00	85.18	N20° 53' 29"W	27.07
C11	80.57	430.00	10.74	S16° 19' 43"W	80.46
C12	15.09	1200.00	0.72	N11° 19' 16"E	15.09
C13	117.04	1200.00	5.59	N14° 28' 32"E	117.00
C14	117.04	1200.00	5.59	N20° 03' 51"E	117.00
C15	117.04	1200.00	5.59	N25° 39' 09"E	117.00
C16	117.04	1200.00	5.59	N31° 14' 28"E	117.00
C17	108.50	1200.00	5.18	N36° 37' 32"E	108.46
C18	98.88	1200.00	4.72	N41° 34' 35"E	98.86
C19	26.09	20.00	74.74	N81° 18' 27"E	24.28
C20	9.17	1470.00	0.36	S61° 08' 35"E	9.17
C21	49.29	300.00	9.41	S56° 15' 37"E	49.23
C22	4.23	300.00	0.81	S51° 09' 00"E	4.23
C23	58.71	3717.19	0.90	N61° 50' 44"W	58.71
C24	119.99	610.00	11.27	S67° 01' 41"E	119.79
C25	61.21	300.00	11.69	N66° 48' 33"W	61.10
C26	6.49	1530.00	0.24	S61° 09' 09"E	6.49
C27	112.72	1530.00	4.22	S63° 19' 05"E	112.70
C28	43.88	1530.00	1.64	S66° 15' 01"E	43.87
C29	17.00	1005.00	0.97	S67° 33' 23"E	17.00
C30	103.64	1005.00	5.91	S72° 59' 43"E	103.60
C31	103.38	1005.00	5.89	S76° 53' 48"E	103.34
C32	11.21	1005.00	0.64	S80° 09' 48"E	11.21
C33	88.59	1340.00	3.79	N78° 35' 20"W	88.58

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C34	115.16	1340.00	4.92	N74° 13' 58"W	115.12
C35	71.44	1340.00	3.05	N70° 14' 37"W	71.43
C36	84.58	1400.00	3.46	N70° 26' 50"W	84.57
C37	118.63	1400.00	4.85	N74° 36' 19"W	118.59
C38	35.02	20.00	100.32	S26° 52' 30"E	30.71
C39	187.94	9270.00	1.16	S23° 51' 49"W	187.94
C40	122.99	9270.00	0.76	S24° 49' 28"W	122.99
C41	110.97	9270.00	0.69	S25° 32' 51"W	110.97
C42	110.97	9270.00	0.69	S26° 14' 00"W	110.97
C43	140.31	9270.00	0.87	S27° 00' 36"W	140.31
C44	33.15	20.00	94.97	S74° 55' 43"W	29.48
C45	156.77	545.00	16.48	N49° 20' 44"W	156.23
C46	110.88	9330.00	0.68	S27° 06' 37"W	110.88
C47	117.72	9330.00	0.72	S26° 24' 30"W	117.72
C48	117.72	9330.00	0.72	S25° 41' 08"W	117.72
C49	117.72	9330.00	0.72	S24° 57' 45"W	117.72
C50	117.72	9330.00	0.72	S24° 14' 23"W	117.72
C51	118.75	9330.00	0.73	S23° 30' 49"W	118.75
C52	26.66	20.00	76.37	N61° 19' 59"E	24.73
C53	221.19	945.00	13.41	S73° 46' 58"E	220.69
C54	37.70	20.00	107.99	S11° 27' 00"E	32.36
C55	100.05	1260.00	4.55	N40° 16' 16"E	100.03
C56	119.89	1260.00	5.45	N35° 16' 14"E	119.84
C57	104.34	1260.00	4.74	N30° 10' 21"E	104.31
C58	104.59	1260.00	4.76	N25° 25' 19"E	104.56
C59	104.59	1260.00	4.76	N20° 39' 57"E	104.56
C60	104.59	1260.00	4.76	N15° 54' 35"E	104.56
C61	96.54	1260.00	2.57	N12° 14' 46"E	96.53
C62	60.40	370.00	9.35	S15° 38' 14"W	60.33
C63	33.58	20.00	96.21	S68° 25' 02"W	29.77
C64	41.70	1470.00	1.63	S66° 15' 33"E	41.70
C65	31.74	20.00	90.93	N18° 00' 52"W	28.51



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

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090