

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**

November 10, 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

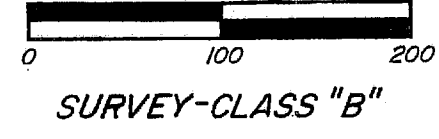
From: Tim Bryan, P.E.  
County Engineer

Re: Whisper Ridge, Part 2  
Final Plat

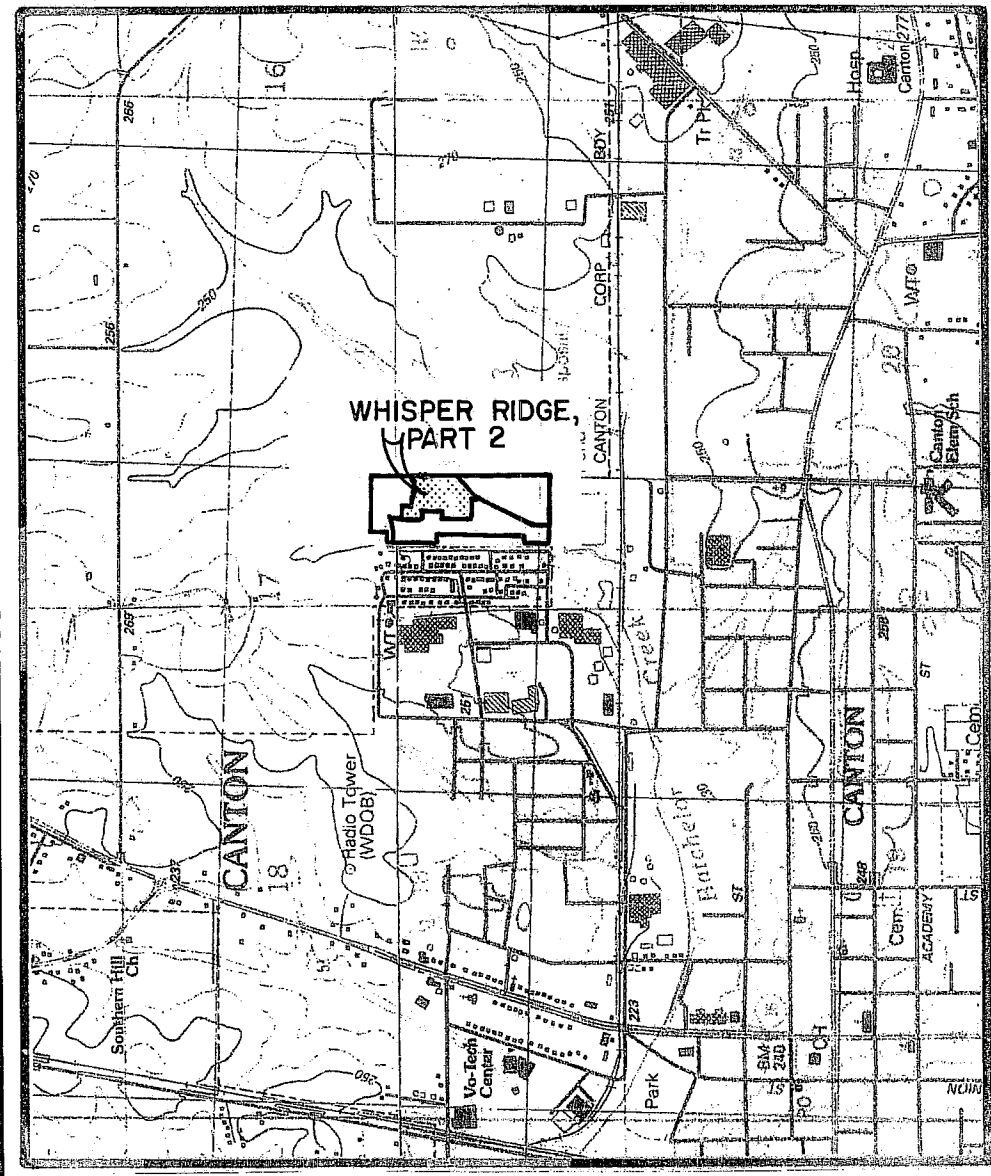
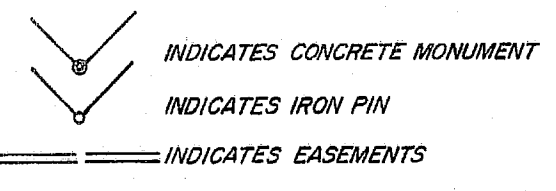
The Engineering Department recommends approval of the final plat of Whisper Ridge, Part 2. The development contains no public infrastructure.

# WHISPER RIDGE, PART 2

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

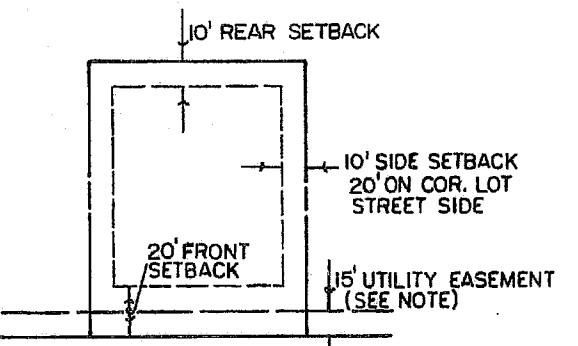


LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 3 EAST, MADISON COUNTY, MISSISSIPPI



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.

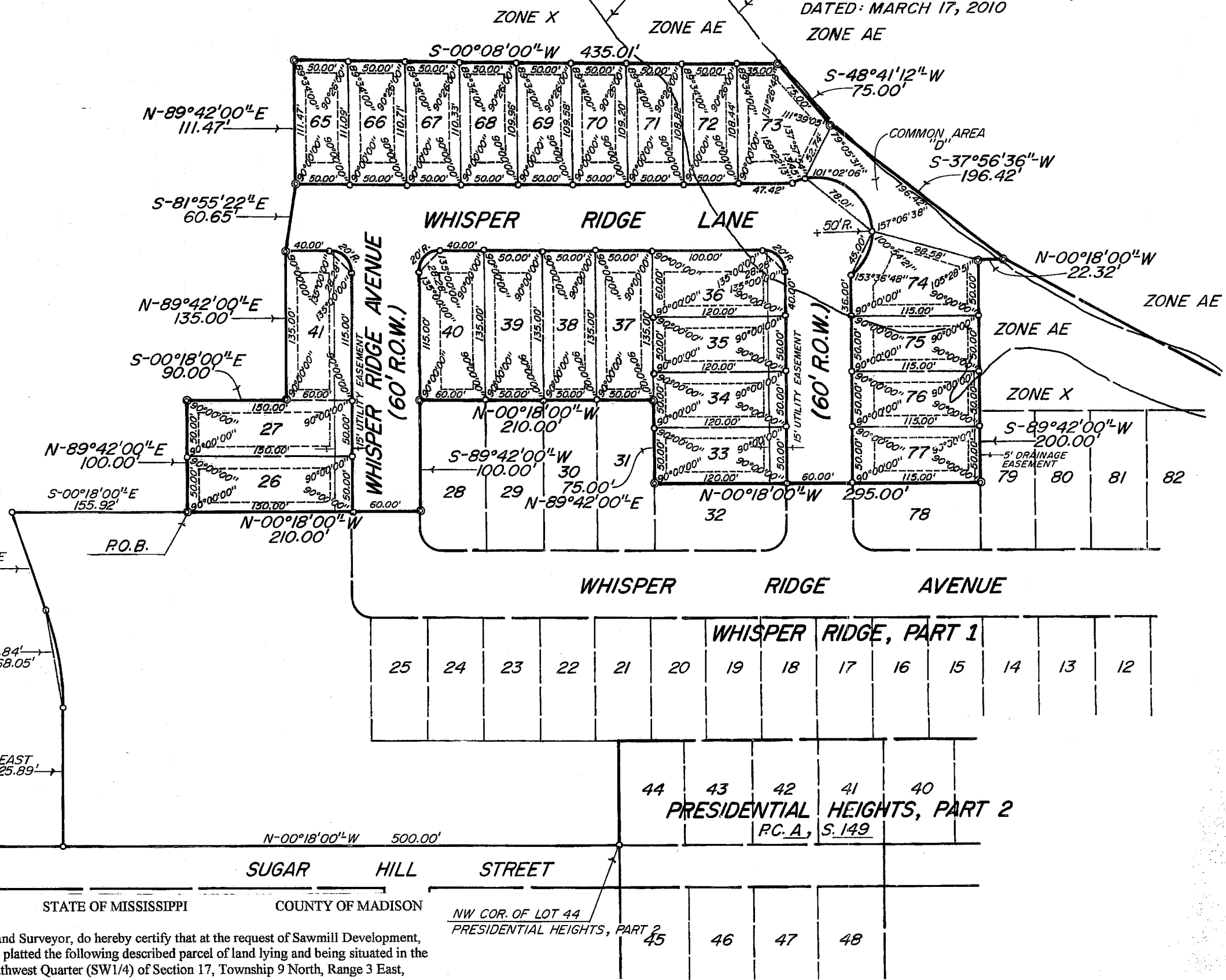
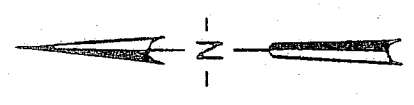


TYPICAL LOT DETAIL  
 N.T.S.

**LOT SQUARE FOOTAGES**

Lot No.	Sq. Ft.	Lot No.	Sq. Ft.
26	7500	66	5545
27	7500	67	5526
33	6000	68	5507
34	6000	69	5488
35	6000	70	5469
36	7114	71	5450
37	6750	72	5432
38	6750	73	7006
39	6750	74	6961
40	8014	75	5750
41	8014	76	5750
65	5564	77	5750

Common Area "D" 6398 Sq. Ft.



APPROXIMATE 100 YR. FLOOD LIMITS ACCORDING TO F.I.A. MAP No. 28089C0410F, DATED: MARCH 17, 2010

APPROXIMATE FLOODWAY LIMITS ACCORDING TO F.I.A. MAP No. 28089C0410F, DATED: MARCH 17, 2010

SURVEYOR'S CERTIFICATE STATE OF MISSISSIPPI COUNTY OF MADISON

I, J. Thomas Bailey, Professional Land Surveyor, do hereby certify that at the request of Sawmill Development, LLC, the owner, I have subdivided and platted the following described parcel of land lying and being situated in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 17, Township 9 North, Range 3 East, Madison County, Mississippi and contains 4.97 acres, more or less.

Commence 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 Northeasterly and along said curve to the left for an arc distance of 89.25 feet (chord bearing and distance 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 155.92 feet to the Point of Beginning for the description of a parcel of land described as follows:

Run thence North 89 degrees 42 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 90.00 feet to a point; run thence North 89 degrees 42 minutes 00 seconds East for a distance of 135.00 feet to a point; run thence South 81 degrees 55 minutes 22 seconds East for a distance of 60.65 feet to a point; run thence North 89 degrees 42 minutes 00 seconds East for a distance of 111.47 feet to a point; run thence South 00 degrees 08 minutes 00 seconds West for a distance of 435.01 feet to a point; run thence South 48 degrees 41 minutes 12 seconds West for a distance of 75.00 feet to a point; run thence South 37 degrees 56 minutes 36 seconds West for a distance of 196.42 feet to a point; run thence North 00 degrees 18 minutes 00 seconds West for a distance of 22.32 feet to a point; run thence South 89 degrees 42 minutes 00 seconds West for a distance of 200.00 feet to a point; run thence North 00 degrees 18 minutes 00 seconds West for a distance of 295.00 feet to a point; run thence North 89 degrees 42 minutes 00 seconds East for a distance of 75.00 feet to a point; run thence North 00 degrees 18 minutes 00 seconds West for a distance of 210.00 feet to a point; run thence South 89 degrees 42 minutes 00 seconds West for a distance of 100.00 feet to a point; run thence North 00 degrees 18 minutes 00 seconds West for a distance of 210.00 feet to the Point of Beginning.

Witness my signature on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

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

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 \_\_\_\_\_, 2018.

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

CERTIFICATE AND DECLARATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, James Ellington, Member of Sawmill Development, LLC, do hereby certify that Sawmill Development, 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 2 and do hereby dedicate the street rights-of-way and drainage easements as shown hereon to the County of Madison for public use forever.

Witness my signature on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Sawmill Development, LLC

James Ellington, Member

**NOTES:**

1. Date of survey: October 2015.
2. Date of plat preparation: January 2018.
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.

**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 \_\_\_\_\_, 2018, within my jurisdiction, the within named James Ellington, personally known to me to be, and who acknowledged that he is, a member of Sawmill Development, 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 \_\_\_\_\_, 2018.

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: \_\_\_\_\_  
 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 \_\_\_\_\_, 2018.

MADISON COUNTY BOARD OF SUPERVISORS

By: \_\_\_\_\_  
 President

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 2 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 \_\_\_\_\_, 2018.

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 2 was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018 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 \_\_\_\_\_, 2018.

Ronny Lott, Chancery Clerk

By: \_\_\_\_\_  
 Deputy Clerk