

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 29, 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 Ridge, Phase 2  
Final Plat

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

SHEILA JONES  
District One

TREY BAXTER  
District Two

GERALD STEEN  
District Three

KARL BANKS  
District Four

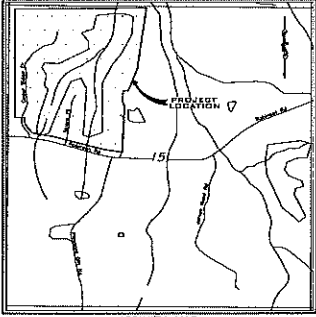
PAUL GRIFFIN  
District Five

**CEDAR RIDGE, PHASE 2**  
SITUATED IN SECTION 15, T9N-R4E,  
COUNTY OF MADISON, MISSISSIPPI

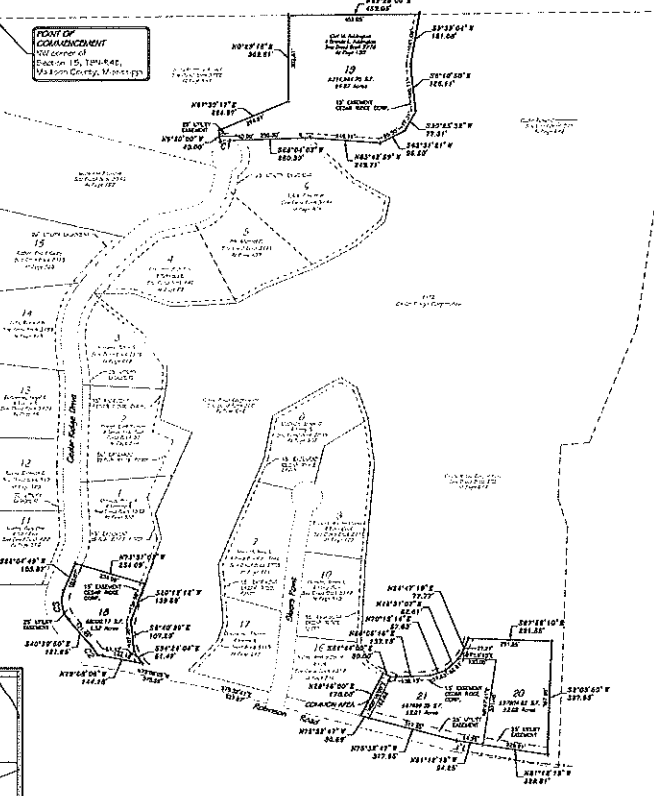
Class 1<sup>st</sup> Survey  
Survey based on Survey Grade  
GPS Observations Taken On  
March 25, 2021  
Control Points  
On Adj. No. M-2011-17-1-1-1  
Date of Survey: April 21, 2021  
Date of Plan: November 10, 2021

PCB Point of Beginning  
PDC Point of Commencement  
• Iron Pin (1/2" Dia Iron Rebar)  
• Iron Pin in Concrete  
--- Easement Boundary  
--- Building Setback Line  
--- Common Area

Scale 1" = 200'



VICINITY MAP  
SCALE: 1" = 1000'



Curve #	Length	Radius	Delta	Chord Elevation	Chord Length
C1	36.86	65.00	38.21	N43° 06' 25"W	26.00
C2	37.92	130.00	16.01	N31° 27' 24"W	37.92
C3	100.19	100.00	92.25	S9° 12' 37"E	103.85

- NOTES:
- This is to certify that this property is situated in Zone "B"-Other Areas, which is defined as "Areas determined to be suitable for a 0.2% ground storage retention", according to FEMA Map Number 2208060435A, most recent March 17, 2016, and FEMA Map Number 2208060373A, most recent March 17, 2016.
  - Iron pins at lot corners as shown on this plan shall meet or exceed the requirements for a Class 1<sup>st</sup> Survey.
  - No building may be constructed within any easement or utility easement shown hereon.
  - Maintenance of all drainage easements and common areas are the responsibility of the Homeowner's Association.
  - The individual lot owners/tenants are responsible for additional drainage improvements (i.e. catch basins, storm pipe, french drains, etc.) needed to institute water flow on or across their lot, as roof downspouts shall be placed to the existing storm sewer system for the development of lots/areas shown in the construction plans.
  - All surface drainage shall be directed to the street and away from the home.
  - Utility easements as shown and existing 3 feet water table at 8'-plus depths.
  - Survey and Right-of-Way dedicated to Madison County on November 1, 1931, the original plat which is on file and of record in the office of the County Clerk of Madison County, at Cotton, Mississippi, is Plat General C at 224-46.



220 WASHINGTON SQUARE  
SUITE 200  
P.O. BOX 101  
COLUMBIANA, MS 38927

**CEDAR RIDGE, PHASE 2,**  
SITUATED IN SECTION 15, T9N-R4E,  
COUNTY OF MADISON, MISSISSIPPI

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

I, Ronald C. McWalter, Jr., Professional Engineer and Surveyor, do hereby certify that the monuments and markers shown herein are in place on the ground and the plot and plan shown and described herein are a true and correct representation of a survey in the manner required by the subdivision regulations for Madison County, Mississippi.

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Ronald C. McWalter, Jr., Professional Engineer and Surveyor

**CERTIFICATE OF EXAMINATION**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

We, Barry Lell, Chancery Clerk and Ronald C. McWalter, Jr., Professional Engineer and Surveyor, do hereby certify that we have carefully compared this plat of Cedar Ridge, Phase 2, with the original thereof, as made by Ronald C. McWalter, Jr., Professional Engineer and 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 \_\_\_\_\_, 2021.

Ronald C. McWalter, Jr., P.E., P.S. Barry Lell, Chancery Clerk

By: \_\_\_\_\_ D.C.

**ACKNOWLEDGMENT**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named \_\_\_\_\_, Manager of \_\_\_\_\_ LLC, a Mississippi Limited Liability Company, who acknowledged to me that he signed and returned this plat and the certificates herein, as his own act and deed, and Ronald C. McWalter, Jr., Professional Engineer and Surveyor, who acknowledged to me that he signed and delivered this plat and the certificates herein 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 \_\_\_\_\_, 2021.

Barry Lell, Chancery Clerk By: \_\_\_\_\_ D.C.

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

I, Barry Lell, Chancery Clerk in and for said County and State, do hereby certify that the final plat of Cedar Ridge, Phase 2 was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021, and was duly recorded in Plat Book \_\_\_\_\_ of said \_\_\_\_\_ in Volume \_\_\_\_\_ 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 \_\_\_\_\_, 2021.

Barry Lell, Chancery Clerk By: \_\_\_\_\_ D.C.

**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 \_\_\_\_\_, 2021.

Madison County Board of Supervisors Attest:

By: \_\_\_\_\_ Barry Lell, Chancery Clerk

**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 that it be approved.

By: \_\_\_\_\_ Barry Lell, P.E.  
Madison County Engineer

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

I, \_\_\_\_\_, Manager of \_\_\_\_\_ LLC, a Mississippi Limited Liability Company, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Ronald C. McWalter, Jr., Professional Engineer and Surveyor, and that as Manager of said \_\_\_\_\_ LLC and owner, I have caused the same to be subdivided and plotted as shown herein, and hereby submit this plat of said subdivision as the true and correct copy of said limited liability company and owner and have designated the same as Cedar Ridge, Phase 2.

All utility, utility easements, and other easements are as depicted and defined herein. All utility, utility easements, streets, and street rights-of-way shall be dedicated for public use. Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

A Mississippi Limited Liability Company

By: \_\_\_\_\_ Manager

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

I, Ronald C. McWalter, Jr., Professional Engineer and Surveyor, do hereby certify that all the details of \_\_\_\_\_ LLC, the owner, have subdivided and plotted the following described land, as follows, to-wit:

A parcel or tract of land, containing \_\_\_\_\_ acres (\_\_\_\_\_ ft. x \_\_\_\_\_ ft.), more or less, being and being situated in Section 15, T9N-R4E, Madison County, Mississippi, being a part of the \_\_\_\_\_ LLC property as described in Deed Book \_\_\_\_\_ of Page \_\_\_\_\_ of the Records of the Office of the Chancery Clerk of said Madison County of Madison County, Mississippi, and being more particularly described as follows:

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Ronald C. McWalter, Jr., Professional Surveyor,  
Mississippi P.S. No. 2021



McWALTER & ASSOCIATES, INC.  
11111 HIGHWAY 100  
MEMPHIS, TN 38117