


Department of Engineering/Road Management  
Dan Gaillet, P.E., County Engineer/ Road Manager

3137 South Liberty Street, Canton, MS 39046  
Office (601) 855-5670 FAX (601) 859-5857

MEMORANDUM

March 1, 2017

To: Sheila Jones, Supervisor, District I  
Trey Baxter, Supervisor, District II  
Gerald Steen, Supervisor, District III  
David Bishop, Supervisor, District IV  
Paul Griffin, Supervisor, District V

From: Dan Gaillet, P.E.  
County Engineer and Road Manager 

Re: Western Ridge  
Final Plat

Jupiter, LLC has met the requirements of the County in filing a Final Plat for Western Ridge, east of Clarkdell Road and north of Oakfield Road. The Development is approximately 25 acres with 51 lots ranging from ¼ to ½ acres. As a result, the Engineering Department recommends approval.

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SHEILA JONES  
District One

TREY BAXTER  
District Two

GERALD STEEN  
District Three

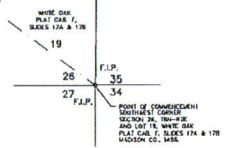
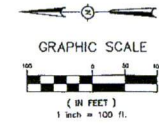
DAVID BISHOP  
District Four

PAUL GRIFFIN  
District Five

- NOTES:
1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "C" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 2009000415 F, EFFECTIVE MARCH 17, 2010.
  2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
  3. SURVEY CLASSIFICATION "B".
  4. REFERENCE MONUMENT: EAST R.O.W. LINE OF CLARKDELL ROAD.
  5. IRON PINS SET AT ALL LOT CORNERS.
  6. AREA = 24.99 ACRES, MORE OR LESS.
  7. DATE OF FIELD SURVEY: MARCH 16, 2014.
  8. DATE OF PREPARATION OF PLAT: SEPTEMBER 27, 2016.
  9. THE GREEN SPACE AND COMMON AREAS NOTED SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- F.I.P. DENOTES FOUND 1/2" IRON PIN  
S.I.P. DENOTES SET 1/2" IRON PIN

**WESTERN RIDGE**  
**SITUATED IN THE**  
**WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26,**  
**TOWNSHIP 8 NORTH - RANGE 2 EAST**  
**MADISON COUNTY, MISSISSIPPI**

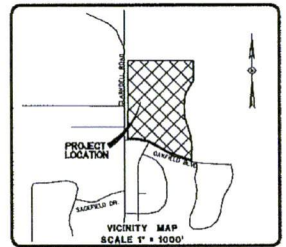
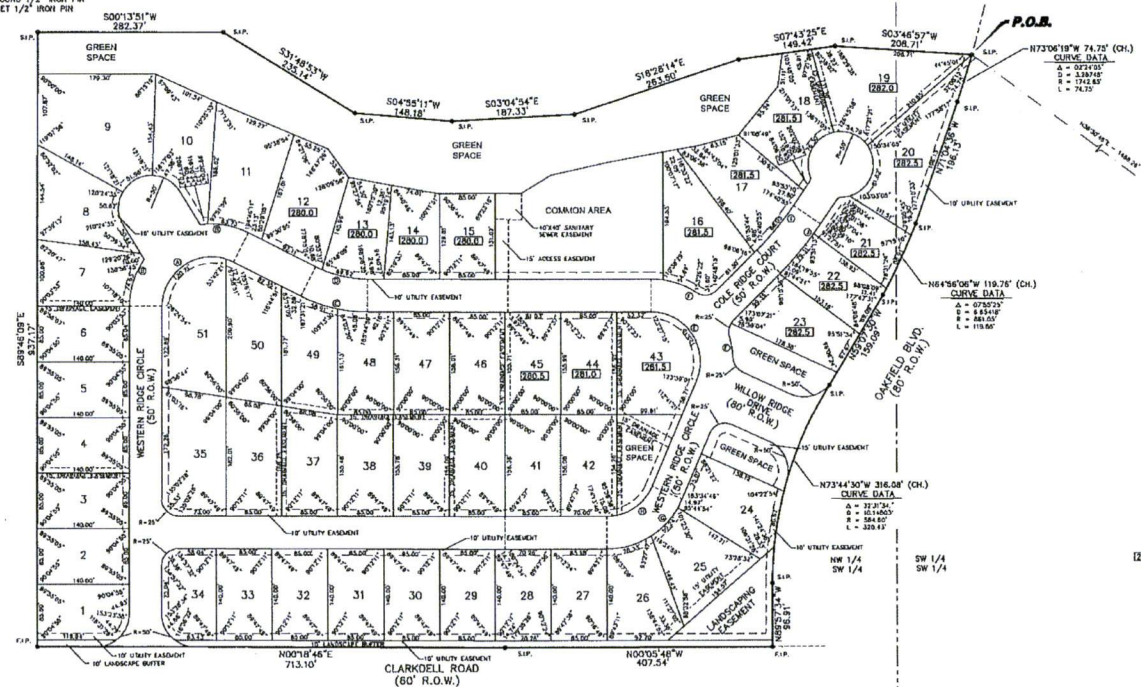
PLATTED & SURVEYED BY  
**H D LANG AND ASSOCIATES, INC.**  
 ENGINEERS / LAND SURVEYORS  
 4089 NORTH STATE STREET  
 JACKSON, MISSISSIPPI  
 (601) 362-4886



282.5 INDICATES MINIMUM FINISH FLOOR ELEVATION

RIGHT-OF-WAY  
 CURVE DATA

① Δ = 113.2731°	② Δ = 119.9781°	③ Δ = 152.7417°	④ Δ = 153.7141°
D = 75.29137'	D = 45.82662'	D = 25.48479'	D = 22.71043'
R = 15.0507'	R = 19.9107'	R = 12.7400'	R = 11.3550'
L = 153.82'	L = 254.41'	L = 104.23'	L = 81.00'
⑤ Δ = 117.9724°	⑥ Δ = 117.9724°	⑦ Δ = 89.96562°	⑧ Δ = 89.96562°
D = 78.24137'	D = 45.82662'	D = 45.82662'	D = 75.29137'
R = 15.0507'	R = 19.9107'	R = 19.9107'	R = 15.0507'
L = 117.97'	L = 146.87'	L = 146.88'	L = 87.82'
⑨ Δ = 173.6191°	⑩ Δ = 173.6191°		
D = 12.82272'	D = 12.82272'		
R = 4.95107'	R = 4.95107'		
L = 68.14'	L = 67.14'		



**WESTERN RIDGE**  
**SITUATED IN THE**  
**WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26,**  
**TOWNSHIP 8 NORTH - RANGE 2 EAST**  
**MADISON COUNTY, MISSISSIPPI**

PLATTED & SURVEYED BY  
**H D LANG AND ASSOCIATES, INC.**  
 ENGINEERS / LAND SURVEYORS  
 4088 NORTH STATE STREET  
 JACKSON, MISSISSIPPI  
 601 362-4688

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

I, Donald L. McDonald, Professional Surveyor, do hereby certify that at the request of the undersigned owner, I have subdivided and plotted the following described land being situated in the West 1/2 of the Southwest 1/4 of Section 26, T8N-R2E, Madison County, Mississippi:

Commence at an existing 1/2" iron pin marking the Southwest corner of the aforesaid Section 26, T8N-R2E; said point also being the Southwest corner of Lot 10, White Oak, a subdivision according to the map or plot thereof, on the end of record in the office of the Chancery Clerk of Madison County of Canton, Mississippi, as now recorded in Plat Cabinet F of Slides 17A and 17B; run thence North 38 degrees 30 minutes 48 seconds East for a distance of 1,488.26 feet to a set 1/2" iron pin on the North right-of-way line of Oakfield Boulevard (as now sold out and improved) marking the POINT OF BEGINNING of the parcel of land herein described; said POINT OF BEGINNING being on the arc of a 3,287.48 degree curve bearing to the right having a central angle of 02 degrees 24 minutes 02 seconds and a radius of 1,742.85 feet; from said POINT OF BEGINNING, run thence northwesterly along the arc of said curve and along said North right-of-way line of Oakfield Boulevard on an arc length of 74.75 feet to a set 1/2" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of North 73 degrees 08 minutes 19 seconds West and a chord distance of 74.75 feet; run thence along said North right-of-way line of Oakfield Boulevard the following bearings and distances: North 71 degrees 04 minutes 36 seconds West for a distance of 198.13 feet to a set 1/2" iron pin marking the Point of Curvature of 6.85418 degree curve bearing to the right having a central angle of 07 degrees 55 minutes 23 seconds and a radius of 891.03 feet; run thence northwesterly along the arc of said curve on an arc length of 118.88 feet to a set 1/2" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of North 84 degrees 56 minutes 08 seconds West and a chord distance of 118.76 feet; North 59 degrees 07 minutes 30 seconds West for a distance of 158.09 feet to a set 1/2" iron pin marking the Point of Curvature of a 10.14803 degree curve bearing to the left having a central angle of 32 degrees 31 minutes 34 seconds and a radius of 564.60 feet; run thence northwesterly along the arc of said curve on an arc length of 320.43 feet to a set 1/2" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of North 73 degrees 44 minutes 30 seconds West and a chord distance of 316.08 feet; North 89 degrees 57 minutes 34 seconds West for a distance of 95.91 feet to an existing 1/2" iron pin marking the Point of Intersection of said North right-of-way line of Oakfield Boulevard with the East right-of-way line of Clarkell Road (as now sold out and improved); leaving said North right-of-way line of Oakfield Boulevard, run thence North 00 degrees 05 minutes 48 seconds West along said East right-of-way line of Clarkell Road for a distance of 407.54 feet to a set 1/2" iron pin; run thence North 00 degrees 10 minutes 46 seconds East along said East right-of-way line of Clarkell Road for a distance of 713.10 feet to an existing 1/2" iron pin; leaving said East right-of-way line of Clarkell Road, run thence South 89 degrees 45 minutes 09 seconds East for a distance of 937.17 feet to a set 1/2" iron pin; run thence South 00 degrees 13 minutes 51 seconds West for a distance of 292.37 feet to set 1/2" iron pin; run thence South 31 degrees 48 minutes 53 seconds West for a distance of 235.14 feet to a set 1/2" iron pin; run thence South 04 degrees 55 minutes 11 seconds West for a distance of 148.18 feet to a set 1/2" iron pin; run thence South 03 degrees 04 minutes 54 seconds East for a distance of 187.33 feet to a set 1/2" iron pin; run thence South 18 degrees 28 minutes 14 seconds East for a distance of 263.50 feet to a set 1/2" iron pin; run thence South 07 degrees 43 minutes 25 seconds East for a distance of 149.42 feet to a set 1/2" iron pin; South 03 degrees 46 minutes 57 seconds West for a distance of 208.71 feet to the POINT OF BEGINNING, containing 24.93 acres, more or less.

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 Donald L. McDonald, Professional Surveyor

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

I, Donald L. McDonald, Professional Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the 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 \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 Donald L. McDonald, Professional Surveyor

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

I, J D Robinson, Member of Jupiter Development, LLC, a Mississippi Limited Liability Company, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Donald L. McDonald, Professional Surveyor, and that as member of said Jupiter Development, LLC, has caused the same to be subdivided and plotted as shown hereon, and hereby adopt this plat subdivision as the true act and deed of said Limited Liability Company and has designated the same as Western Ridge and dedicates the street, rights-of-way and drainage easements as shown hereon for public use forever.

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 Jupiter Development, LLC, A Mississippi Limited Liability Company  
 By: \_\_\_\_\_  
 J D Robinson, Member

**ACKNOWLEDGEMENT**  
 STATE OF MISSISSIPPI  
 COUNTY OF HINDS

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named J D Robinson, who acknowledged to me that he is Member of Jupiter Development, LLC, a Mississippi Limited Liability Company, 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 on behalf of said Jupiter Development, LLC, after being authorized so to do, and Donald L. McDonald, Professional Surveyor, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, on the day and year herein mentioned.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_  
 \_\_\_\_\_  
 Notary Public

**COUNTY ENGINEER'S RECOMMENDATION**  
 STATE OF MISSISSIPPI  
 COUNTY OF MADISON

I have examined this plat and find it conforms to all conditions set forth on the preliminary plat as approved by the Board of Supervisors of Madison County, Mississippi and thus recommend final approval.

By: \_\_\_\_\_  
 Don Gallat, PE, County Engineer

**APPROVAL OF THE BOARD OF SUPERVISORS**  
 STATE OF MISSISSIPPI  
 COUNTY OF MADISON

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors of Madison County in session on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 Madison County Board of Supervisors

By: \_\_\_\_\_  
 Trey Baxter, Board President

Attest: \_\_\_\_\_  
 Renny Lott, Chancery Clerk

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

We, Renny Lott, Chancery Clerk and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Western Ridge with the original thereof, as made by said Donald L. McDonald, Professional Surveyor, and find it to be a true and correct copy of said map or plat.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 Donald L. McDonald, PLS  
 Renny Lott, Chancery Clerk  
 By: \_\_\_\_\_, D.C.

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

I, Renny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Western Ridge was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and was duly recorded in Plat Cabinet \_\_\_\_\_ at Slides \_\_\_\_\_ and \_\_\_\_\_ of the records of maps and plats of land in Madison County, Mississippi.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 Renny Lott, Chancery Clerk  
 By: \_\_\_\_\_, D.C.