AGENDA

SHORELINE DEVELOPMENT COMMITTEE

Thursday, November 9, 2023

Location: Timberlake Campground, Brandon MS

- 1. Approval of minutes of October 12, 2023 Committee meeting.
- 2. Property Maintenance and Permit Report for October 2023 (Tammie Ballard)
- 3. Approval of Amended Plat for Lost Rabbit, Phase I, Lot 15 (Tammie Ballard)
- 4. Approval of Preliminary Plat, The Preserve, Hwy 43 Residential Development (Tammie Ballard)
- 5. Approval of Final Plat, Arbor Landing, Phase 3B (Tammie Ballard)
- 6. Approval of Final Plat, Lost Rabbit Town Center, Block 5, Part 1, Lot 579 (Tammie Ballard)
- 7. Approval of Central Electric Power Association Easement, Restaurant Site (Tammie Ballard)
- 8. Approval of Preliminary Plat Lost Rabbit, Phase IV-B (Tammie Ballard)
- 9. Modification of Reservoir Winter Operating Level to Facilitate Dredging (Mark Beyea)
- 10. Approval to Bid Digital Scanning of Documents (Adam Choate)
- 11. Advertise for Real Estate Broker for parcels 2 acres or less (Philip Huskey)
- 12. Discussion of PRVWSD's authority to borrow money *Separate Handout* (Philip Huskey)
- 13. Discussion of increasing flows through the dam (John Sigman)

MINUTES OF A MEETING OF THE SHORELINE DEVELOPMENT COMMITTEE HELD THURSDAY, OCTOBER 12, 2023 TIMBERLAKE CAMPGROUND, BRANDON, MS

Members Present in Person: Randy McIntosh, Bruce Brackin, John Pittman, Don Thompson and Jack

Winstead

Members Absent: Tedrick Ratcliff, Jason Spellings,

Others Present: Phillip Crosby, Kenny Latham, John Sigman, Jill McMurtrey, Philip

Huskey, Adam Choate, Mark Beyea, Karan Brister, Tammie Ballard, Craig Hunt, Trevell Dixon, Marcial Forester, Kelsey Powell, Mia Welch,

Chief Swales

The meeting was called to order at 2:24 p.m. by Shoreline Development Committee Chair Randy McIntosh.

Chair McIntosh asked for the review and approval of the Shoreline Development Committee minutes of September 14, 2023.

Mr. Jack Winstead made a motion to approve the minutes from September 14, 2023, as presented. Mr. Don Thompson seconded the motion.

The vote was as follows: For: McIntosh, Brackin, Pittman, Thompson and Winstead. Against: None. Abstain: None. MOTION CARRIED UNANIMOUSLY.

Chair McIntosh asked for the next agenda item.

Ms. Tammie Ballard reviewed the September 2023 property maintenance report and permitting report with the committee.

Chair McIntosh asked for the next agenda item.

Ms. Tammie Ballard requested approval of preliminary plat for Lost Rabbit Phase III.

Mr. Jack Winstead made a motion for approval of preliminary plat for Lost Rabbit Phase III, as recommended by staff and pending attorney review. Mr. Bruce Brackin seconded the motion.

The vote was as follows: For: McIntosh, Brackin, Pittman, Thompson and Winstead. Against: None. Abstain: None. MOTION CARRIED UNANIMOUSLY.

Chair McIntosh asked for the next agenda item.

Mr. Adam Choate requested approval of J Structure Exclusion Zone.

Ms. Mia Welch from Jacobs Engineering was present to answer any questions. The request is for a structure 100 ft out on all sides to protect the Jackson intake pipes and water supply to OB Curtis Water Treatment Facility. Implementation of the Exclusion Zone will require a Memorandum of Understanding

with the City of Jackson and, possibly, a regulation change. The City of Jackson will be responsible for maintenance.

Mr. Don Thompson made a motion to approve J Structure Exclusion Zone, as presented. Mr. Bruce Brackin seconded the motion.

The vote was as follows: For: McIntosh, Brackin, Pittman, Thompson and Winstead. Against: None. Abstain: None. MOTION CARRIED UNANIMOUSLY.

Mr. Adam Choate requested approval of Reservoir Fire Department new training location off Spillway Road on land unable to be developed by the District.

Chief Swales was present and commented that the training facility would be a two-story building. The facility would be a controlled and regulated environment using smoke machines and small fires, no sirens would be used.

Chief Dixon would also like to use the facility for active shooter training.

The District and the Reservoir Fire District would enter into a Memorandum of Understanding spelling out each parties responsibilities.

Mr. Jack Winstead made a motion for approval of the Reservoir Fire Department new training location, as presented. Mr. Randy McIntosh seconded the motion.

The vote was as follows: For: McIntosh, Brackin, Pittman, Thompson and Winstead. Against: None. Abstain: None. MOTION CARRIED UNANIMOUSLY.

Chair McIntosh asked for the next agenda item.

Mr. John Sigman requested approval to advertise 6 acres east end of Spillway Road at Mississippi Highways 25 and 471 for commercial use.

Mr. John Pittman made a motion for approval to advertise 6 acres east end of Spillway Road, as presented. Mr. Jack Winstead seconded the motion.

The vote was as follows: For: McIntosh, Brackin, Pittman, Thompson and Winstead. Against: None. Abstain: None. MOTION CARRIED UNANIMOUSLY.

Chair McIntosh asked for the next agenda item.

Mr. Mark Beyea requested approval of Memorandum of Agreement for Fannin Landing Multi-Use Path Extension grant project.

Mr. John Pittman made a motion to approve of Memorandum of Agreement with MDOT for Fannin Landing Multi-Use Path Extension grant project, as presented. Mr. Bruce Brackin seconded the motion.

The vote was as follows: For: McIntosh, Brackin, Pittman, Thompson and Winstead. Against: None. Abstain: None. MOTION CARRIED UNANIMOUSLY.

SHORELINE DEVELOPMENT COMMITTEE MEETING MINUTES OCTOBER 12, 2023 PAGE 3

Chair McIntosh asked for the next agenda item.

Mr. Mark Beyea requested approval of a no cost time extension for the Engineering Service Contract of Bob Anthony Parkway Improvements.

Mr. Don Thompson made a motion to approve of a no cost time extension for the Engineering Service Contract of Bob Anthony Parkway Improvements, as presented. Mr. Jack Winstead seconded the motion.

The vote was as follows: For: McIntosh, Brackin, Pittman, Thompson and Winstead. Against: None. Abstain: None. MOTION CARRIED UNANIMOUSLY.

Chair McIntosh asked for the next agenda item.

Mr. Mark Beyea requested approval of an extension of Operator Service, Ratliff Ferry Wastewater Treatment Plant. Hemphill Construction has provided a certified wastewater operator at the Ratliff Ferry sewer lagoon since May of 2022. The original agreement is to provide services through 11/1/23. Hemphill Construction has offered to continue providing the same services for an additional two months therefore extending the agreement until 12/31/23. At that time the agreement can be extended again if needed.

Mr. Billy Cook recommended that the agreement be extended more than two months in the case that two months is not enough time. Mr. Cook recommended that the agreement be extended 8 months in case extra time is needed.

Mr. Don Thompson asked if a Wastewater Operator position could be created.

Mr. Jack Winstead made a motion to approve of extension of Operator Service, Ratliff Ferry Wastewater Treatment Plant for 8 months, as presented. Mr. Don Thompson seconded the motion.

The vote was as follows: For: McIntosh, Brackin, Pittman, Thompson and Winstead. Against: None. Abstain: None. MOTION CARRIED UNANIMOUSLY.

Chair McIntosh asked for the next agenda item.

Mr. Mark Beyea requested approval of Change Order No 3 for Dredging Operations - Pelahatchie Bay and Miscellaneous Areas. This change order is for 300 days and not to exceed \$1,347,935.65.

Mr. Jack Winstead made a motion to approve of Change Order No 3 for Dredging Operations - Pelahatchie Bay and Miscellaneous Areas, as presented. Mr. John Pittman seconded the motion.

The vote was as follows: For: McIntosh, Brackin, Pittman, Thompson and Winstead. Against: None. Abstain: None. MOTION CARRIED UNANIMOUSLY.

Chair McIntosh asked for the next agenda item.

Mr. Philip Huskey requested approval of MDOT easement & enlargement of /Hwy 25 & 471 box culvert.

Mr. Bruce Brackin made a motion to approve of MDOT easement & enlargement of /Hwy 25 & 471 box culvert, as presented. Mr. John Pittman seconded the motion.

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The vote was as follows: For: McIntosh, Brackin, Pittman, Thompson and Winstead. Against: None. Abstain: None. MOTION CARRIED UNANIMOUSLY.

Mr. Randy McIntosh asked for a motion to adjourn.

Mr. John Pittman made a motion to adjourn the meeting: Mr. Jack Winstead seconded the motion.

The vote was as follows: For: McIntosh, Brackin, Pittman, Thompson and Winstead. Abstained: None. Against: None. MOTION CARRIED UNANIMOUSLY.

There being no further business to come before the Committee, the meeting was adjourned at 3:14 p.m.

Randy McIntosh, Chair



Building Department Monthly Property Maintenance Report

10/01/2023 - 10/31/2023

) - LV/JL/2025			
Subdivision	Case #	Case Date	Location/Addres s of Complaint		Main Status	Last Status Change Date	Complainant Name
ASHLAND ESTATES	502		17 ASHLAND AVENUE BRANDON, MS	Yard Maintenance	Open	10/27/2023	
ASHLAND ESTATES	503	10/27/2023	19 ASHLAND AVENUE BRANDON, MS	Yard Maintenance	Open	10/27/2023	PRV
ASHLAND ESTATES	501	10/27/2023	30 ASHLAND AVENUE BRANDON MS	Yard Maintenance	Open	10/27/2023	PRV
AUDUBON POINT	488		101 SANDPIPER ROAD BRANDON, MS	Trash Container in the front yard down by the road.	Open	10/25/2023	PRV
AUDUBON POINT	485	10/25/2023	102 AUDUBON POINT DRIVE BRANDON, MS	Storage/Debris in public View	Open	10/25/2023	PRV
AUDUBON POINT	480	10/25/2023	1106 MARTIN DRIVE BRANDON, MS	Vehicle parked in grass.	Open	10/25/2023	PRV
AUDUBON POINT	482	10/25/2023	1208 MARTIN DRIVE BRANDON, MS	Vehicle parked in grass	Open	10/25/2023	PRV
AUDUBON POINT	489	10/25/2023		Clutter in driveway under carport.	Open	10/25/2023	PRV
AUDUBON POINT	486	10/25/2023	604 AUDUBON POINT DRIVE BRANDON MS	Vehicle parked on grass	Open	10/25/2023	PRV
AUDUBON POINT	440	10/17/2023	703 AUDUBON POINT DRIVE BRANDON MS	Vehicle parked on the side of the	Open	10/17/2023	PRV
AUDUBON POINT	484	10/25/2023	802 AUDUBON POINT DRIVE BRANDON MS	Vehicle parked on grass	Open	10/25/2023	PRV
AUDUBON POINT	483	10/25/2023	803 AUDUBON POINT DRIVE BRANDON MS	Vehicle parked on grass	Open	10/25/2023	PRV
AUDUBON POINT	490	10/25/2023	917 AUDUBON POINT DRIVE BRANDON, MS	Condition of Property, Storage, Fence repairs.	Open	10/25/2023	PRV
BARNETT BEND	458	10/19/2023	1125 BARNETT BEND DRIVE BRANDON, MS	Vehicle parked on Street	Open	10/19/2023	PRV
BARNETT BEND	453	10/19/2023	113 BARNETT BEND LANE BRANDON, MS	Storage/Debris in public View	Open	10/19/2023	PRV
BARNETT BEND	459	10/19/2023	125 HUNTERS OAK COVE BRANDON, MS	ATV on top of a trailer parked in grass	Open	10/19/2023	PRV

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BARNETT BEND	457	10/10/2022	1264 BARNETT	Storage/Debris in	Open	10/19/2023	DD\/
DARNETT DEND	457			public View	Орен	10/15/2025	
BARNETT BEND	454		1417 BARNETT BEND CIRCLE BRANDON, MS	Storage/Debris in public View	Open	10/19/2023	
BARNETT BEND	455	10/19/2023	1424 BARNETT BEND CIRCLE BRANDON, MS	Storage/Debris in public View	Open	10/19/2023	PRV
BARNETT BEND	456		1436 BARNETT BEND CIRCLE BRANDON, MS	Storage/Debris In public View	Open	10/19/2023	PRV
BAY PARK	437	10/17/2023	101 BAY PARK DRIVE BRANDON, MS	Grass needs to be cut.	Open	10/17/2023	PRV
BAY PARK	436		215 BAY PARK	Inoperable car parked in the grass.	Open	10/17/2023	PRV
BAY PARK	435	10/17/2023	329 BAY PARK DRIVE BRANDON, MS	Grass needs to be cut.	Open	10/17/2023	PRV
BAY PARK	434	10/17/2023	600 BAY PARK DRIVE BRANDON, MS	Several broken fence boards.	Open	10/17/2023	PRV
BRENDALWOOD	439	10/17/2023		Grass needs to be cut.	Open	10/17/2023	PRV
BRENDALWOOD	438	10/17/2023	213 A BRENDALWOOD BLVD BRANDON,	Grass needs to be cut.	Open	10/17/2023	PRV
BRENHAVEN	508	10/27/2023	215 BRENHVEN BLVD BRANDON, MS 39047	Storage/Debris in public View	Open	10/27/2023	PRV
BRENHAVEN	507	10/27/2023	223 BRENHAVEN BLVD BRANDON, MS	Storage/Debris in public View	Open	10/27/2023	PRV
BRENHAVEN	504	10/27/2023	415 PELAHATCHIE SHORE DRIVE BRANDON, MS	Vehicle parked on Street	Open	10/27/2023	PRV
FOREST POINT	424	10/16/2023	108 POPLAR DRIVE BRANDON, MS	Inoperable Vehicles	Open	10/16/2023	PRV
FOREST POINT	423	10/12/2023	203 POPLAR DRIVE BRANDON, MS	Storage/Debris in public View	Open	10/12/2023	PRV
FOREST POINT	422	10/12/2023	603 FOREST POINT DRIVE BRANDON, MS	Storage/Debris In public View	Open	10/12/2023	PRV
FOREST POINT	421	10/12/2023	715 FOREST POINT DRIVE, BRANDON, MS	ATV on Trailer in front yard	Open	10/12/2023	PRV
FOX BAY	446	10/18/2023	106 FOX HOLLOW BEND BRANDON, MS	Vehicle parked on grass	Open	10/18/2023	PRV

GLEN COVE	418			Trailer parked on grass	Open	10/12/2023 PRV
HALEY CREEK	405		101 HIDDEN CREST MADISON, MS 39110	1. Inoperable Vehicles 2. Parking in the grass	Closed	10/31/2023 PRV
HALEY CREEK	403	10/10/2023	104 HIDDEN CREST DRIVE MADISON, MS	Vehicle parked on grass	Open	10/10/2023 PRV
HALEY CREEK	401	10/10/2023	105 JASMINE COURT MADISON, MS	Vehicle parked on grass	Closed	10/31/2023 PRV
HALEY CREEK	404	10/10/2023	106 HIDDEN CREST MADISON, MS	Vehicle parked on grass	Closed	10/31/2023 PRV
HALEY CREEK	408	10/11/2023	108 SHADOWHILL DRIVE MADISON, MS	Vehicle parked on grass	Closed	10/31/2023 PRV
HALEY CREEK	402	10/10/2023	111 JASMINE COURT MADISON,	Vehicle parked on grass	Open	10/10/2023 PRV
HALEY CREEK	406	10/11/2023	113 SHADOWHILL DRIVE MADISON, MS	Vehicle parked on grass	Closed	10/31/2023 PRV
HALEY CREEK	407	10/11/2023	115 SHADOWHILL DRIVE MADISON, MS	Vehicle parked on grass	Open	10/11/2023 PRV
HALEY CREEK	409	10/11/2023	131 SHADOW HILL DRIVE	Yard Maintenance	Open	10/11/2023 PRV
HALEY CREEK	410	10/11/2023	137 SHADOW HILL DRIVE MADISON, MS	Yard Maintenance	Open	10/11/2023 PRV
HALEY CREEK	411	10/11/2023	143 SHADOW HILL DRIVE MADISON, MS	Yard Maintenance	Open	10/11/2023 PRV
HANOVER	443	10/18/2023	110 HANOVER DRIVE BRANDON, MS	Trailer parked in grass and storage in the front yard.	Open	10/18/2023 PRV
HANOVER	444	10/18/2023	120 HANOVER DRIVE BRANDON, MS	Storage/Debris in public View	Open	10/18/2023 PRV
HARBOR VIEW	498	10/27/2023	104 LAKESIDE DRIVE BRANDON, MS	Boat parked in grass	Open	10/27/2023 PRV
HARBOR VIEW	497	10/27/2023	107 LAKESIDE DRIVE BRANDON, MS	Inoperable Vehicle.	Open	10/27/2023 PRV
HARBOR VIEW	496	10/27/2023	DRIVE BRANDON,	Vehicle parked on grass	Open	10/27/2023 PRV
HARBOR VIEW	509	10/27/2023	MS 3 110 BAY HARBOUR PLACE BRANDON, MS	Illegal driveway	Open	10/27/2023 PRV
HARBOR VIEW	494	10/27/2023	120 LAKESIDE DRIVE BRANDON, MS	Vehicle parked on Street	Open	10/27/2023 PRV

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HARBOR VIEW	493	10/27/2023	305 LAKESIDE DRIVE BRANDON,	Vehicle parked on grass	Open	10/27/2023	PRV
LAKE HARBOR	465		MS 101 GOSHEN LANE BRANDON, MS	Fence needs repair.	Open	10/23/2023	PRV
LAKE HARBOR	466	10/23/2023	104 GOSHEN COURT BRANDON, MS	Inoperable Vehicle.	Open	10/23/2023	PRV
LAKE HARBOR	390	10/3/2023	105 GOSHEN COURT MADISON, MS	1.Storage/Debris in public View 2. Yard Maintenance	Closed	10/9/2023	Anonymous
LAKE HARBOR	462	10/23/2023	107 CARTER CREEK ROAD BRANDON, MS	Boats parked on the sides of the house	Open	10/23/2023	PRV
LAKE HARBOR	463	10/23/2023	117 CARTER CREEK LANE BRANDON, MS	Boat parked in grass	Open	10/23/2023	PRV
LAKE HARBOR	415	10/11/2023	202 HARBOR PLACE BRANDON, MS	Storage/Debris in public View	Open	10/11/2023	PRV
LIGHTHOUSE BEND	431	10/17/2023	300 STARBOARD LANE BRANDON, MS	Grass needs to be cut	Open	10/17/2023	PRV
MARBLEHEAD	452	10/18/2023	161 MANDARIN DRIVE BRANDON, MS	Vehicle parked on grass	Open	10/18/2023	PRV
MARBLEHEAD	449	10/18/2023	197 MALLARD DRIVE BRANDON,	Trailer parked on grass	Open	10/18/2023	PRV
MARBLEHEAD	451	10/18/2023	199 MANDARIN DRIVE BRANDON, MS	Vehicle parked on Street	Open	10/18/2023	PRV
Marblehead	511	10/30/2023	202 MANDARIN DRIVE BRANDON, MS	Fence needs to be repaired in the back and on the left side of the	Open	10/30/2023	PRV
MARBLEHEAD	450	10/18/2023	214 MALLARD DRIVE BRANDON, MS	Vehicle parked on grass	Open	10/18/2023	PRV
MARBLEHEAD	447	10/18/2023	512 GREEN HEAD CIRCLE BRANDON, MS	Vehicle parked on Street	Open	10/18/2023	PRV
PARADISE POINT	441	10/18/2023	105 PARADISE POINT DRIVE BRANDON, MS	Storage/Debris in public View	Open	10/18/2023	PRV
PARADISE POINT	479	10/25/2023	105 STONINGTON COURT BRANDON, MS	Storage/Debris in public View	Closed	11/1/2023	PRV
PARADISE POINT	477	10/25/2023	208 STONINGTON DRIVE BRANDON, MS	Vehicle parked on grass	Open	10/25/2023	PRV
PARADISE POINT	478	10/25/2023	209 STONINGTON DRIVE BRANDON, MS	Vehicle parked on grass	Open	10/25/2023	PRV

PELAHATCHIE WOODS	398		100 CAMELIA DRIVE BRANDON,	Storage/Debris in public View	Closed	10/26/2023	PRV
PELAHATCHIE WOODS	445	10/18/2023	MS 105 REDBUD TRAIL FLOWOOD,	Trailer parked on grass	Open	10/18/2023	PRV
PELAHATCHIE WOODS	399	10/9/2023	MS 110 REDBUD TRAIL BRANDON, MS	Fence needs repair	Open	10/9/2023	PRV
PELAHATCHIE WOODS	400	10/9/2023	203 REDBUD TRAIL BRANDON, MS	Vehicle parked on Street	Open	10/9/2023	PRV
PELAHATCHIE WOODS	394	10/9/2023	403 CAMELIA TRAIL BRANDON, MS	Vehicle parked on Street	Open	11/1/2023	PRV
PELAHATCHIE WOODS	396	10/9/2023	521 CAMELIA TRAIL BRANDON, MS	Vehicle parked on grass	Open	10/9/2023	PRV
PELAHATCHIE WOODS	397	10/9/2023	531 CAMELIA TRAIL BRANDON, MS	Vehicle parked on grass	Closed	10/26/2023	PRV
RIVERCHASE	460	10/19/2023	106 OAKBROOK COURT BRANDON, MS	Grass needs to be cut.	Open	10/19/2023	PRV
RIVERCHASE	492		830 BIBURY PLACE BRANDON, MS	Fence gate needs to be repaired.	Open	10/26/2023	PRV
RIVERCHASE	392	10/9/2023	921 RIVERCHASE DRIVE BRANDON, MS	Storage/Debris in public View	Closed	10/26/2023	PRV
RIVERCHASE	391	10/9/2023	925 RIVERCHASE DRIVE BRANDON, MS 39047	Vehicle parked on grass	Closed	10/26/2023	PRV
RIVERCHASE NORTH	393	10/9/2023	203 RIVER BIRCH COVE BRANDON, MS	Vehicle parked on Street	Closed	10/26/2023	PRV
SUNRISE POINT	442	10/18/2023	102 SUNRISE POINT DRIVE BRANDON, MS	Vehicle parked on grass	Open	10/18/2023	PRV
TIMBERCREST	505	10/27/2023	522 PELAHATCHIE SHORE DRIVE BRANDON, MS	Vehicle parked on grass	Open	10/27/2023	PRV
TIMBERCREST	506	10/27/2023	527 PELAHATCHIE SHORE DRIVE BRANDON, MS	1. Condition of property.	Open	10/27/2023	PRV
TURTLE CREEK	499	10/27/2023	402 TURTLE CREEK DRIVE BRANDON, MS	Boat was parked in the grass.	Open	10/27/2023	PRV
TURTLE CREEK	500	10/27/2023	505 TURTLE CREEK DRIVE BRANDON MS	Boat parked in the grass.	Open	10/27/2023	PRV
TWIN HARBOR	412	10/11/2023	102 CHANNEL LANE MADISON, MS	Yard Maintenance	Closed	10/31/2023	PRV
TWIN HARBOR	468	10/24/2023	108 CHANNEL LANE MADISON, MS	Vehicle parked on grass	Open	10/24/2023	PRV

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TWIN HARBOR	413		109 CHANNEL LANE MADISON, MS	Yard Maintenance	Closed	10/31/2023	PRV
TWIN HARBOR	469	10/24/2023	117 HARBOR ROAD MADISON, MS	Clutter under carport and back side of carport has been burned.	Open	10/24/2023	PRV
TWIN HARBOR	471		119 HARBOR ROAD	under carport	Open	10/24/2023	
TWIN HARBOR	467		207 CHANNEL LANE MADISON, MS	Vehicle parked on grass	Open	10/24/2023	PRV
TWIN HARBOR	472	10/24/2023	227 TRACE HARBOR ROAD	Vehicle parked on grass	Open	10/24/2023	
TWIN HARBOR	473	10/24/2023	230 TRACE HARBOR ROAD MADISON, MS	Boat parked on side of house	Open	10/24/2023	PRV
TWIN HARBOR	475		512 TRACEVIEW ROAD	Vehicle parked on grass	Open	10/24/2023	PRV
TWIN HARBOR	414	10/11/2023	520 TRACEVIEW ROAD MADISON, MS	Vehicle parked on grass	Open	10/11/2023	PRV
TWIN HARBOR	474	10/24/2023	618 TWIN HARBOR PLACE	Vehicle parked on	Open	10/24/2023	PRV
TWIN HARBOR	512	10/31/2023		Clutter under the carport.	Open	10/31/2023	PRV
WINDWARD BLUFF	461	10/20/2023					
WINDWARD OAKS	429	10/17/2023	122 NORTHWIND DRIVE BRANDON, MS	Dormers on upstair windows need replacing or repaired	Open	10/17/2023	PRV
WINDWARD OAKS	430	10/17/2023	130 NORTHWIND DRIVE BRANDON, MS	Dormers on upstair windows need replacing or repaired as well as	Open	10/17/2023	PRV

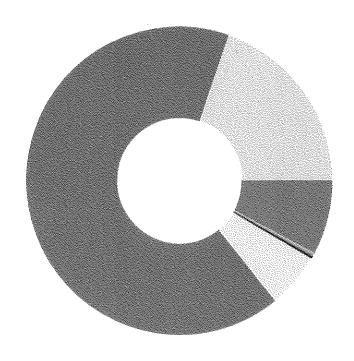
Total Records: 103 11/3/2023

Permit Type Report

Permit Date 10/01/2023 to 10/31/2023

Description	Valuation	Payments	Permits
Commercial New Construction	\$400,000.00	0.00	1
Accessory Structure	\$15,000.00	350.00	1
Commercial - alteration/repair	\$10,982.00	185.00	2
Commercial Cable	\$0.00	0.00	1
Contractor Registration	\$0.00	100.00	4
Residential - addition	\$9,400.00	245.00	1
Residential - alteration / repair	\$300,766.00	3,827.84	13
Residential New Construction	\$3,406,981.00	4,334.25	6
Residential Electrical	\$1,800.00	160.00	1
Residential Mechanical	\$4,086.00	160.00	1
Roof	\$1,016,132.58	7,000.00	47
Utility	\$1,300.00	1,800.00	18
Total	\$5,166,447.58	18,162.09	96

Valuation Breakdown





BARNETTI RESERVOIR THE HARD NAME

Permit Report

10/01/2023 - 10/31/2023

Permit #	Permit Dake	Parcel Address	Subdivision	Pennik Type	Valuation	Total Fees	Total Payments
231522	10/31/2023 ⁴	145 A & B BRENDALWOOD DRIVE		Residential - alteration / repair	37,000	\$616.00	\$616.00
231521	10/31/2023			Roof	6,000	\$150.00	\$150.00
231520		320 LONG COVE	NORTHBAY	Roof	33,248	\$150.00	\$150.00
231518	10/31/2023	20 ASHLAND	ASHLAND ESTATES	Residential Mechanical	4,086	\$160.00	\$160.00
231517	10/30/2023	424 WOODLAKE	WOODLAKE TOWN HOMES	Roof	3,000	\$150.00	\$150.00
231516		806 AUDUBON POINT DRIVE	AUDUBON POINT	Utility	100	\$100.00	\$100.00
231515	10/30/2023		TURTLE CREEK	Roof	19,418	\$150.00	\$150.00
231514	10/30/2023		BRENDALWOOD	Roof	5,000	\$150.00	\$150.00
231513	10/30/2023		BRENDALWOOD	Roof	5,000	\$150.00	\$150.00
231512	10/30/2023	32 CHARLESTON CIRCLE	WINDWARD BLUFF	Roof	9,889	\$150.00	\$150.00
231511	10/30/2023	129 BRENHAVEN BLVD	BRENHAVEN	Residential New Construction	15,746	\$150.00	\$150.00
231510	10/27/2023	114 PORT LANE	BRIDGEPOINTE	Roof	53,475	\$150.00	\$150.00
231509	10/27/2023	212 BRENHAVEN	BRENHAVEN	Roof	4,550	\$150.00	\$150.00
231508	10/27/2023		WINDWARD OAKS	Residential - alteration / repair	11,640	\$229.84	\$229.84
231507	10/27/2023		MARBLEHEAD	Utility	100	\$200.00	\$100.00
231506		104 GLEN COVE ROAD		Residential - addition	9,400	\$245.00	\$245.00
231505	10/26/2023	705 A BAY PARK DRIVE	BRENDALWOOD	Utility	100	\$100,00	\$100.00
231504	10/26/2023	349 NORTH SHORE PLACE	NORTHSHORE VILLAGE	Roof	24,000	\$150.00	\$150.00
231503	10/26/2023	243 NORTHWIND	WINDWARD OAKS	Roof	39,544	\$150.00	\$150.00
231502	10/26/2023	100 WATER STREET	LOST RABBIT	Residential New Construction		\$1,542.50	\$1,542.50
231501	10/26/2023	Spillway Road	Turtle Creek	Commercial Cable	0		
231500	10/25/202	200 KING'S RIDGE COVE	KINGS RIDGE	Utility	100		\$100.00
231499		3 103 FAIRWAY	NORTHBAY	Roof	27,850	\$150.00	\$150.00
231498		3 306 WOODLAKE DRIVE	WOODLAKE TOWN HOMES	Roof	6,000	\$300.00	\$300.00

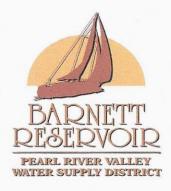
231497	10/25/2022	156 PINE RIDGE	DINE DYDOE AT	In .		SHORELINE.	ITEM 2
251437	10/23/2023	CIRCLE	1	Roof	9,951	\$150.00	\$150.00
		CIRCLE	BAYPOINT				
231496	10/25/2023	109 WOODGLEN	GLEN COVE	Roof	22.402		
231495		312 BAY PARK	BAY PARK	Roof	23,103		\$150.00
231494		1428 BARNETT	BARNETT BEND		15,000	'	\$150.00
	10/2 1/2020	BEND CIRCLE	DAKNETI BEND	Roof	11,038	\$150.00	\$150.00
231493	10/24/2023		BAY CREEK	Roof	9,415	#1F0 00	4150.00
231492		214 BRENHAVEN	BRENHAVEN	Roof	13,350		\$150.00
231491	10/24/2023		LAKE HARBOR	Roof	23,630		\$150.00
		HARBOR ROAD		1,001	23,030	\$150.00	\$150.00
231490	10/24/2023	249 MALLARD	MARBLEHEAD	Roof	16,496	\$150.00	#1E0 00
		DRIVE			10,150	\$150.00	\$150.00
231489	10/23/2023	367 LAKE	LAKE HARBOR	Utility	100	\$100.00	\$100.00
		HARBOR ROAD				φ100.00	\$100.00
231488	10/23/2023		WATERWOOD	Utility	100	\$100.00	\$100.00
		WATERWOOD				7100.00	Ψ100.00
231487	10/23/2023	804 AUDUBON	AUDUBON POINT	Residential -	2,000	\$220.00	\$220.00
		POINT DRIVE		alteration /	·	7	4220100
351466	4 - 14 - 10			repair			
231486	10/23/2023	245 NORTH	LOST RABBIT	Residential	1,557,235	\$5,346.80	
		NATCHEZ DR		New		, .	
221405	10/22/2022			Construction			
231485	10/23/2023			Contractor	0	\$25.00	\$25.00
231484	10/20/2022	122 NODTO		Registration			
231707	10/20/2023	123 NORTH	LOST RABBIT	Residential	700,000	\$3,127.55	
		NATCHEZ DRIVE		New			
231483	10/19/2023	021	LACTA I DI ACADO	Construction			
231703	10/19/2023	SOUTHWIND	WINDWARD	Accessory	15,000	\$350.00	\$350.00
231482	10/19/2023	JOUTHWIND	OAKS	Structure Contractor			
	10, 15, 2025			Registration	0	\$25.00	\$25.00
231481	10/19/2023	445 B	BRENDALWOOD	Residential -	60,000	+625.00	1455.00
	,,	BRENDALWOOD	DICENDALWOOD	alteration /	60,000	\$635.00	\$635.00
		DRIVE		repair			
231480	10/19/2023	206 HARBOUR	HARBOR VIEW	Residential -	13,989	\$220.00	ተጋጋር ርር
		VIEW ROAD		alteration /	15,505	\$220.00	\$220.00
				repair			
231479	10/18/2023	425 ARBOR	ARBOR LANDING	Roof	39,629	\$150.00	\$150.00
		VIEW			,	Ψ200,00	φ150,00
231478	10/18/2023		BRENDALWOOD	Roof	9,902	\$150.00	\$150.00
5514		BRENDALWOOD				7-2000	φ150.00
231477	10/18/2023	206 SWEET GUM	FOREST POINT	Residential -	5,012		
		ROAD		alteration /	, i		
224 476	40140/0000			repair			
231476	10/18/2023			Commercial -	5,982	\$85.00	\$85.00
		LAKESHORE		alteration/rep			,
231475	10/18/2023	PARK/RESERVOI	MATERIMONE	air			
2314/3			WATERWOOD	Roof	3,500	\$150.00	\$150.00
231474	10/17/2023	WATERWOOD	ALIDHDON DOTES	D = 1.1			
2317/7	1		AUDUBON POINT	Residential -	60,000	\$150.00	\$150.00
		PLACE		alteration /	İ		İ
231473	10/16/2023	711 FOREST	FOREST POINT	repair	0 220		
25, 175		POINT DRIVE	OKEST POINT	Roof	9,500	\$150.00	\$150.00
231472	10/16/2023		BRIDGEPOINTE	Roof	20 754	4455.5	
		BRIDGEPOINTE	PINTOGELOTIALE	· ·	20,751	\$150.00	\$150.00
<u> </u>		PLATE OTHER					

231471	10/16/2023	606 LEEWARD	WINDWARD	Roof	29,582	SHORELINE	- ITEM 2
0044=0		COVE	OAKS			4100,00	
231470	10/16/2023	ARROWHEAD	ARROW HEAD POINT	Roof	21,091	\$150.00	\$150.00
231469		112 CAMELIA DRIVE	PELAHATCHIE WOODS	Utility	100	\$100.00	\$100.00
231467		113 HOLLY TRAIL	FOREST POINT	Utility	0	\$100.00	\$100,00
231466		103 RED OAK TRAIL	PINE RIDGE AT BAYPOINT	Utility	100	\$100.00	\$100.00
231465	10/12/2023	ARROWHEAD	ARROW HEAD POINT	Utility	0	\$100.00	\$100.00
231464		222 BAY PARK	BAY PARK	Roof	55,081	\$175.00	\$175.00
231463	10/12/2023			Contractor Registration	0	\$25.00	\$25.00
231462		100 OVERLOOK POINTE DRIVE	OVERLOOK POINT	Residential New Construction	360,000	\$1,988.80	,
231461		101 SANDPIPER ROAD	AUDUBON POINT	Residential - alteration / repair	50,000	\$560.00	\$560.00
231460	10/11/2023		RIVERCHASE	Utility	100	\$100.00	\$100.00
231459		91 GRANDVIEW	PALISADES	Roof	40,275	\$150.00	\$150.00
231458		317 VILLAGE		Utility	100	\$100.00	\$100.00
231457		231 MALLARD DRIVE	MARBLEHEAD	Residential - alteration / repair	5,000	\$245.00	\$245.00
231456		505 ROSES BLUFF DRIVE	ROSES BLUFF	Roof	74,550	\$175.00	\$175.00
231455	10/10/2023	NORTHWIND	WINDWARD OAKS	Roof	26,707	\$150.00	\$150.00
231453		207 REDBUD TRAIL	PELAHATCHIE WOODS	Roof	20,644	\$150.00	\$150.00
231452	10/9/2023	164 MANDARIN DRIVE	MARBLEHEAD	Residential - alteration / repair	19,000	\$220.00	\$220.00
231450	10/9/2023	507 EASTLAKE	PALISADES	Roof	42,729	\$150.00	\$150.00
231449	10/9/2023	509 EASTLAKE	PALISADES	Roof	50,268	\$175.00	\$175.00
231448		126 VINEYARD	FOX BAY	Roof	20,000	\$150.00	\$175.00 \$150.00
231447	10/9/2023	266 LIGHTHOUSE LANE	BRIDGEPOINT	Residential - alteration / repair	8,325	\$220.00	\$220.00
231446	10/6/2023	1033 RIVERCHASE	RIVERCHASE NORTH	Roof	21,272	\$150.00	\$150.00
231445		614 NORTH HARBOR DRIVE	BRIDGEPOINTE	Residential Electrical	1,800	\$160.00	\$160.00
231442	10/5/2023	3999 Harborwalk	Harborwalk	Commercial - alteration/rep	5,000	\$125.00	\$100.00
231441		Hwy 43 - Atmos Metering Station		Commercial New Construction	400,000		
231440	10/5/2023		FOX BAY	Roof	30,967	\$150.00	\$150.00
231439		211 CAMELIA TRAIL	PELAHATCHIE	Residential - alteration / repair	22,000	\$292.00	\$292.00

231438	10/E/2022	104 AUDUBON	AUDUBON POINT	D f	0.500	SHORELINE	- ITEM 2 \$150.00
231430			AODORON POINT	ROOF	8,500	\$150:00	\$150.00
		COURT NORTH					
231437	10/5/2023		BAY PARK	Roof	20,000	\$150.00	\$150.00
231436	10/4/2023	1207 MARTIN	AUDUBON POINT	Utility	0	\$100.00	\$100.00
		DRIVE				•	·
231435	10/4/2023			Contractor	0	\$25.00	\$25.00
				Registration		,	1
231434	10/4/2023	1400 BARNETT	BARNETT BEND	Roof	9,409	\$150.00	\$150.00
	, ,	BEND CIRCLE			-,,	420100	φ.30.00
231433	10/3/2023	402 AUDUBON	AUDUBON POINT	Roof	9,700	\$150.00	\$150.00
	, -,	POINT DRIVE] 5,, 00	\$250.00	\$130,00
231432	10/3/2023	319 SWALLOW	AUDUBON POINT	Litility	100	\$100.00	\$100.00
	10/0/2020	DRIVE		Cancy	100	\$100.00	\$100.00
231431	10/3/2023	111 WEST	LOST RABBIT	Residential	519,000	\$2,641.75	<u> </u>
201 101	10/0/2020	FLORIDA BLVD,	LOST KADDIT	New	319,000	\$2,0 4 1.73	\$2,641.75
		MADISON		1			
231430	10/2/2022	15 ASHLAND	ASHLAND	Construction	11.000	1,170,00	
231730	10/3/2023		1	Roof	11,900	\$150.00	\$150.00
231429	10/2/2022	AVENUE_	ESTATES	t telltre :			
231429	10/3/2023		AUDUBON POINT	Utility	0	\$100.00	\$100.00
221 420	40/0/0000	ROAD					
231428	10/3/2023	1	WINDROSE	Roof	9,985	\$150.00	\$150.00
		WINDROSE	POINTE				
231427	10/3/2023	L	WINDROSE	Roof	9,985	\$150.00	
		WINDROSE	POINTE	·			
231426	10/2/2023	1433 BARNETT	BARNETT BEND	Utility	0	\$100.00	\$100,00
		BEND CIRCLE					·
231425	10/2/2023	106 B	BRENDALWOOD	Utility	100	\$100.00	\$100.00
		BRENDALWOOD				,	,
231424	10/2/2023	106 A	BRENDALWOOD	Utility	100	\$100.00	\$100.00
		BRENDALWOOD		1		7-55.00	4.00.00
231423	10/2/2023	525 CAMELIA	PELAHATCHIE	Roof	12,500	\$175.00	\$175.00
	, ,	TRAIL	WOODS			φ1/3/00	φ1/5.00
231422	10/2/2023	251 MAGNOLIA	PELAHATCHIE	Residential -	6,800	\$220.00	\$220.00
		TRAIL	WOODS	alteration /	0,000	Ψ220.00	φ220.00
				repair			
231421	10/2/2023	152 SUMMERS	SUMMERS BAY	Roof	48,749	\$502.49	\$150.00
,	,,	BAY DRIVE	DOMMENTO DAT	1.001	פרי,טד	\$302,49	\$120.00
		DATE DIVIVE			5,166,448	#20 403 FE	
		4			a selfantelekking)	\$29,402.73	\$18,162,09

Total Records: 96

11/1/2023



RE: Approval of Amended Plat for Lost Rabbit, Phase I, Lot 15

The Amended Plat for Lost Rabbit, Phase I, Lost 15 has been reviewed by staff and is compliant with the District's Development Standard Guidelines (2005).

Staff recommends approval pending attorney final review.

EMCINEERING & SURVEYING, LLC. CIVIL + STRUCTURAL + PLANNING + SURVEYING + UAV MAPPING BRANDON | FLOWOOD | MADISON www.bendmarkme.net 601-573-7780

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

Situated in The Town of Lost Rabbit, Phase I as recorded in Plat Cabinet D, Silides 198 and 198 in the Office of the Chancery Clerk of Madison County and siso being a part of the East X of the SE X of Section 11, T7N, R2E, Madison County, Mississippl



SLIDE, PLAT CABINET COUNTY ENGINEERS RECOMMENDATION + COUNTY OF MADISON - STATE DF MASSISSIPPI 1. The Organ, P.E., have examined this shall need find it confirms to all carditions and first) on the preferency plot, as approved by the Based of Supervisors and thus steed mand files approved.

CERTIFICATE OF DECLARATION OF LESSOR AND LESSEE - COUNTY OF MADISON -STATE OF MISSISSIPPI

If CP (Mossusses, American description of a Mohaley (brothe Auditor) to unit or many shall a Mohaley (brothe Auditor). The consideration of the Auditor of t

Lessor, Peers Rover Veillay Strater Supply District WITHERS MY DICHATCIPE, I'M IN.

John G. Sigman, General Manager

SURVEYOR'S CERTIFICATE + COUNTY OF MADISON - STATE OF MIS

No designant SS mititates 15 seconds West for a distante of 155,46 leak to a seal 55 archines prog.

i 60 degences. 2) infludes 11 seconds Wess for a descance of 32.57 Roof to a sed 35 inch is no the Roote fine of said The Town of Losi Rookly. Phase I and the West right of ways

parent of this controlling 0,13 serve, more or least, him and benty distanted in the first Ki of the Ki of the General A. I. Townsheld in Kinsh, Burger E. East, Montheer Coverty, Manthalipps and being the controlled to greate and terminal in the house.

33 garges; 13 minion, 49 seconds West for a definitive of 1,554.94 feet to 0 found 52 acts more playing the Month of 1,517 by 5 days of Light Resolution 1 forms in the resolution of 10 acts and 10 a 15 degrees 45 minutes 15 maconds West abong the Epst time of wast List to and the West right of A Hesterbay Street for a destincte of 27 JB best to a set 74 Inch bon part frames overstein, sennins Volgered, 25 overstein 53 sescrials Gest albrig sook North Fine Volen to Land Radok, Priest Af West right of very at the sattling men accesses have for a distance of action heel to a set it's righted

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

PLS 2783

L RECHAM (R. LOWA, FINDERSONN) SARWAYOR, OD TAKEBA FOREITY BYELD FOREITY AND TANKER AND THE SECONDARY OF THE AND AND THE SECONDARY OF A WARREST OF A THORSE PARTITIONAL SECONDARY OF THE WARREST OF A WARRY PARTITIONAL SECONDARY OF THE WARRY SACROMAN CANARY, PERTITIONS. WITHERTS MET STENATURIC, and the

uched K. Love, P.S.

PERSONALLY APPENZED BEFORE ME, no went named MCHANE, It, LÜME, Professions adepartubet to na that he apped and deferring the PSI (not Centricate thereto on the day of ACCOLOWICE DEMINITY OF MADISON - STATE OF MISSISSIPP! AND SEAL of office on this the

1.00 mm. 6. 124. Pletind North line of Town of Lost Rubbit, Phase

of Drohoge & Utility Exserient

NEX of the SEX.

Sacian X3491497-E 24.00" ion Ph

FIDSCOALLY APPEAGED BEFORE ALL he undersymmeter stroken en prezidzon dozenet. The withstanmet Rogery Lasony, Marry Labormet, Libra Comman en backstonekoop to ne doz, care rizatening been added to no tolla in bytometer and otherwase the first and Centrale to broken on to been definitional. Libra the day was yet with the ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

GIVEN UNDER ATY HAND AND SEAL of office on this the

opport Court in and for road Coulty and State, do havely carely that has final dated of the Opt of FILING AND RECORDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

(30, K.O.W.) (Paved Pubic) (40° R.O.W.)

10' Orginoge & Utlifty Easonent-

Carlot Carlot Speed

C2 Delba=30734105* A=80.03* R=150.00* T=40.59* Ch=79.08* Brg=5.21*0257* W

Romaining Area of Let 15 The Town of Lest Rabbit, Phase 1 #8,432.19 s.f. ±8,20 Ac.

BOARD OF SUPERVISORS - COLATY OF MADISON - STATE OF MASSISSIP?

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

GENERAL NOTES: L. ALLIOTRO HINE SIRONEGOA PRELOCATED IN FLOOD ZONE, T. ACCORDING TO FLOOD INSURANCE RATE INPA NO ZREGOGRIF CIDAMUNITY PANEL INC. ZRIGES COSE F. EFFCTING DATE, MAPRITT, 2010.

INCARAÇIS ARE BAGED DA RECORDI PLAT OF THE TOWN OF LOST PARIET PRAKE. I, AS RECORDED IN PLAT. CASINETICI, SI DIT 198 IN THE GRAFICE OF CHANCERY CLERK OF MADISON COUNTY.

ALS MEASURENTS OF CURVED ARE CHORD LENGTH DISTANCES

FREED SURVEY COUPLETED (IDPITEMBER \$923). X x 18" IRON PINS SET AT ALL COMPURS.

Thee Survice Medits that Actualization's of the Standardus Fore Long Survice of Massasses in Massasses. Acts & Survice and Adoming of the Massasser Bohad of Licenseime Fore Frontisservia, Enchaffes and Survice of the Survice of the Survival Sur

And the state of t

THE ABANDONMINT OF A PORTION OF LOT 15 WILL BE INCLUDED IN THE FUTURE PASSE OF LOST RABBIT

PREPARATION OF PLAT DATE AGAIN, 10-42-23

OURSENING OF ALL LACLANINGS WHITE ON THE MAJ ARE TO IT WANTIAMED BY THE LEGATE OF THE PROPERTY OF WHICH STRONG YELD ALL LACLANINGS WHITE STRONG YELD AND STRONG YELD AND STRONG YELD ARE LACKAGED AND THE LEGATES OF THE PROPERTY OF WHICH ON WHICH DANIELD AND DEPARTMENT OF THE WHITE PROPERTY ARE LACKAGED AND THE THINK TOWNERS AND STRONG YELD AND THE STRONG YELD AND STRUCKED.

Description For

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

A tract or parcel of land containing **0.13 acres**, more or less, lying and being situated in the East ½ 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 33 degrees 13 minutes 49 seconds West for a distance of 1,524.94 feet to a found ¼ inch iron pin marking the Northeast corner of Lot 15, The Town of Lost Rabbit, Phase I as recorded in Plat Cabinet D, Slot 188 in the Office of the Chancery Clerk of Madison County and the **Point of Beginning** of the herein described property; run thence

South 5 degrees 45 minutes 53 seconds West along the East line of said Lot 15 and the West right of way of Mississippi Street for a distance of 27.76 feet to a set ½ inch iron pin; thence

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

South 69 degrees 26 minutes 11 seconds West for a distance of 32.97 feet to a set $\frac{1}{2}$ inch iron pin marking the North line of said The Town of Lost Rabbit, Phase I and the West right of way of an existing rear access lane; thence

North 5 degrees 45 minutes 53 seconds East along said North line of The Town of Lost Rabbit, Phase I and said West right of way of an existing rear access lane for a distance of 60.88 feet to a set ½ inch iron pin; thence

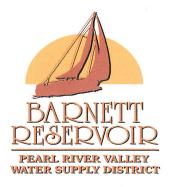
South 84 degrees 14 minutes 07 seconds East along said North line of The Town of Lost Rabbit, Phase I for a distance of 24.00 feet to a found ¾ inch iron pin; thence

South 68 degrees 44 minutes 43 seconds East along said North line of The Town of Lost Rabbit, Phase I for a distance of 124.52 feet to the **Point of Beginning**.

Prepared by: **Benchmark Engineering and Surveying, LLC** 101 Highpointe Court, Suite B Brandon, MS 39042

(601) 591-1077 Office (601) 591-0711 Fax

Email: mlove@benchmarkms.net



RE: Approval of Preliminary Plat – The Preserve, (Hwy 43 Residential Development)

The Preliminary Plat for The Preserve has been reviewed by staff and is compliant with the District's Development Standard Guidelines (2005).

Staff recommends approval pending attorney final review.



ENGINEERS & SURVEYORS
BROOKHAVEN CLINTON
Address: P.O. Box 318, Clinton, Mississippi 39060
Phone: (601) 925-4444 WGK, INC.

NOT FOR CONSTRUCTION, RECORD PURPOSES PRELIMINARY

OR IMPLEMENTATION

T8N, R4E /2 OF SECTION 30, SITUATED IN THE

RESERVI

RANKIN COUNTY, MISSISSIPPI

CERTIFICATE OF ACKNOWLEDGMENT STATE OF MISSISSIPPI

PERSONALLY appeared before me, the undersigned officer in and for the said County and State, the within named, member of RESERVOIR NORTH, LLC, the Owner, who acknowledged to me that he signed and delivered this plat and the certificate thereon as his own act and deed for and in behalf of said Owner after being authorized to do so on the day and year herein mentioned. COUNTY OF RANKIN

I, ..., member of RESERVOIR NORTH, LLC, do hereby certify that I am the owner of the land described in the foregoing certificate of Charles K. Hines, Professional Land Surveyor, and I have caused the same to be sub-divided and platted as shown hereon, and have designated the same as THE PRESERVE and do hereby dedicate to the County of Rankin the street rights-of-way, storm drainage system and easements, with exception of the 20" sanitary sewer easement. The sanitary sewer system and the water distribution system are dedicated to Pearl River Valley Water Supply District.

WITNESS MY SIGNATURE,

Beginning at a concrete right-of-way monument (SPC N: 1092715.13, E: 2421120.37) found on the west right-of-way line of Mississippi Highway Number 43 at Station 60+13.93, 50.00 feet right of the centerline of Federal Aid Project No. F-037-4(2), and being 3178.3 feet North of and 481.6 feet West of the Southwest Corner of the Northwest Quarter of the Northeast Quarter of Section 31, Township 8 North, Range 4 East (per DB 2004, PG 16810), Rankin County, Mississippi:

I, Charles K. Hines. Professional Land Surveyor, do hereby certify that at the request of RESERVOIR NORTH, LLC, the Owner, I have subdivided and platted the following described land being situated in the South Half of Section 30, Township 8 North, Range 4 East, Choctaw Baseline and Meridian, Rankin County, Mississippi as surveyed by WGK, Inc. on August 3, 2023; and being recorded at Deed Book 2021, Page 18927 with the Rankin County Chancery Clerk's Office located in Brandon, Mississippi, and being more particularly described as follows:

Address

S 28°11'58" E, continuing along said west right-of-way line of MS Highway No. 43, a distance of 278.58 feet to a 1/2 inch iron pin found at point of curvature;

Southeasterly, along the west right-of-way line of said MS Highway No. 43, following the arc of a curve to the right having a radius of 10980.00 feet, an arc length of 995.39 feet, a delta angle of 05°11'39" (chord bears S 30°31'45" E, 995.05 feet) to a found 1/2 inch iron pin;

S 28°04′37" E, along the transition from said west right-of-way line of MS Highway No. 43 to the west right-of-way line of Mississippi Highway Number 471, a distance of 289.76 feet to a set 1/2 inch iron pin at a non-tangent point

Southeasterly, continuing along said west right-of-way line of MS Highway No. 43, following the arc of a curve the left having a radius of 1491.24 feet, an arc length of 386.06 feet, a delta angle of 14°49'58" (chord bears S 35°29'49" E, 384.98 feet) to a found 1/2 inch iron pin;

OWNER'S CERTIFICATE

COUNTY OF RANKIN

CERTIFICATE OF SURVEYOR

STATE OF MISSISSIPPI

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the

Z 	W W W W W W W W W W W W W W W W W W W	CKID
GRAPHIC SCALE	200 400	(IN FEET) 1 inch = 200 ft.



UNTY, MISSISSIPPI

MAP

CERTIFICATE OF DECLARATION OF LESSOR AND LESSEE

>	RANKIN CO	AICIN	

COUNTY OF RANKIN STATE OF MISSISSIPPI

В

CERTIFICATE OF ACKNOWLEDGMENT

PROPERTY / LOT LINE

SIDE SETBACK

PROPERTY / LOT LINE

0 2

LESSOR: PEARL RIVER VALLEY WATER SUPPLY DISTRICT

WITNESS OUR SIGNATURES on this the

TYPICAL SETBACK SCHEDULE FOR LAND USE OF MEDIUM DENSITY RESIDENTIAL

20 FEET 5 FEET 20 FEET

FRONT SIDE REAR

LEGEND

10NE X

P.O.B.
FOUND CONCRETE R.O.W. MONUMENT AT
STA 60+13.93, 50.0' RT. PER F-037-4(2),
AND BEING 3178.3' NORTH OF AND
481.6' WEST OF THE SW CORNER OF THE
NW 14 OF THE NE 1/4, SEC. 31, T8N, R4E,
(PER DB 2004, PG 16810), RANKIN COUNTY, MS
STATE PLANE
N: 1092715.13
E: 2421120.37

S 28°03'32" E, continuing along said west right-of-way line of MS Highway No. 471, a distance of 41.66 feet to a 1/2 inch iron pin set on the north line of the David N. Tullos property (PPIN 42783);

S 89°44'24" W, along the north line of said Tullos property and the north line of the Pearl River Valley Water Supply District property (PPIN 42780), a total distance of 2066.54 feet to a set 1/2 inch iron pin at the souther corner of the Pearl River Valley Water Supply District property (PPIN 42835);

Southeasterly, along said west right-of-way line of MS Highway No. 471, following the arc of a curve to the left having a radius of 196.62 feet, an arc length of 138.46 feet, a delta angle of 40°20'50" (chord bears S 07°53'07" E, 135.62 feet) to a found concrete right-of-way monument;

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named and , who acknowledged to me that they are General Manager and Assistant Secretary, respectively, of the 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 of THE PRESERVE and the certification thereon on the day and in the year therein mentioned for the purposes therein expressed, they having been first duly COUNTY OF RANKIN STATE OF MISSISSIPPI

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the

STREET R.O.W. LINE

20,

A: 05'11'39"
R: 10980.00'
L: 995.39'
CHD: S30'31'45"E
CHD DIST: 995.05'

1230-11

d parcel of property is located in the South Half of Section 30, Township 8 North, Range 4 East, Rankin and contains 2,569,394 square feet, or 58.99 acres of land, more or less.

The above des County, Missis

N 56°56'43" E, continuing along the easterly line of said Pearl River Valley Water Supply District property, passing through a found 1/2 inch iron pint at 294.90 feet (SPC N: 1092204.64, E: 2420335.99), for a total distance of 1230.77 feet to the Point of Beginning.

The parcel described above has a closure error of 0.0007' in 6,608.10' which equates to a ratio of precision greater than 11.1,000,000'.

WITNESS MY SIGNATURE, this the

7.E4.9C.9SN

PEARL RIVER VALLEY WATER SUPPLY DISTRICT (NO DEED LISTED) (PPIN 42835)

COUNTY'S APPROVAL AND ACCEPTANCE

The above plat of THE PRESERVE is hereby approved by the Rankin County Board of Supervisors of Rankin County, Mississippi, pursuant to the authority of an order and resolution of said Board duly COUNTY OF RANKIN STATE OF MISSISSIPPI

WITNESS MY SIGNATURE, this

CERTIFICATE OF FILING AND RECORDATION

COUNTY OF RANKIN

I, Larry Swales, Clerk of the Chancery Court, in and for said County and State, do that the Final Plat of THE PRESERVE was filed for record in my office on this the STATE OF MISSISSIPPI

SHEET day of _____ , 2023, and was duly recorded in Plat maps and plats of the land of Rankin County, Mississippi. GIVEN UNDER MY HAND AND SEAL OF OFFICE on MS HIGHWAY NO. 471

VARIABLE R.O.W. PER FEDERAL AID
SECONDARY PROJECT NO. DS-0426(6)A FOUND CONCRETE
R.O.W. MONUMENT SET 1/2" IRON PIN EMST. R.O.W. SET 1/2" IRON PIN 289.16 R: 196.62' L: 1,38.46'-D: S07.53'07"E 40.20'50" ৶ CHD: +3/10-> 밁 34 31/02 30 SECTION 31 TEAL COVE

SHORELINE - ITEM 4

4

1 OF

A: 14'49'58"
R: 1491.24'
-L: 386.06'
CHD: S35'29'49"E
CHD DIST: 384.98' SE 1/4, SECTION 30, T8N, R4E APPROXIMATE LOCATION OF QUARTER SECTION LINE (NOT A SURVEYED LINE) MS STATE HIGHWAY NO. VARIABLE R.O.W. PER FEDERAL AID PROJECT NO. F-037-4(2) _S28*11*58"E _278.58 FOUND 1/2" IRON PIN FOUND 1/2" IRON PIN CANVASBACK TRAIL RHILL MERGANS 11 TI 11811 GADWALL TRAIL SCAUP RESERVOIR NORTH LLC , PG 18297) **ACRES** SW 1/4, SECTION 30, T8N, R4E (2,569,394)B 2021, **58.99** (DB FOUND 1/2" IRON PIN FOUND 1/2"
IRON PIN
STATE PLANE N: 1092204.67
E: 2420335.97

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF MISSISSIPPI

PERSONALLY appeared before me, the undersigned officer in and for the said County and State, the within named, Charles K. Hines, Professional Land Surveyor, who acknowledged to me that he signed and delivered this plat and the certificate thereon as his own act and deed on the day and year herein mentioned. COUNTY OF HINDS

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the

1180.88

M,67,00.00N

GENERAL NOTES
EASEMENTS
The surface of the surface

fall easements noted on this plat are to be maintained by the Lessee of the property assement is located. Drainage and drainage improvements are to be maintained by af the property on which such drainage and drainage improvements are located neowners' association/county in such a manner that surface water drainage is Neither Pearl River Valley Water Supply District nor Rankin County is responsible ce of drainage and/or drainage improvements.

valls, rip rap, and all other shoreline protection are to be y on which it is located. Shore line protection measures y to be maintained by, the Pearl River Valley Water Supply common areas, and green space are the responsibility of SHORELINE PROTECTION AND SIDEWALK MAINTENANCE.
The shoreline protection including seawalls, rip rap, and all other maintained by the lessee of the property on which it is located. are not the responsibility of, nor are they to be maintained by, the District. Maintenance of the sidewalks, common areas, and gree the

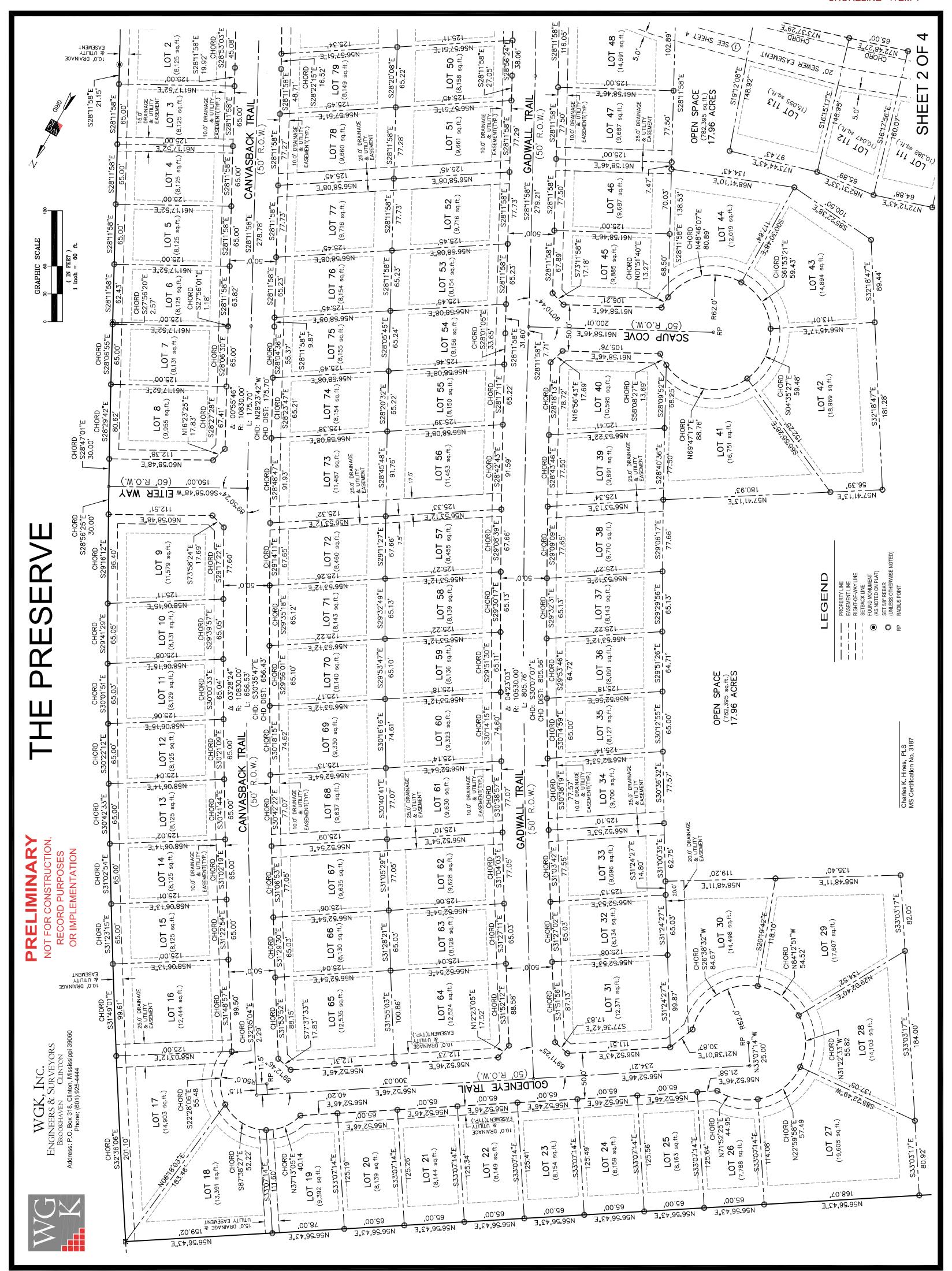
2066.54

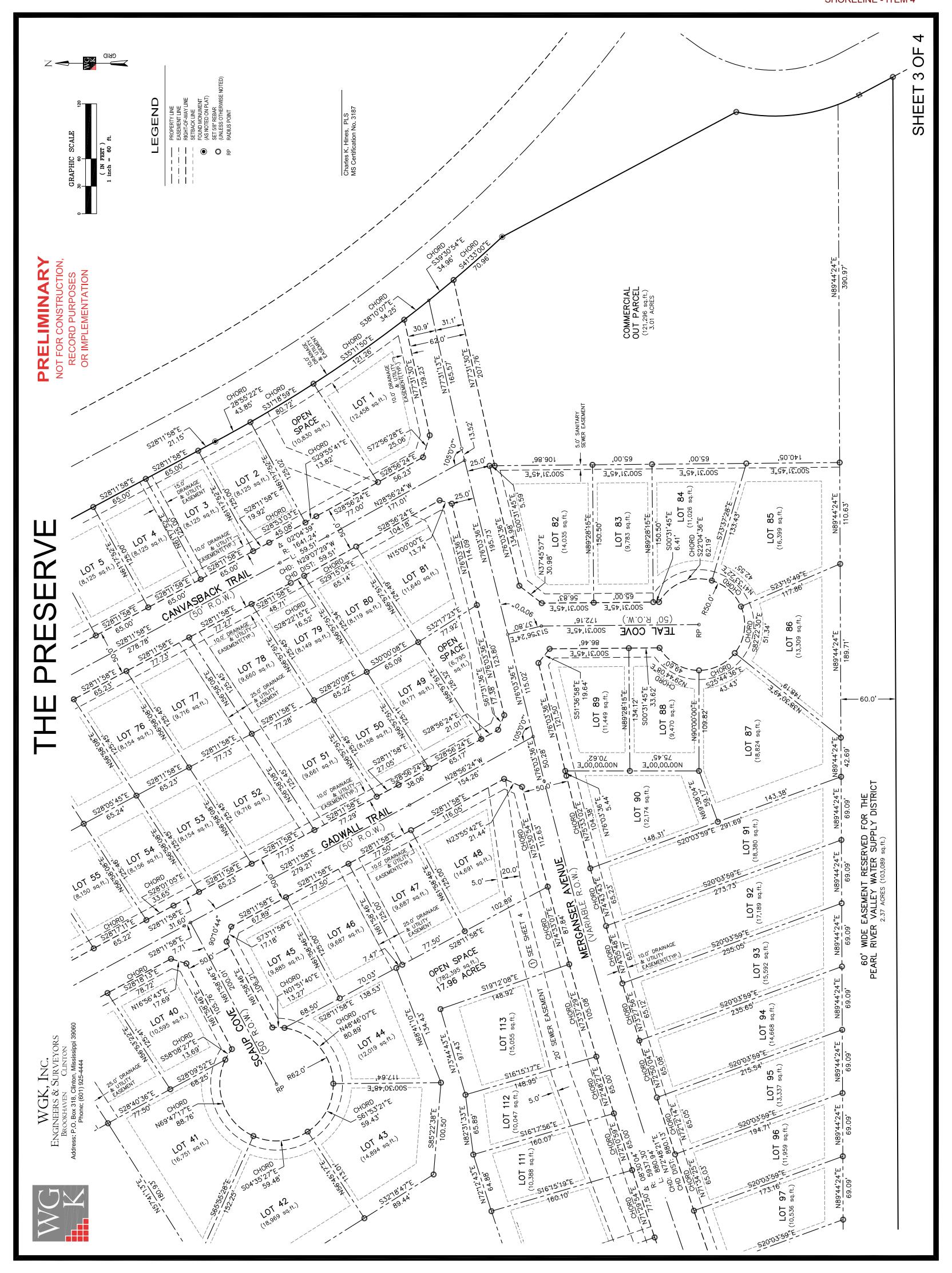
S89.44'24"W

DAVID N. TULLOS (NO DEED LISTED) (PPIN 42783)

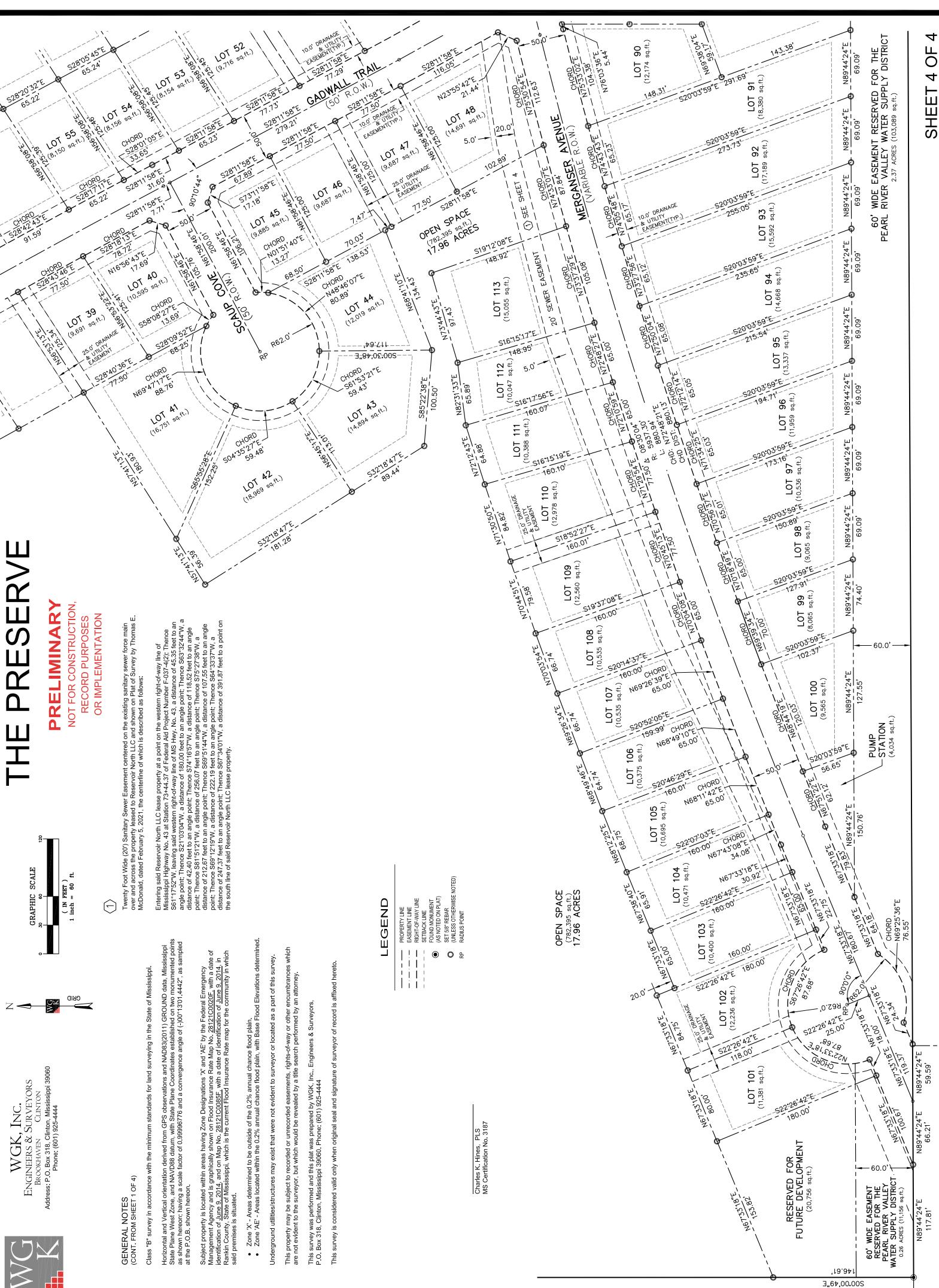
PEARL RIVER VALLEY
WATER SUPPLY DISTRICT (NO DEED LISTED) (PPIN 42780)

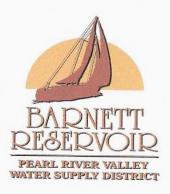
(SEE SHEET 4 OF 4 FOR FURTHER GENERAL NOTES)





WGK, INC.

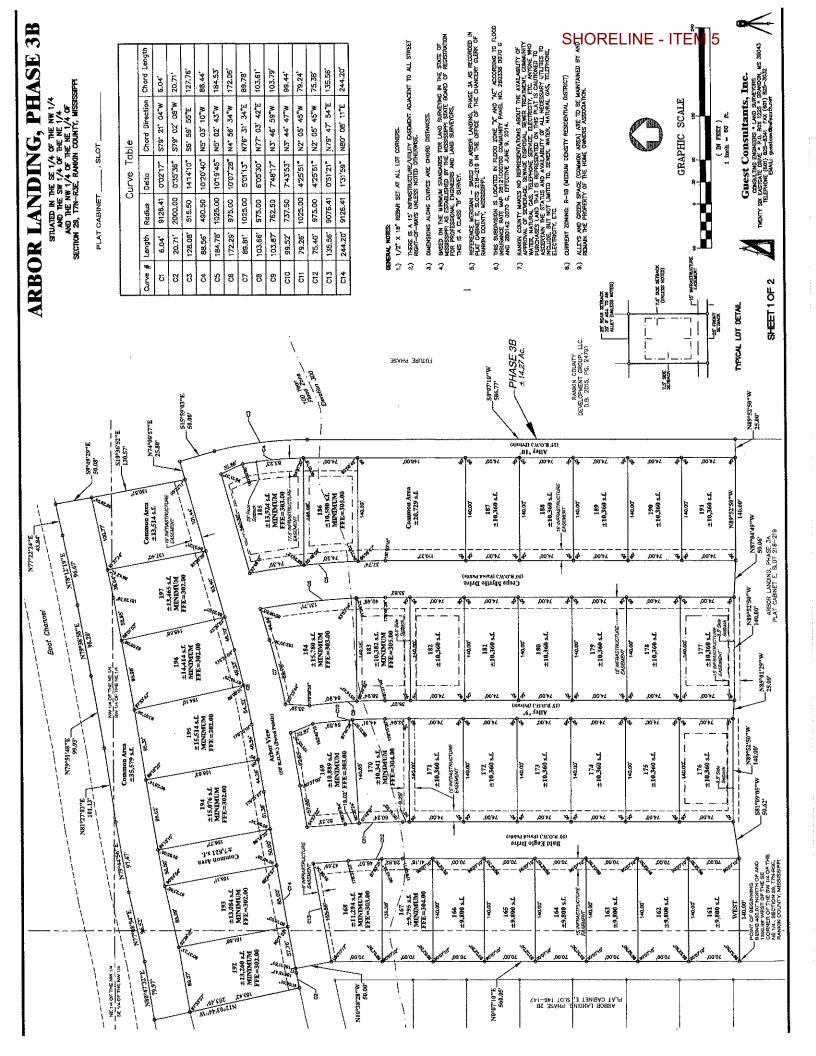




RE: Approval of Final Plat for Arbor Landing, Phase 3B

The Final Plat for Arbor Landing, Phase 3B has been reviewed by staff and is compliant with the District's Development Standard Guidelines (2005).

Staff recommends approval pending attorney final review.



The Pearl River Valley Water Supply District is not responsible for maintenance of drainage and drainage improvements.

SHORELINE & SEAWALL PROTECTION

The shoreline protection including searable are to be maintained by the homeowner's association of the property.

Þ The Pearl River Valley Water Supply District is not responsible maintenance of the shoreline protection including seawalls.

CERTIFICATE AND DECLARATION OF LESSOR AND LESSEE STATE OF MISSISSIPPI COUNTY OF RANKIN

We John Sigman, General Monager and Jill McMurtry, Executive Assistant, the undersigned officers of the Pear River Valley Witer Supply District, Lessers, and Rabbie Flerce, Owner Manager of Rankin County Development Group, ILC, a Mississipio Corporation, Lesser, do hereby certify that said district and Rankin County Development Group, ILC, a Missispio Corporation, are the Lesser and Lessee, respectively, as owners of the lands described in the thragoning Certificate of the Branch County Manager, the Registered Land Surveyor, and that Robbie Plerce acting as the duly a Mississipia Corporation, acting in its capacity as Owner/Manager, hos caused the same to be subdivided and platted as Arbor Landiac, and St. and deadloaded the same to be subdivided and platted as Arbor Landiac, and the utilities installed therein to the Poor River Valey Weter Supply District.

day of WITNESS OUR SIGNATURES on this the

LESSOR: PEARL RIVER VALLEY WATER SUPPLY DISTRICT

Attest

Jill McMurtry Executive Assistant

LESSEE: RANKIN COUNTY DEVELOPMENT GROUP, LLC., A MISSISSIPPI CORPORATION

By Robbie Pierce Owner, Manager

SURVEYOR'S ACKNOWLEDGEMENT STATE OF MISSISSIPP! COUNTY OF RANKIN

PERSONALLY come and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named loce Barton Ballard, Registered Lond Survayor, who acknowledged to me that he signed and delivered this plat and certificate thereon as his act and deed on the date therein mentioned in the year

Given under my hand and seal of office this, the Notary Public

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My Commission Expires:

OWNER'S ACKNOWEDGEMENT STATE OF MISSISSIPPI COUNTY OF RANKIN

PERSONALLY appeared before me, the undersigned outhority in and for the jurisdiction drort sead, the within named blub Sigman and all McMurtry who acknowledged to me that they are General Kanager and Executive Assistant.

Sepectively, of the Pearl Silver Valley Water Supply District, an opensy of the State of Mississippi, and a body politic and corporate of said State, and that executed this plat of Arbor Lunding, Phase 38 and the certification thereon on the day and in the year therein manifoned for the purposes therein apprecased. lay and in the year therein mentioned for t having been first duly authorized so to do.

ģ GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the

Notary Public

My Commission Expires:

ARBOR LANDING, PHASE 3B

., stot

STUATED IN THE SE 1/4 OF THE NW 1/4
AND THE SW 1/4 OF THE NE 1/4
AND THE NW 1/4 OF THE NE 1/4 OF
SECTION 29, TTM-RZE, RANKIN COUNTY, MISSISSIPPI

SURVEYOR'S CERTIFICATE - COUNTY OF RANKIN - STATE OF MISSISSIPPI

), Joe Barton Bollord, Registered Professional Engineer And Land Surveyar, do hereby certify that at the request of Rankin County Development Group, LLC., the Owner, I subdivided and plotted the following described land being situated in the SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4 of the NE 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4 of Section 29, TNN-R3E, Rankin County, Mississippi, as follows, to with

A TRACT OR PARCEL OF LAND CONTAINING 14.27 ACRES, MORE OR LESS, L'HNO AND BEING STLATED IN THE SOUTHEAST 1,4 AND THE NOTHEAST 1,4 OF THE NOTHEAST 1,4 AND THE NOTHEAST 1,4 OF SECTION 29, TIM-R.S., RANKON COUNT, MISSISSIPPI AND EINE MORE PARTICULARLY DESCRIBED AS DELLORS.

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I, Lorry Svoles, Clerk of the Channesy Court in and for sold County and State, do hereby certify that the Plat of Arbor Landing. Phose 3B was flied record in my office on this the art Cabinet. doy of any was ally recorded in Part Cabinet. The record of maps and plats of land of Rankin Caunty, Massissippi.

Given under my hand and seai of office on this the

FILING AND RECORDATION — COUNTY OF RANKIN — STATE OF MISSISSIPPI

Ş COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE,

NORTH FOR A DISTANCE OF 460,07 FEET TO A POINT, THENCE

MEST FOR A DISTANCE OF 1250.08 FIET TO AN IRON FIN MARGING THE NORTHWEST CORNER OF LOID TAS, MESOL LUNION, ENHAGE 3A. AS RECORDED IN PLAT, COMBINE IS 2013. SIZE-SIZE IN THE OFFICE OF THE CHANCERY CLERY, RANGIN COLNITY, MISSISSIPA, IND BEING THE PORT OF BEGINNING OF THE HERRY RESISTINGS PROPERTY; THENCE

NORTH OD BEGREES OF WINUTES TO SECONDS EAST ALONG THE WEST LINE OF SAD LOT 145 AND AN EXTENSION THEREOF ALONG THE CANACTOR THE CANACTOR THE CANACTOR THE CANACTOR TO A POINT ON THE CANACTOR CANACTOR RAWARN COLNATY, MISSISSIPPI FOR A USTRANCE OF \$60.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF ARBON WERN THENCE

APPROVAL OF THE BOARD OF SUPERVISORS COUNTY OF RANKIN — STATE OF MISSISSIPPI

Chancery Clerk

north to degrees 38 minutes 28 seconds west along the east une of sald arbox landing, phase 28 for a distance of solop feet to a port on the north right-of-way of arbox view, thence SOUTHWESTERY ALONG THE SAID NORTH RIGHT-OF-MAY AND AN ARC OF A CHRYG TO THE RIGHT FOR A DISTANCE OF EAR. FEET, SAID CHRYE HAWING A RADJUS OF GIZERA FIET, AND A DELTA MADLE OF OD DEGREES OF UNIVITIES IT SECONDS (CHORD PERMINE AND DISTANCE OF SOUTH 37 DEGREES 21 MINITIS OF SECONDS WEST, GOR FEET) TO A PONIT, TIBINGE

NORTH 12 DEGREES OS MINUTES 44 SECONDS NEST ALONG THE EAST LINE OF SAID ARBOR LANDING, PHASE 2B FOR A DISTANCE OF 200349 FEET TO A POINT, THENCE SOUTH-MESTERLY ALCHIG THE SAID NORTH RICHT-OF-WAY AND AN ARC OF A CURVET OT THE LEFT TOR A DISTANCE OF 2017 PTETL, SAID CONTRET HANKS A PAULIS OF STOOMON PIETL HAN A PACE OF ON DISTANCE SOUTHINGS AS SECONDS (FIGHOR BEARING AND DISTANCE OF SOUTH 79 DESPRESS OF MAINTS OF SECONDS WEST, 2017 PTET) TO A PURIT, PRIDATE

We Larry Swales, Chancery Clerk, and Joe Borton Saland, Registered Professional Engineer and Land Surveyor, do hereby cartify that we hove corefully compared this plot of Anon Landing, Phenes 3B, with the original thereof, and find it to be a true and carriect copy of said map or plat.

CERTIFICATE OF COMPARISON COUNTY OF RANKIN - STATE OF MISSISSIPPI

President

å

Given under my hand and seal of office on this the day of

Chancery Clerk

Joe Barton Ballard P.L.S. No. 2871, P.E. 14212

SOUTH TO DEGREES 36 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 130,57 FEET TO A POINT ON THE MORTH RIGHT-OF-MAY OF ARBOR VIEW, THENGE north 74 degrees od Winjes 57 seconds east along the said north right-of-way for a distance of 25.80 feet to a point, thence NORTH BY DECREES 27 MINUTES OF SECONDS EAST FOR A DISTANCE OF 101.13 FEET TO A POINT, THENCE NORTH 80 DEGREES 47 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 79.97 FEET TO A POINT, THENCE NORTH 77 DEGREES OB MINUTES S4 SECONDS EAST FOR A DISTANCE OF 86,52 FEET TO A POINT, THENCE NORTH 79 DEGREES 44 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 97.47 FEET TO A POINT, THENCE NORTH 79 DEGREES 51 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 99.93 FEET TO A POINT, THENCE NORTH 79 DEGREES 38 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 98,20 FEET TO A POINT, THENCE NORTH 78 DECREES 12 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 96.67 FEET TO A POINT; THENCE NORTH 77 DECREES 22 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 43,84 FEET TO A POINT, THENCE SOUTH OR DECREES 49 MANUES 29 SECONDS EAST FOR A DISTANCE OF 50.08 FEET TO A POINT, THENCE

VORTH BY DEGREES 52 WINDTES 50 SECONDS WEST ALONG THE NORTH LINE OF SAID ATBOR LANDING, PHASE 3A FOR A DISTANCE OF 25.00 PEET, THENGE SOUTH 15 DECREES SO MANUTES OS SECONDS EAST FOR A DISTANCE OF SGLOG FEET TO A PIGNT ON THE SOUTH RIGHT-OF-WAY OF ARBOR WEN; THIBUDE SOUTHEASTERY ALONG THE ARC OF A CURNE TO THE RIGHT FOR A DISTANCE OF 126.08 FEET: SAUD CLINIC HAVING A ROUND OF SIZES FEET HAVING A PROMIST SIZES FEET HAVING SIZES OF THE THAN THE SIZES OF THE THAN AND TO SIZES OF SIZES AND THE SIZES OF THE THAN SAUD DISTANCE OF SOUTH OF DESIRES OF MINITIES AS SECONDE SAST, 127.78 FEET) TO A POINT, THENCE SOUTH OD DEGREES OF WINDTES 10 SECONDS WEST FOR A DISTANCE OF 386,77 FEET TO A POINT ON THE NORTH LINE OF SAID ARBOR LANDING, PHASE 24: THENCE

NORTH BY DECREES C4. MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF SAID ARBOR LANDING, PHASE 3A FOR A DISTANCE OF SQUAREELY, THENCE NORTH 89 DECREES 82 WINDTES 50 SECONDS WEST ALONG THE NORTH LINE OF SAID ARBOR LANDING, PHASE 3A FOR A DISTANCE OF 140,00 FEET, THENCE NORTH B5 DEGREES 01 WINUTES 29 SECONDS WEST ALONG THE NORTH LINE OF SAID ARBOR LANDING, PHASE 3A FOR A DISTANCE OF 25.09 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS WEST ALONG THE NORTH LINE OF SAID ARBOR LANDING, PHASE 3A FOR A DISTANCE OF 140.00 FEET; THENCE SOUTH BY DECREESS OF MINUTES OS SECONDS WEST ALONG THE NORTH LINE OF SAID ARBOR LANDING, PHASE SA FOR A DISTANCE OF SALE2 FEET, THENCE WEST ALONG THE NORTH LINE OF SAID ARBOR LANDING, PHASE 3A FOR A DISTANCE OF 140,00 FEET TO THE POINT OF BEGINNING. NORTH 89 DEGREES 22 MINUTES 50 SECONDS WEST ALONG THE NORTH LINE OF SAID ARBOR LANDING, PHASE 3A FOR A DISTANCE OF 140,00 FEET; THENCE day of MINESS MY SIGNATURE on this the

Joe Barton Ballard P.L.S. No. 2871, P.E. 14212

SHORELIN

SURVEYOR'S CERTIFICATE OF COMPULANCE WITH SUBDIVISION REGULATIONS STATE OF WISSISSIPPI COUNTY OF RANKIN

i, Joe Barton Bailara, Registered Land Surveyor, do hereby certify that this plut correctly represents a survey on plant made by me or under my supervision; that all monuments shown hereon actually exist and their locations are correctly shown.

day of

ş

MY SIGNATURE on this

WINESS

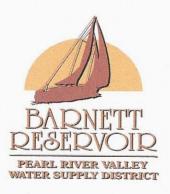
2023.

Guest Consultants, Inc.

CONSILTING ENGNESSS * LAND SURVEYORS
TWENTY SIX EASTRATE DIFFE * P.O., BOX 1225 * BEANDON, MS 39043
TREPHONE (GIT) 825-8264 FAX (607) 825-3332
EMAIL; guestconfoulandbunk

Joe Barton Bailard P.L.S. No. 2871, P.E. 14212

SEET 2 OF 2



RE: Approval of Final Plat for Lost Rabbit Town Center, Block 5, Part - Lot 579

The Final Plat for Lost Rabbit Town Center, Block 5, Part 5 – Lot 579 has been reviewed by staff and is compliant with the District's Development Standard Guidelines (2005).

Staff recommends approval pending attorney final review.

ENGINEERING & SURVEYING, Internet Prince of State of Surveying Control o

SLIDE_

PLAT CABINET

LOT 579, LOST RABBIT TOWN CENTER, BLOCK 5, PART 1

Situated in NW X of the SW X of Section 12, T7N, RZE. Madison County, Mississippi

PERIODALIY APPEABLD DESCREAL is an untentioned authority or and for the participon interved, in weith remote Job Edward Literator of Environment of Cours, LLC, the Down, who authority to ten that the first lands been appropriate to as in an order of chosellable Group, LLC, the Down, who authority to the super, characteristic been appropriate to as in an order of the superior of the and continue thereto no being to diverse Constant Court, LLC as for any and have income. ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Romy Lod, Chw. of the Opercary Court in and fix used County and Salton, do tembry unity that the first plat of LCG SCI, LCGT Puglari Trayen VIDED EL LCGC. E. PART 1. Leng Tied for record in any office on Table Tie. — Gry of LCGT Puglari Trayen VIDED EL LCGC. E. PART 1. Leng Tied for record in any office on Table Tie. — Gry of LCGT County And Annual County Machinety.

In the County Machinety County (Machinety). FILING AND RECORDATION - COUNTY OF MADISON - STATE OF MISSISSIP CINES LINGER MY HAND AND SEAL OF GROW OR THIS TIME day of

SURVEYORS CERTIFICATE OF COMPLANCE WITH SUBDIVISION RECULATIONS COUNTY OF MADISON -STATE OF MESSISSIPPI PLS 2763 WINES AY SCALINE BAS DO dey of ... Acrise R. Love, P.S.

2odoratono Devolopment, LLC D.B., 4145, Pgs. 175-190

Mater / Sever Infrashuchura Esservent - D.B. 2389, Pys. 308-328

13919181 W 34.24

Asphalt Drive

Everal Consulting Group, LLC D.B. 4145, Pgr. 181-152

Asphalt Area

Let 579 ±0.24 Ac. (#1.542.72 m.t.)

North Natchez Dr. (Var. R.O.W.) (Private)

Columbia Company L.C.
D.B. 1505 Com 175.100
ASPHAIL Drive

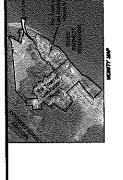
Construction Access
Constraint
D.R. 2308, Par. 357–408
Regulate Sheet
Access Exement
D.R. 3003, Par. 445–668

Noter / Serect befrontered as 2269, pgs. 508-120

CERTIFICATE OF OWNERSHIP - COUKTY OF MADISON - STATE OF MISSISSIPP

MINESS HAY SIGNATURE, INS the oda E-mett, Momber senti Consulting Genes, U.C. county engineer's recommendation - county of madison - state of Missesipf s. You firpuit P. C., have expressed the past and feel it confirms to all conditions set texts not the probability bild as approved by the Open of Open room and that rectorment that approved.

BOARD OF SUPERVISORS - COUNTY OF MADISON - STATE OF MISSISSIPM I heavy cartly that the is the case and the this plat was approved by the flound of Supervisor to



PRICONALY APPEARED BEFORE RE, the within newest before, it. The Problem and Surrown
who advantaged to use had be appeared and detected the first and Celebrate Statement on the day and
who per transmissions. COONDMEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI SIVEN UNDER MY HAND AND SEAL of offer on that the _____day of ___ ACKNOWNLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPP SERTIFICATE OF DECLARATION OF LESSOR AND LESSEE - COUNTY OF MADISON. STATE OF MISSISSIPPI

- Gey et Lossoc Pead Rover Valley Water Supply Stated WITHERS MY SIGNATURE, THE THE John S. Signan, General Manager

Access Everalt Consoling Group, NJC Todd Everell, Managing Mandoor

Lych SQ degrees. St. minutes SS seconds SLick dated such California-langs of North National Diver the plategoe of degrees. See this east, SF lick han by menting the South right-6-angs of an unrammed private must become pouts (0) despects SZ minutes (CZ securids West for a distance of 50,80 fort to e set 55 inch the pitty besters koch ita esegreto. 13 niholiko 16 suszonia Wuzd for a detarop ej 20,56 fest to the Polini of Begilniú szaltaning 6,04 adrek, mase et leta. Centerinsticing at a pail % into two pin numbers, the Southwest agency of each Section 12, no bean near this cogness 22 consilies 34 septical fixed attenty the liftest lifter or said Section 12 for a distant 1 Japan 78 least liverice. South 71 degrees,42 intruther 18 seconds Eart for a distance of 28.11 Next to a set 3, Inch box pr JURVEYOR'S CERTIFICATE - COUNTY OF MADISON - STATE OF MISSISSIF East for e delence of PLP 20 test to a set % limit han per markes the East inploof-sety of Nort Dive and the Pojet of Deptuding of the Resen described property; florest I, latina R. Luw, Physiano Ind. Sarvayar, do harshy caddy that it for requal of Codersto.
Construction Code, and Annie Latinova Codersto.
Society S. Advised The Security Codersto.
Society S. Schiller (S. Schiller) (S. Torchold) F. March S. Parago Z. Eca., Mostow C. Pranastyl and being none populately described by triving and being none populately described by triving and being none populately described by triving and being none populately.

PLS 2783 ATHESE WY SKONATURE on this

Alcood R. Low, P.S.

SHORELINE - ITEM 6

RECORDED INSTRUMENTS MAY AFFECT LOT STO NOT ABLE TO BE SHOWN: 1. EASDADIT (PHASE AT STRUETS AND INFRACTRUCTURE) AS RECORDED IN DEED BOOP PARKES STAND.

- CASAIGH GERTAN WATTE, BANTART SINKEN, STORM SINCY, STREETS, PARABICLITS, AND LANDSCHMIN RIPASTINICITIES IN THE TOWN CONTROL OF COST PARKET, AND CERTAN STREET LIGHTING INFPASTINICITIES IN PARCE. IS MIDDLE, AS RECORDED IN ACC. PARCE, ASMAG.
- 1. DISCHOOF IGENTIAN WATER, SAMENAY SENERI & STOM SCANSIMETACTIVER. IN TOWN CAPITY OF LOST PARRIET, AS RECORDED IN 1251, PASS STANSS.

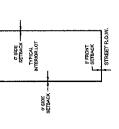
 4. DISCHOOL OF TANIENT SENERAL SENERINGEN IN 1501, PASS STANSS.

 5. DISCHOOL OF TANIEN SENERAL SENERINGEN IN 1501 TOWN CONTRY OF LOST RAIGHTAG.

 FECTOROLD IN 1201, PASS SENERA.

- SPANDS SIGNACE OF ALL KARNATS NOTO BRITIS PART NOT BE MANCHAGE BY THE LEGATE OF THE TROPEST WHICH CHECKERS THE CONTROL STANISHES AND SERVICE THE ADDRESS THE THE CHECKERS THE CHECKERS THE WHICH THE PROPERTY OF WASHINGTON TO THE SERVICE THE PROPERTY AND THE SERVICE THE PROPERTY OF THE SERVICE

 - THE PEAR HYDINALEY WAYER SUPELY DISTINCT IS NOT RESIDENBILE FOR MANITUANICE OF DILUMBEL AND DRAINAGE DIPROFILEYS.



BEANNAD ARC EARIED ON RECOND PLAT OF THE TOWN OF LOST KABINT PHASE I, PLAT CASINET D, SLOT 144

77 e 16 drom pres det at all corners urless dedicalated athermor

FIELD SURVEY COMPLETED SEPTEMBER 2021,

GENERAL NOTTES: A ALLIOTS IN TRIS SUBBRIGION ARE LOCATED IN FLOOD EDIGE Y' ACCIDIDING TO FLOOD INSURANCE PART MAPPING SIBBRIDINGS COMMUNITY PRINCE, INC., SIEDER BESCH, EFFECTIVE LAND WORKH TO THIS. THIS SURVEY WILTES THE REQUIREMENTS OF THE STANDANDS FOR LAND SURVEYORS IN MISSISSIPPEROR CLAASS SURVEYED BY A COUNTED BY THE MISSISSIPPEROR LOCK PROPELS HOS PROPERSORY.

20 t0 0 20 SCALE 1*=20*

LOT 579 DETAIL WITH SETBACKS
ATS.

Proceedings of Sound of Supportions Anglese County, Minimatrial

Grantee: Central Electric Power Association Grantor: Pearl River Valley Water Supply District Address: P.O. Box 2180 Ridgeland, MS 39158 Address: P.O. Box 477, Carthage MS 39051 **Telephone No.** (601)-267-5671

Telephone No. (601) 856-6574

(Page # 1 of 3)

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Pearl River Valley Water Supply District, for and in consideration of good and valuable consideration, the receipt of which and sufficiency of which is hereby acknowledged, I/we (acting on behalf of our heirs, successors, and assigns and any other person claiming, or to claim the property hereinafter described, called collectively ("Grantors") do hereby grant, convey and warrant unto Central Electric Power Association, a Mississippi Corporation, (hereinafter called "Association") and to its successors or assigns, a right-of-way easement 40 feet in width for the location, construction, reconstruction operation, maintenance, repair, and removal of electric power and/or communications lines and circuits, including poles, towers, cross arms, insulators, wires, cables, hardware, transformers, switches, guy wires, anchors and any and all other equipment, structures, material and appliances, now or hereafter used, useful or desired in connection therewith, over, across, under, and on that land in the County of Rankin Mississippi, described as follows, to-wit:

A strip of land for a power line approximately 460 feet in length and 40 feet in width existing 20 feet either side of the centerline of the power line, with said power line existing in the SW 1/4 of the NE 1/4 10 of Section 10, Township 6 North, Range 3 East, Rankin County and with the Centerline of the power line being more particularly described as shown on the attached "Exhibit A".

*some tree's to be trimmed

Together with the right of ingress and egress to and from said right-of-way across the adjoining land of the Grantors, the passage of vehicles and equipment upon said right-of-way and the right to install, inspect and maintain guy wires and anchors beyond the limits of said right-of-way.

The Association shall have the full right, without further compensation, to clear and keep clear said right-of-way, including the right to cut down, condition, treat or otherwise remove and dispose of all trees, timber, undergrowth, and other obstructions now or hereafter existing on the right-of-way. The Association shall have the further right to cut down from time to time all trees that are tall enough to strike the wires in falling, where located beyond the limits of said right-of-way, (called "danger trees"). Grantors shall have the right to use the right-of-way premised described for purposes not inconsistent with the Association's full enjoyment of the rights hereby granted; provided that Grantors shall not place, or allow any other person to place, on the easement right-of-way any structure (permanent, movable, or temporary), home, appliance, equipment vehicle, antenna, well, or other object in such proximity to the line, wires, system or equipment that would constitute a danger or hazard of that would cause same to come in contact therewith. It is understood and agreed that in the event this provision is violated by Grantors or by some person, with or without knowledge of the Grantors, Association is not liable or otherwise responsible to the Grantors, or any other person, for any damage to person or property or death of any person that may be suffered as a result of such object or objects being located or positioned in violation hereof. And said Association is not bound, obligated or required to remedy any dangerous or hazardous situation created by the Grantors or any other person. Unless otherwise herein specifically provided, the centerline of the electric power line initially constructed on the right-ofway shall be the centerline of said right-of-way. Grantors covenant that they are the owners of the above described lands and that said lands are free and clear of encumbrances and liens of whatever character except.

Grantors agree that all poles, wires and other facilities including the main service entrance equipment, installed on the above described lands at the Association's expense shall remain the property of the Association, removable at the option of the Association, upon termination of service to or on said lands.

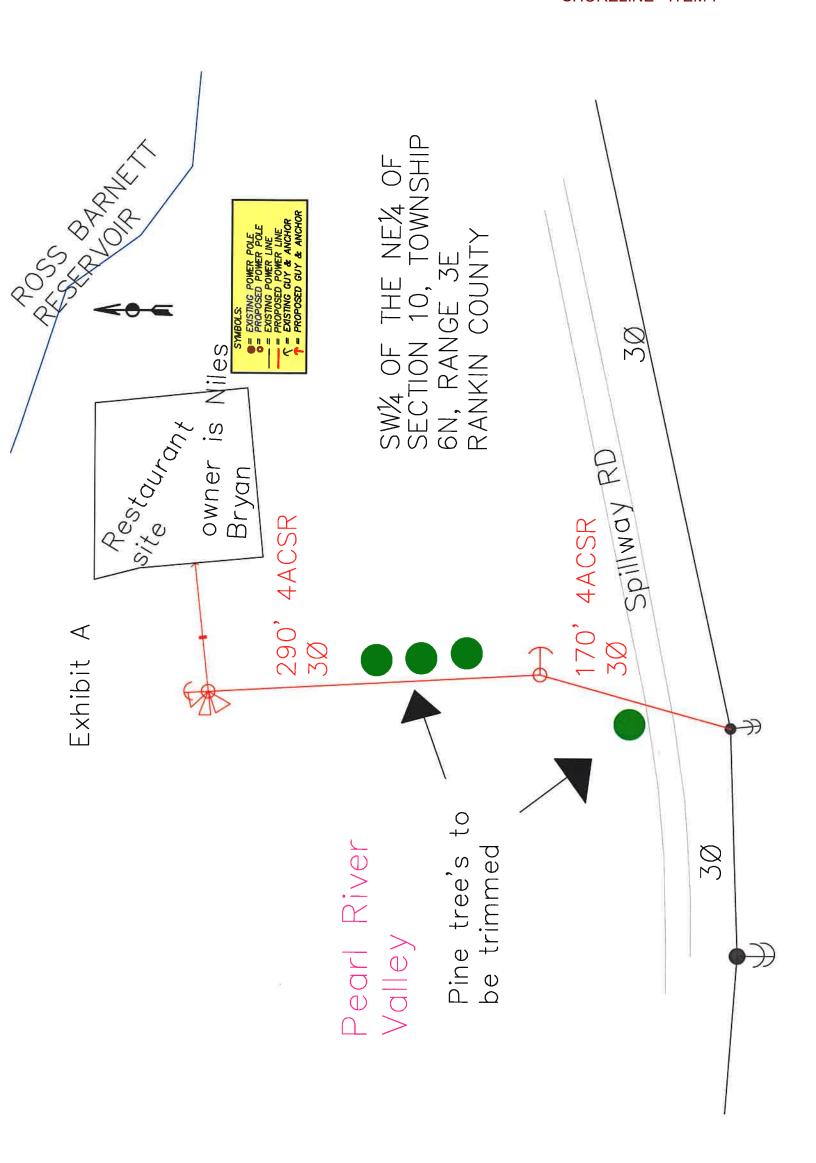
Should the Association, or its successors, remove its facilities from the land and abandon said right-of-way, the rights herein created in the Association shall terminate, but with the right to remove there from all of the Association's property thereon. It is understood that the Association will not enclose said right-of-way, and Grantors will use the best efforts to protect the Association's property on said right-of-way.

(Page # 2 of 3)

IN WITNESS WHEREOF, this instrument is executed on the dates set forth by the undersigned parties.

Grantor: Pearl River Valley Water Supply District	Attest:
By:	By:
Print Name:	Print Name:
Title:	Title:
Date:	Date:
Grantee: Central Electric Power Association	August
By: What Fill and	Attest: By: Graham Sex
Print Name: Allyson Kirkwood	Print Name: Grahay Sce +
Title: Director of Englancing	Title: Stake Engeneer
Date: 11-3-2073	Date: 11-3-2020

STATE OF MISSISSIPPI	(Page # 3 of 3)
COUNTY OF	-32
	
	nority in and for the said county and state, on this day n, the within named and
	pefore me, who acknowledged that they are respectively, of Pearl River Valley
	pi, and that for and on behalf of said District, and as its act and
deed, they sealed and executed the above and foregoing instru	iment, after first having been duly authorized by said District so
to do.	
	Notary Public
My Commission Expires	
	
STATE OF MISSISSIPPI	
COUNTY OF Leake	
	pority in and for the said county and state, on this _3/d _ day
of Nwember, 2023, within my jurisdiction, the before me, who acknowledged that (s)he is	within named Allyson Kirkwood, duly identified of Central Electric Power Association, a Mississippi
	within named Allyson Kirkwood, duly identified of Central Electric Power Association, a Mississippi and as its act and deed, (s)he sealed and executed the above and
	nd as its act and deed, (s)he sealed and executed the above and
corporation, and that for and on behalf of said corporation, an	nd as its act and deed, (s)he sealed and executed the above and

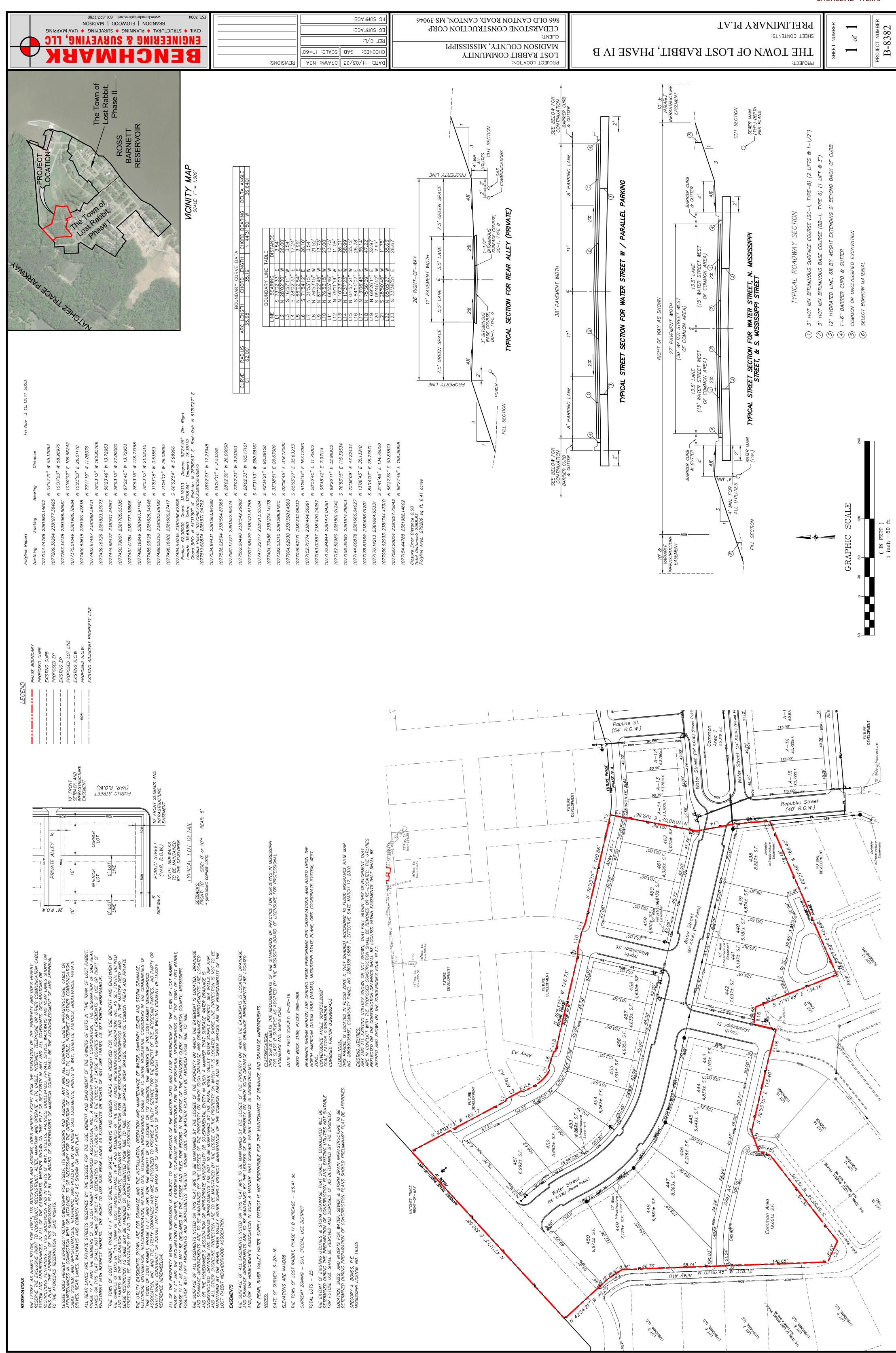




RE: Approval of Preliminary Plat – Lost Rabbit, Phase IV-B

The Preliminary Plat for Lost Rabbit, Phase IV-B has been reviewed by staff and is compliant with the District's Development Standard Guidelines (2005).

Staff recommends approval pending attorney final review.



Memo

To: Mark Beyea, Chief Engineer

From: Shoreline Committee

Subject: Modification of Lake Operations to Facilitate Dredging

Date: 11/03/2022

Based on discussions with the dredging contractor and his subcontractor, it has been determined that it will be advantageous to modify the normal operating procedure regarding the water level in the reservoir for the 2023 - 2024 winter season. Dredging equipment operating in the lake requires more than 4 feet of water to function. Current operating procedures, approved by the Board, require that the water level in the reservoir be reduced to elevation 296.00 in December and remain there through February. The target bottom elevation for dredging is elevation 292.00. With the water level at 296.00, the dredge equipment will have only 4 feet of water, at best. This will seriously restrict dredging operations. The dredge will not be able to operate efficiently, if at all. Instead of lowering the water level to elevation 296.00 from December 2022 – February 2023, it is proposed to lower the water level to elevation 296.50. This will ensure that dredging operations can continue throughout the winter months. In the event a major rain event is forecast, the water level can normally be reduced to 296.00 in less than 24 hours without detrimental impact to areas downstream.

Sincerely,

Mark J. Beyea, P.E. PRVWSD Chief Engineer