

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

3137 South Liberty Street, Canton, MS 39046
Office (601) 790-2525 FAX (601) 859-3430

MEMORANDUM

September 15, 2021

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

From: Tim Bryan, P.E.
County Engineer

Re: Cedar Point Subdivision
Final Plat

The Engineering Department recommends approval of Pogo Land Company, LLC's Final Plat of Cedar Point Subdivision. The Development is approximately 50 acres with 5 lots at roughly 10 acres each. There is no public infrastructure associated with this development.

Beginning at a set iron pin on the South Right of Way of Cedar Hill Road, that is 981.11 feet East and 1,062.82 feet South of a found concrete monument representing the Northwest corner of the Southwest Quarter of Section 20, Township 8 North, Range 1 East, Madison County, Mississippi;

From said point run East, along said Right of Way, for a distance of 50.00 feet to a set iron pin;

Thence continue along said Right of Way, along a curve to the left a distance of 113.63 feet to a point, said curve having a radius of 336.53 feet, and a chord bearing North 77 degrees 43 minutes 25 seconds East for a distance of 113.09 feet;

Thence run North 62 degrees 17 minutes 32 seconds East, along said Right of Way, for a distance of 286.88 feet to a set iron pin;

Thence leaving said Right of Way, run South 00 degrees 07 minutes 02 seconds West for a distance of 1,740.37 feet to a set iron pin;

Thence run South 89 degrees 55 minutes 28 seconds West for a distance of 35.47 feet to a found t-post;

Thence run South 21 degrees 01 minutes 07 seconds West for a distance of 212.11 feet to a set iron pin;

Thence run West for a distance of 1,537.73 feet to a set iron pin at the wetter's edge of a lake;

Thence run West for a distance of 234.76 feet to a point in the center of said lake;

Thence run North along the center of said lake, for a distance of 614.52 feet to a point;

Thence run North 74 degrees 17 minutes 49 seconds East for a distance of 166.83 feet to a set iron pin on the wetter's edge of said lake;

Thence run North 74 degrees 17 minutes 49 seconds East for a distance of 332.18 feet to a set iron pin at a fence corner;

Thence run along a fence for the following 3 calls:

North 56 degrees 21 minutes 53 seconds East for a distance of 653.79 feet to a set iron pin;

North 51 degrees 38 minutes 58 seconds East for a distance of 242.38 feet to a set iron pin;

North 35 degrees 47 minutes 17 seconds East for a distance of 423.41 feet to a set iron pin;

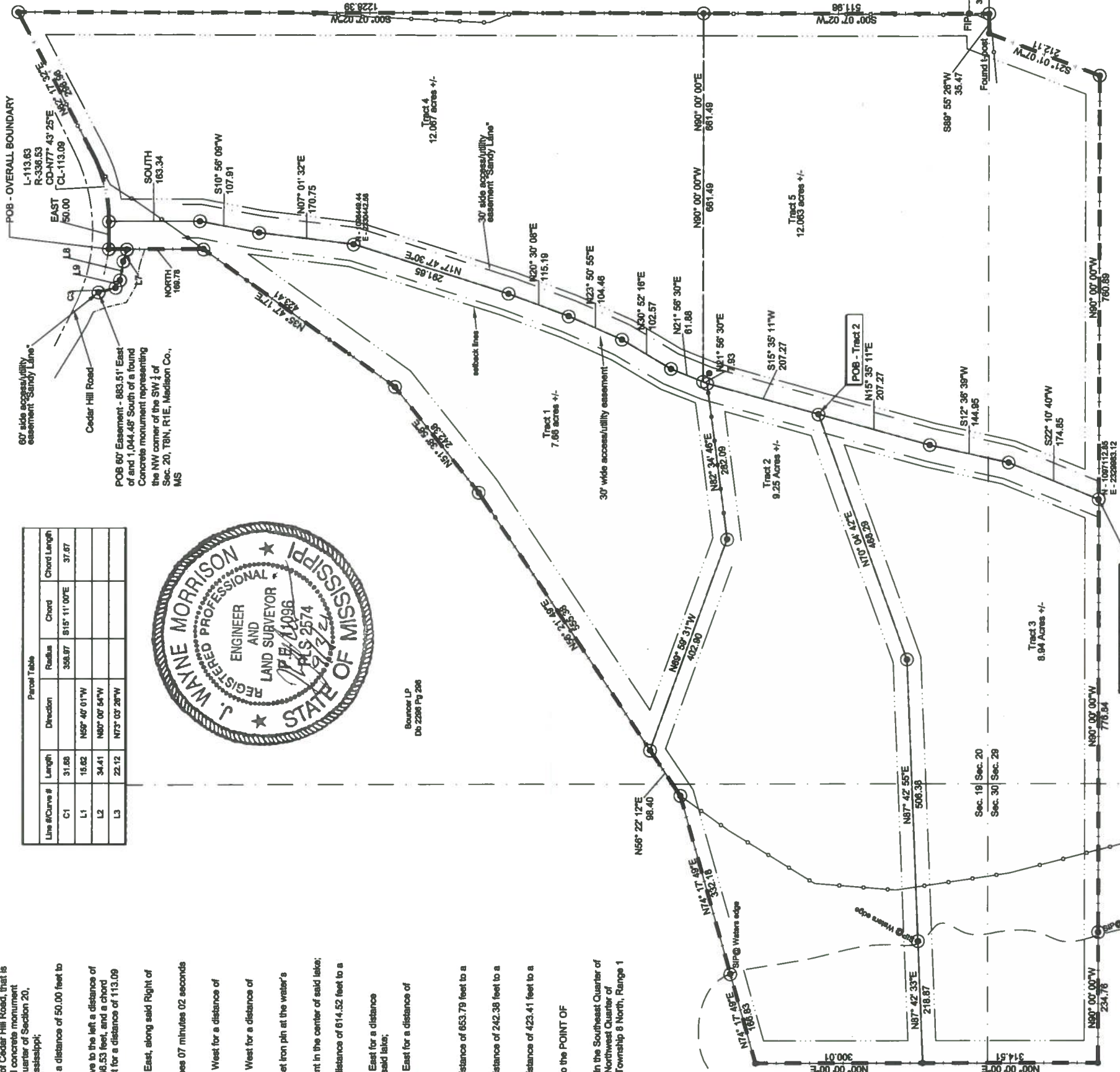
Thence run North for a distance of 189.78 feet, back to the POINT OF BEGINNING.

This tract contains 48.98 acres, more or less, located in the Southeast Quarter of Section 19, the Southwest Quarter of Section 20, the Northwest Quarter of Section 29, and the Northwest Quarter of Section 30, Township 8 North, Range 1 East, Madison County, Mississippi.

Line #/Curve #	Length	Direction	Radius	Chord	Chord Length
C1	31.68	S58° 11' 00" E	358.87	515' 11" 00" E	37.87
L1	15.82	N59° 40' 01" W			
L2	34.41	N80° 00' 54" W			
L3	22.12	N73° 05' 28" W			



Source: LP
Ds 2298 Pg 298



ENGINEER'S CERTIFICATE
It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.
J. Wayne Morrison
Registered Professional Engineer
and Land Surveyor

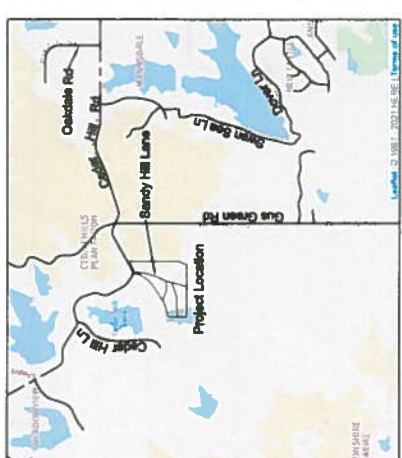
ACKNOWLEDGMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON
Personally appeared before me, the undersigned officer in and for the jurisdiction, the owners of the herein described property, and J. Wayne Morrison, Civil Engineer, each of whom acknowledged that they signed and delivered this plat and the certificated thereon as their own acts for the purposes therein stated on the date therein set forth.

Ronny Lott, Chancery Clerk
Madison County, Mississippi

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON
This is to certify that I, Ronny Lott, Chancery Clerk, in and for the County and State, and J. Wayne Morrison, a Mississippi Registered Professional Engineer and Land Surveyor do hereby certify that we have carefully compared this plat of Cedar Point Subdivision, with the original thereof, as made by the said surveyor and find it to be a true and correct copy of said map of plat.

J. Wayne Morrison
Professional Land Surveyor
Chancery Clerk
Ronny Lott

OWNER'S CERTIFICATE
I the undersigned do hereby certify that I am the owner and party in interest of the land described in the foregoing certificate of J. Wayne Morrison, P.E., P.L.S. and have caused the same to be plotted as shown hereon.
Witness my signature, this the _____ day of _____, 2021
POGO LAND CO., LLC
RAINY LAKE LLC
COUNTY ENGINEER'S RECOMMENDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON
I have examined this plat and find that it conforms to all conditions set forth on the preliminary plat as approved by the Board of Supervisors and thus recommend final approval.
Tim Bryan, P.E.
Madison County Engineer



Cedar Point Subdivision
Developer: Pogo Land Company LLC
Rainy Lake LLC
209 Fieldstone Lane
Madison MS, 39110

LEGEND
POC - POINT OF COMMENCEMENT
POS - POINT OF BEGINNING
SIP - SET IRON PIN 1/2 X 18" REBAR
SIP - SET IRON PIN 1/2 X 18"
SIP - SET IRON PIN 1/2 X 18"
PROPERTY CORNER - NO PIN SET
FENCE
FOC - FIBER OPTIC CABLE
OHP - OVER HEAD POWER LINE
BEARINGS BASED OFF OF RTK-GPS OBSERVATIONS
TOPCON HIPER VRS USING EARL DUDLEY INET.

I certify that the information shown on this plat is thorough and accurate to the best of my knowledge.
J. Wayne Morrison, P.E., P.L.S.
September 1, 2021

Notes:
1. This subdivision lies within the limits established for zone "x" (no shading) according to firm map number 28089-0390f, effective February 16, 2012.
2. Dimensions and bearings along curves are the chord of the curve.
3. Area = 49.98 acres +/-
4. 1/2 x 18" rebar placed at all corners of the subdivision.
5. Date of field survey: 07-02-21
6. Date of plat preparation 09-03-21

Minimum Building Setback Lines
Front Yard: 40 Feet
Side Yard: 25 Feet
Rear Yard: 40 Feet
Typical Lot Layout

100 0 100
1" = 100'

Bearings by GPS - RTK Observation
Class "C" Survey

WILLIAMS, CLARK & MORRISON, INC.
CONSULTING ENGINEERS
(662) 746-1863 FAX (662) 716-7993
P.O. BOX 567 213 SOUTH MAIN STREET
YAZOO CITY, MISSISSIPPI

WCM
ENGINEERS | SURVEYORS

Cedar Point Subdivision
MADISON COUNTY, MISSISSIPPI
Part of Sections 19, 20, 29, & 30, T-8-N, R-1-E
Madison Co., MS