

Brad Sellers

From: Rudy Warnock <rwarnock@warnockeng.com>
Sent: Tuesday, March 04, 2014 10:11 AM
To: Brad Sellers; Mike Love
Subject: Twelve Oaks Estate

Mike,

All looks good with your plat, however I would like to have the land your client owns that is within the "prescriptive ROW" conveyed to Madison County and make sure that we set the property line for the new lots at 40' off the Centerline of the existing road. That way the county has room to improve the road as money is available. Thank you.

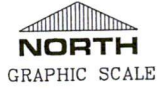
Rudy

TWELVE OAKS ESTATES

Situated in the East 1/2 of the NW 1/4 and the West 1/2 of the NE 1/4 of Section 28, T8N, R3E, Madison County, Mississippi

Line	Bearing	Distance
L1	N 44°47'06" E	79.86'
L2	N 25°46'12" E	18.59'

Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	9°42'26"	43.55'	275.00'	31.82'	43.51'	N 3°14'43" E
C2	5°12'06"	30.45'	335.00'	18.24'	30.44'	N 3°09'53" E
C3	2°13'13"	166.87'	335.00'	61.70'	159.46'	N 2°18'14" E
C4	2°59'12"	129.53'	335.00'	65.99'	128.33'	N 2°14'14" E
C5	8°52'30"	615.71'	3975.00'	308.48'	615.11'	N 3°37'05" E
C6	7°38'30"	58.01'	375.00'	25.84'	49.99'	N 4°52'35" E
C7	4°54'44"	142.25'	1176.92'	70.72'	141.18'	N 4°41'38" E
C8	1°50'45"	148.54'	735.00'	121.40'	138.47'	N 3°16'44" E



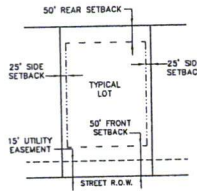
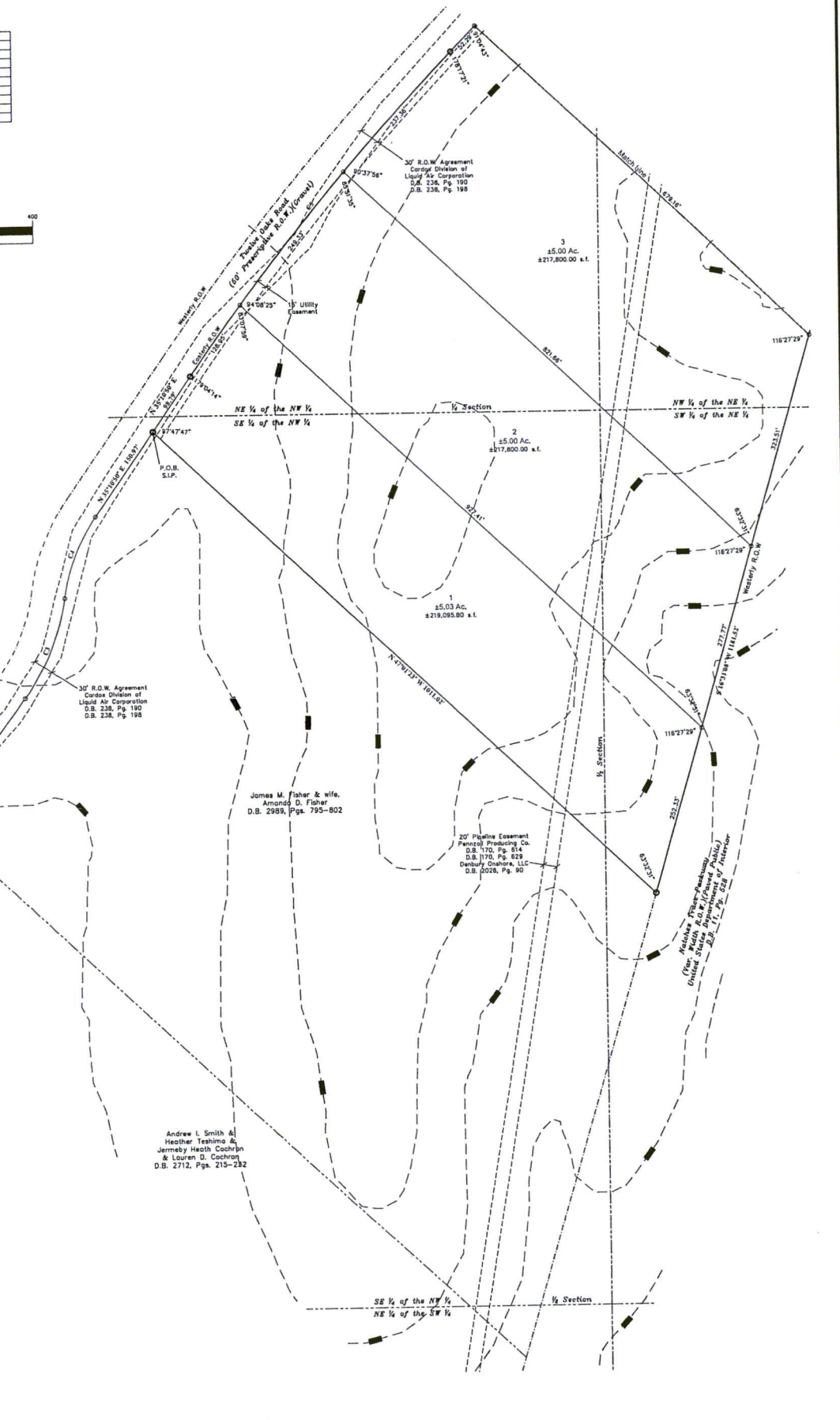
- GENERAL NOTES:**
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0420F, COMMUNITY PANEL NO. 280228 0420 F, EFFECTIVE DATE: MARCH 17, 2010.
 - THIS SURVEY MEETS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYORS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
 - ==== DENOTES 15' UTILITY EASEMENTS UNLESS OTHERWISE NOTED.
 - BEARINGS ARE BASED ON SOLAR OBSERVATION.
 - ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
 - 1/2" x 18" IRON PINS SET AT ALL CORNERS.
 - FIELD SURVEY COMPLETED JUNE 17, 2011.

MATHEMATICAL CLOSURE:

Coord Report: Fri Jun 03 08:58:04 2014
Twelve Oaks Estates
Starting Coordinates: Northing 8279.29, Easting -2361.92

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
N 38°10'50" E	88.79	LINE				308.48	
N 38°37'05" E	613.11	CURVE R	3975.00	615.72	8°52'30"	308.48	Rod-In: S 34°48'10" E Rod-Out: S 45°58'40" E
N 44°02'20" E	295.85	LINE				25.04	
N 47°32'30" E	49.98	CURVE R	375.00	50.01	7°38'30"	25.04	Rod-In: S 45°58'40" E Rod-Out: S 38°18'10" E
N 51°41'50" E	201.12	LINE				70.72	
N 48°14'28" E	141.18	CURVE L	1170.92	141.26	8°54'44"	70.72	Rod-In: N 38°18'10" W Rod-Out: N 45°12'54" W
N 44°47'08" E	79.86	LINE				121.40	
N 30°18'44" E	236.47	CURVE L	725.00	240.58	19°00'45"	121.40	Rod-In: N 45°12'54" W Rod-Out: N 64°13'39" W
N 25°46'22" E	18.59	LINE					
East	654.04	LINE					
S 41°36'11" W	128.53	LINE					
S 18°31'08" W	1181.52	LINE					
N 47°01'23" W	1011.02	LINE					

Ending Coordinates: Northing 8279.29, Easting -2361.92
Area: 1308090.21 SF., 30.0298 Acres
Total Perimeter Distance: 3807.28
Closure Error Distance: 0.0083 Error Bearing: S 81°53'31" E
Closure Precision: 1 in 712053.0



TYPICAL LOT DETAIL WITH SETBACKS
N.T.S.

SETBACK NOTE:
Breeding, raising, and feeding of grazing livestock (i.e., horses, cattle, sheep, goats, mules, etc.), provided that each such animal herein defined as "grazing livestock" shall be kept on a tract or lot of one (1) acre or greater. Barns, pens, corrals, and other buildings or enclosures for the keeping of livestock are permitted accessory uses, provided that such buildings or enclosures (excluding open pastures) are located no closer than 50 feet from any adjoining property lines or existing street right of way.

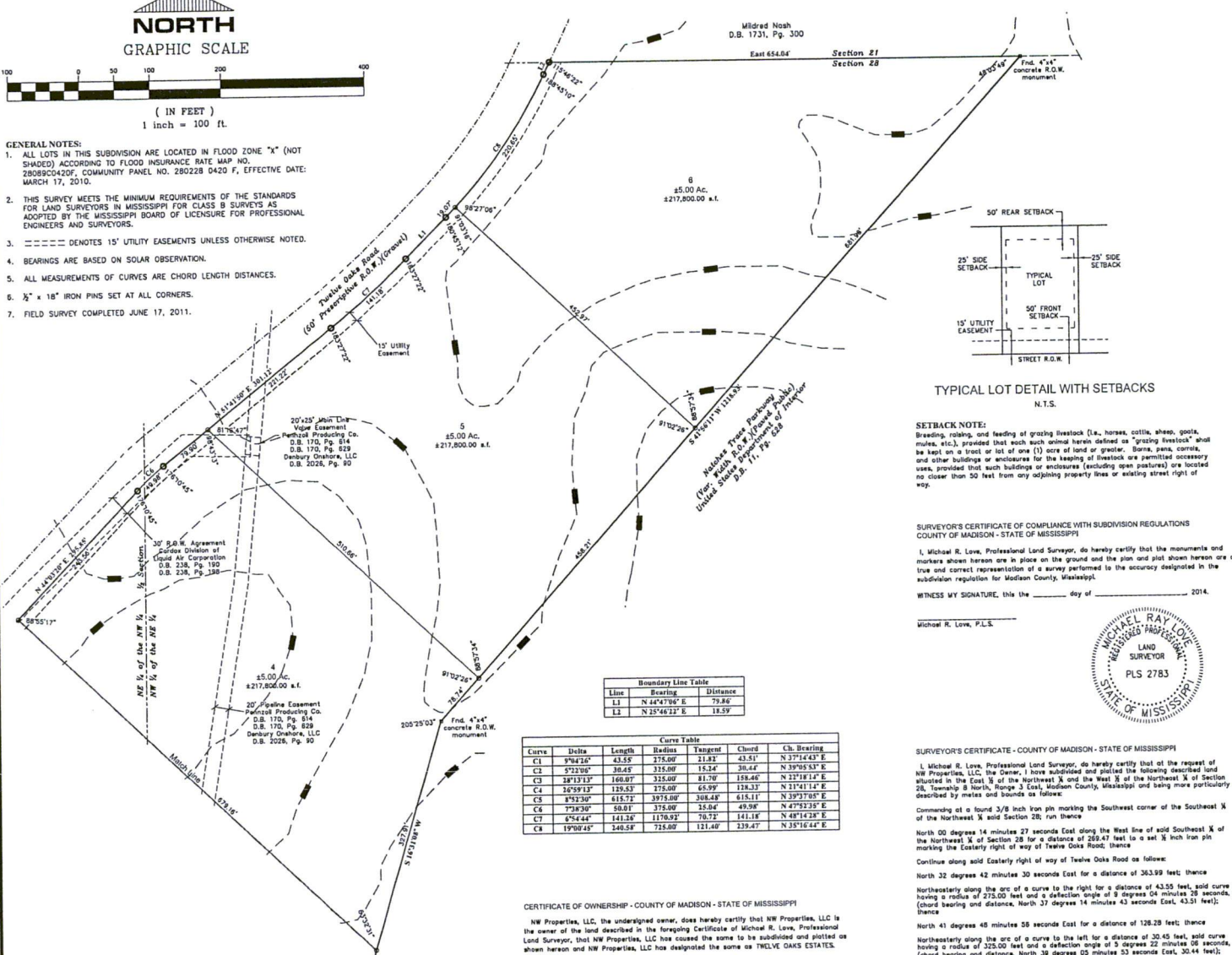
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- FIELD SURVEY COMPLETED JUNE 17, 2011.



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SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Michael R. Love, Professional Land Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plan and plot 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 _____ day of _____, 2014.

Michael R. Love, P.L.S.



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L1	N 44°47'06" E	79.86
L3	N 25°46'12" E	18.59

Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	9°04'16"	43.55	275.00	21.81	43.51	N 37°14'43" E
C2	5°13'06"	36.43	235.00	15.24	36.44	N 39°55'53" E
C3	2°13'13"	166.07	325.00	81.70	158.46	N 23°18'14" E
C4	16°59'13"	129.53	175.00	65.99	128.33	N 21°41'14" E
C5	8°51'30"	615.73	3975.00	308.49	618.11	N 39°37'05" E
C6	7°36'30"	59.81	375.00	25.84	49.98	N 47°52'18" E
C7	6°44'44"	141.26	1170.92	70.72	141.18	N 48°14'28" E
C8	19°00'45"	140.58	715.00	121.40	239.47	N 35°16'44" E

CERTIFICATE OF OWNERSHIP - COUNTY OF MADISON - STATE OF MISSISSIPPI

NW Properties, LLC, the undersigned owner, does hereby certify that NW Properties, LLC is the owner of the land described in the foregoing Certificate of Michael R. Love, Professional Land Surveyor, that NW Properties, LLC has caused the same to be subdivided and plotted as shown hereon and NW Properties, LLC has designated the same as TWELVE OAKS ESTATES.

WITNESS MY SIGNATURE, this _____ day of _____, 2014.

Brad Willford, Member
NW Properties, LLC

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 _____, 2014.

President of Board of Supervisors
Madison County, Mississippi

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Brad Willford, Member of NW Properties, LLC, the Owner, 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 NW Properties, LLC on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2014.

Notary Public _____
My Commission Expires: _____

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Michael R. Love, Professional Land Surveyor, who acknowledged to me that he signed and delivered this Plat and Certificate thereon on behalf of Michael R. Love, Professional Land Surveyor, on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2014.

Notary Public _____
My Commission Expires: _____

WITNESS MY SIGNATURE on this _____ day of _____, 2014.

Michael R. Love, P.L.S.



CERTIFICATE OF COMPARISON - COUNTY OF MADISON - STATE OF MISSISSIPPI

We, Cynthia Parker, Chancery Clerk, and MICHAEL R. LOVE, Professional Land Surveyor, do hereby certify that we have carefully compared this plat of TWELVE OAKS ESTATES with the original thereof, and find it to be a true and correct copy of said map or plot.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2014.

Cynthia Parker
Chancery Clerk

Michael R. Love, P.L.S.



FILING AND RECORDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Cynthia Parker, Clerk of the Chancery Court in and for the said County and State, do hereby certify that the plat of TWELVE OAKS ESTATES, was filed for record in my office on this the _____ day of _____, 2014, 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 _____ day of _____, 2014.

Cynthia Parker
Chancery Clerk

Deputy Clerk

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

I, Rudy M. Warrack, Jr., P.E., have examined this plat and find it conforms to all conditions set forth on the preliminary plan as approved by the Board of Supervisors and thus recommend final approval.

Rudy M. Warrack, Jr., P.E.
County Engineer



MISSISSIPPI STATE DEPARTMENT OF HEALTH

July 25, 2013

NW Properties
160 Nutmeg Lane
Canton, MS 39046

RE: 7 lot development review; Madison County, MS

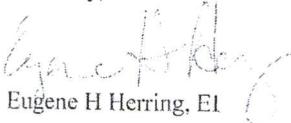
Dear Mr. Williford:

The Mississippi State Department of Health is in receipt of your submittal for the above referenced project. Since this development is less than 10 lots, the Department will evaluate each lot on its own merits for both on-site wastewater and private water well.

Each person that plans to build on any of the seven (7) sites will need to file a Notice of Intent with the Madison County Health Department. Each Applicant will need to provide a legal description of the property (lot), plot plan and \$50.00 fee.

If you have any questions, please contact me at (601) 991 – 6030.

Sincerely,


Eugene H Herring, EI

pc: Leslie Royals
Charles Shultis
Anne Hogue
Tracy Day
Jonathan Woodard