

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

3137 South Liberty Street, Canton, MS 39046
Office (601) 790-2520 FAX (601) 859-3430

MEMORANDUM

October 2, 2019

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: Tim Bryan, P.E.
County Engineer

Re: Whisper Ridge, Part 1
Final Plat

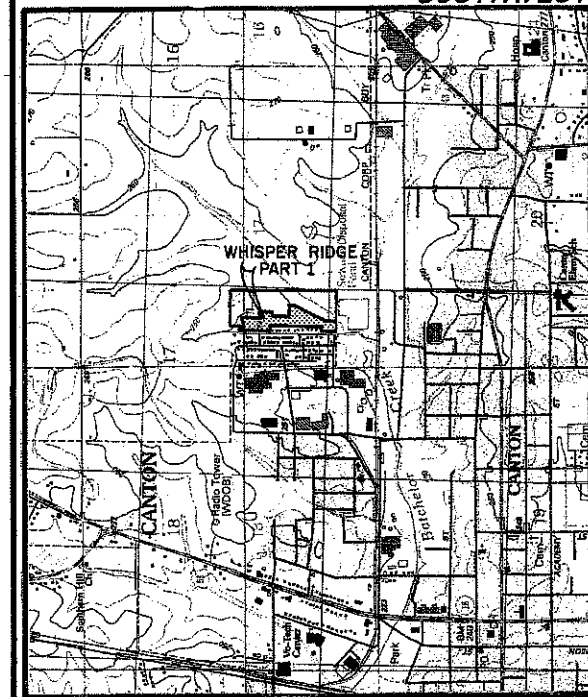
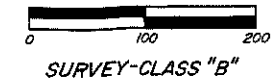
The Engineering Department recommends the approval of Whisper Ridge, Part 1 final plat. The development is approximately 11 acres with 38 lots. The Letter of Credit has been received for the final lift of asphalt.

INDICATES CONCRETE MONUMENT
 INDICATES IRON PIN
 INDICATES EASEMENTS

WHISPER RIDGE, PART 1

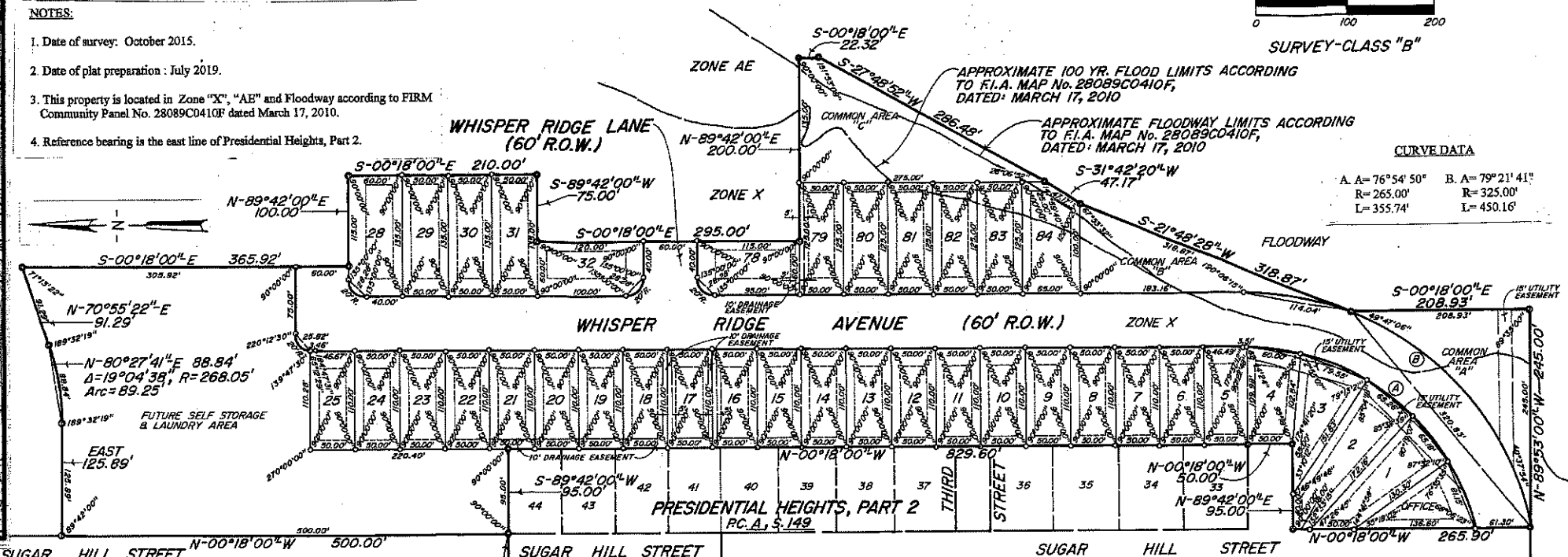
SURVEYED AND MAPPED BY
 BAILEY ENGINEERING & LAND SURVEYING, LLC
 2112 CROSSBRIDGE BLVD.
 BYRAM, MISSISSIPPI
 TEL: (601) 373-9621
 SCALE: 1"=100'

LOCATED IN THE NORTHWEST QUARTER (NW1/4) & THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 3 EAST, MADISON COUNTY, MISSISSIPPI



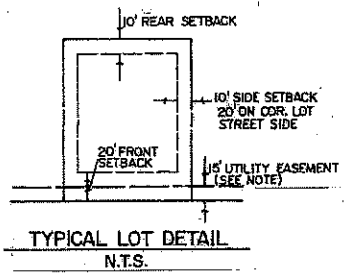
NOTES:

1. Date of survey: October 2015.
2. Date of plat preparation: July 2019.
3. This property is located in Zone "X", "AE" and Floodway according to FIRM Community Panel No. 28089C0410F dated March 17, 2010.
4. Reference bearing is the east line of Presidential Heights, Part 2.



CURVE DATA
 A. A=76°54'50" B. A=79°21'41"
 R=265.00' R=325.00'
 L=355.74' L=450.16'

VICINITY MAP
 SCALE: 1"=2000'



Note:
 A 15 Feet Wide Utility Easement (Not Shown) Is Located Along And Adjacent To The Street Rights-Of-Way. Additional Easements Are As Shown And May Overlap Said 15 Feet Wide Utility Easement In Certain Areas.

LOT SQUARE FOOTAGES

Lot No.	Sq. Ft.	Lot no.	Sq. Ft.
Office	5312	23	5500
1	7500	24	5500
2	8854	25	5500
3	6354	28	8014
4	5901	29	6750
5	5500	30	6750
6	5500	31	6750
7	5500	32	7114
8	5500	78	6814
9	5500	79	6250
10	5500	80	6250
11	5500	81	6250
12	5500	82	6250
13	5500	83	6250
14	5500	84	7625
15	5500		
16	5500		
17	5500	Common Areas:	Sq. Ft.
18	5500	A	16,410
19	5500	B	12,555
20	5500	C	20,069
21	5500	Future Self Storage & Laundry Area	
22	5500		106,071 Sq. Ft.

SURVEYOR'S CERTIFICATE STATE OF MISSISSIPPI COUNTY OF MADISON

I, J. Thomas Bailey, Professional Land Surveyor, do hereby certify that at the request of Whisper Ridge, LLC, the owner, I have subdivided and plotted the following described parcel of land lying and being situated in the Northwest Quarter (NW1/4) and the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 17, Township 9 North, Range 3 East, Madison County, Mississippi and contains 11.01 acres, more or less.

Begin at the northwest corner of Lot 44 Presidential Heights, Part 2 according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet A Slide 149, reference to which is hereby made in aid of and a part of this description; run thence North 00 degrees 18 minutes 00 seconds West for a distance of 500.00 to a point; run thence East for a distance of 125.89 feet to the point of curvature of a curve to the left having a central angle of 19 degrees 04 minutes 38 seconds and a radius of 268.05 feet; run thence North 80 degrees 27 minutes 41 seconds East, 88.84 feet to the point of tangency of said curve; run thence North 70 degrees 55 minutes 22 seconds East for a distance of 91.29 feet to a point; run thence South 00 degrees 18 minutes 00 seconds East for a distance of 100.00 feet to a point; run thence South 00 degrees 18 minutes 00 seconds East for a distance of 210.00 feet to a point; run thence South 89 degrees 42 minutes 00 seconds West for a distance of 75.00 feet to a point; run thence South 00 degrees 18 minutes 00 seconds East for a distance of 295.00 feet to a point; run thence North 89 degrees 42 minutes 00 seconds East for a distance of 200.00 feet to a point; run thence South 00 degrees 18 minutes 00 seconds East for a distance of 22.32 feet to a point; run thence South 27 degrees 48 minutes 52 seconds West for a distance of 286.48 feet to a point; run thence South 31 degrees 42 minutes 20 seconds West for a distance of 47.17 feet to a point; run thence South 21 degrees 48 minutes 28 seconds West for a distance of 318.87 feet to a point; run thence South 00 degrees 18 minutes 00 seconds East for a distance of 208.93 feet to a point; run thence North 89 degrees 33 minutes 00 seconds West for a distance of 245.00 feet to a point; run thence North 00 degrees 18 minutes 00 seconds West for a distance of 265.90 feet to a point; run thence North 89 degrees 42 minutes 00 seconds East for a distance of 95.00 feet to a point; run thence North 00 degrees 18 minutes 00 seconds West for a distance of 50.00 feet to the southeast corner of Lot 33 of said Presidential Heights, Part 2; run thence North 00 degrees 18 minutes 00 seconds West and along the east line of said Presidential Heights, Part 2 for a distance of 829.60 feet to the northeast corner of said Lot 44; run thence South 89 degrees 42 minutes 00 seconds West for a distance of 95.00 feet to the Point of Beginning.

Witness my signature on this the _____ day of _____, 2019.

J. Thomas Bailey, P.L.S. No. 1994

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

I, J. Thomas Bailey, Registered Land Surveyor, hereby certify that the monuments and markers shown hereon are in place on the ground and the plan and plat 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 _____, 2019.

J. Thomas Bailey, P.L.S. No. 1994

CERTIFICATE AND DECLARATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, James Ellington, Manager of Whisper Ridge, LLC, do hereby certify that Whisper Ridge, LLC, is the Owner of the Lands described in the forgoing Certificate of J. Thomas Bailey, Professional Land Surveyor, and that acting as the duly authorized official of said company, I have caused the same to be subdivided and platted as WHISPER RIDGE, PART 1 and do hereby dedicate the street rights-of-way and drainage easements as shown for public use forever.

Witness my signature on this the _____ day of _____, 2019.

Whisper Ridge, LLC

James Ellington, Manager

ACKNOWLEDGMENT STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for said county and state, on this the _____ day of _____, 2019, within my jurisdiction, the within named James Ellington, personally known to me to be, and who acknowledged that he is manager of Whisper Ridge, LLC, and as its act and deed, he executed the above and foregoing certificate, after first being duly authorized so to do, and J. Thomas Bailey, Professional Land Surveyor, who acknowledged to me that he signed and delivered this plat and the certificates hereon as his own act and deed, on the day and year therein mentioned.

Given under my hand and seal of office on this the _____ day of _____, 2019.

Notary Public

My commission Expires: _____

COUNTY ENGINEER'S RECOMMENDATION STATE OF MISSISSIPPI COUNTY OF MADISON

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

By: Tim Bryan, P.E., County Engineer

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

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors of Madison County, Mississippi, in session on the _____ day of _____, 2019.

MADISON COUNTY BOARD OF SUPERVISORS
 ATTEST:
 By: Trey Baxter, President Board of Supervisors
 Ronny Lott, Chancery Clerk

CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk, and J. Thomas Bailey, Professional Land Surveyor, do hereby certify that we have carefully compared this plat of WHISPER RIDGE, PART 1 with the original thereof, and find it to be a true and correct copy of said plat.

Given under my hand and seal of office on this the _____ day of _____, 2019.

J. Thomas Bailey, P.L.S. No. 1994
 Ronny Lott, Chancery Clerk

FILING AND RECORDATION STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ronny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that this plat of WHISPER RIDGE, PART 1 was filed for record in my office on this the _____ day of _____, 2019 and was duly recorded in Plat Cabinet _____ at Slide _____ of the records of maps and plats of land of Madison County, Mississippi.

Given under my hand and seal of office on this the _____ day of _____, 2019.

Ronny Lott, Chancery Clerk