

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

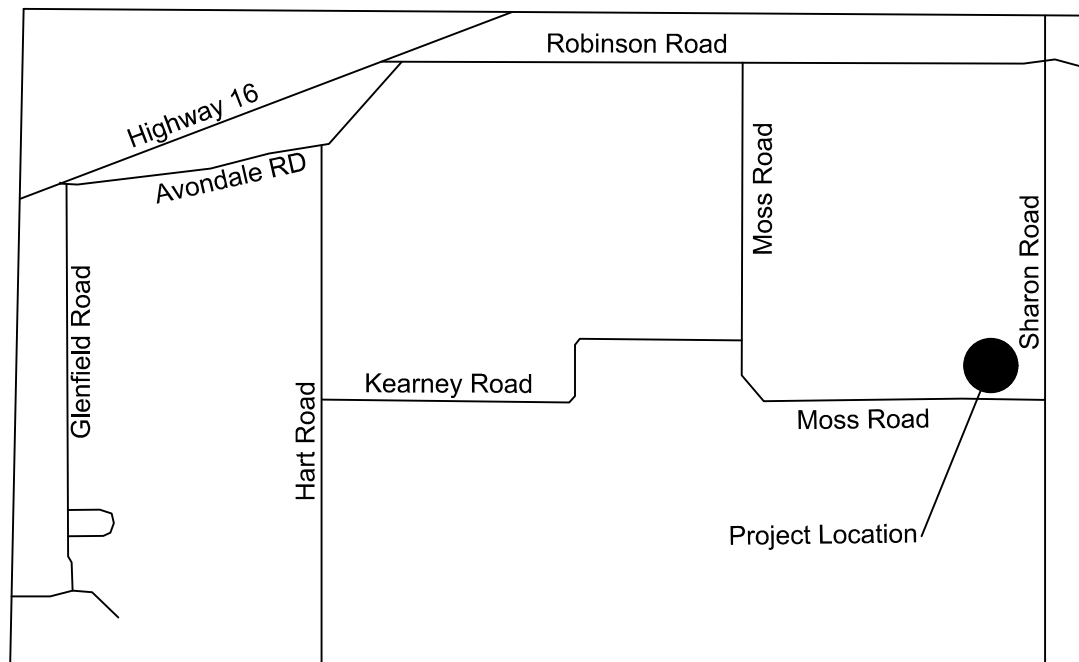
September 28, 2022

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: Green Acres
Final Plat

The Engineering Department recommends approval of the final plat of Green Acres. The development contains 6 lots on 71.41 acres. There is no new public infrastructure associated with this development.



GREEN ACRES SUBDIVISION

Developer: Kevin Brown
225 Buckhead Drive
Madison MS, 39110

LEGEND

- POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - SET IRON PIN 1/2" X 18" REBAR
 - SET IRON PIN 1/2" X 18"
 - FOUND IRON PIN
 - PROPERTY CORNER - NO PIN SET
 - POWER POLE
 - FENCE
 - FOC— FIBER OPTIC CABLE
 - OHP— OVER HEAD POWER LINE
- BEARINGS BASED OFF OF RTK-GPS OBSERVATIONS
TOPCON HIPER VR'S USING EARL DUDLEY INET.

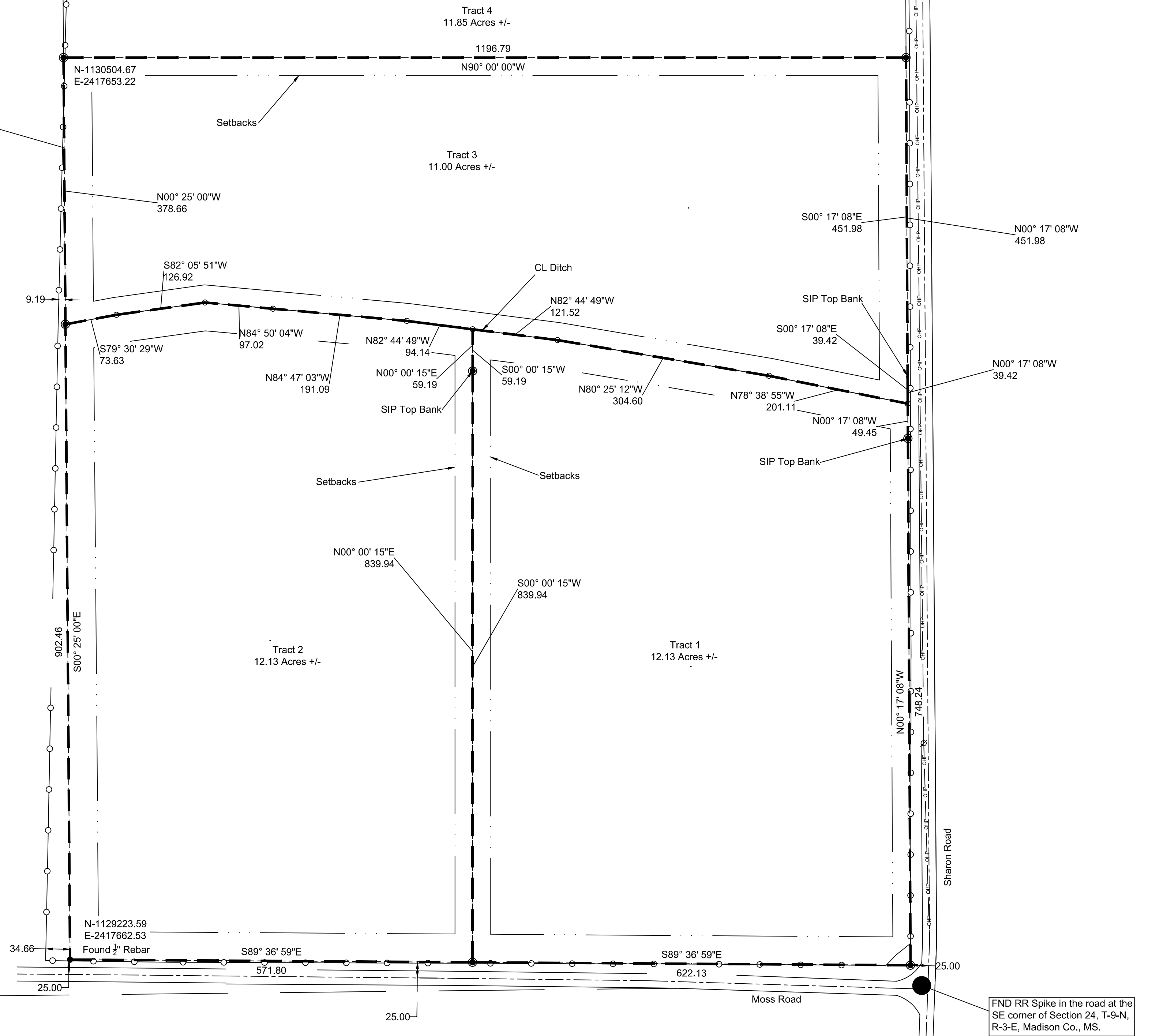
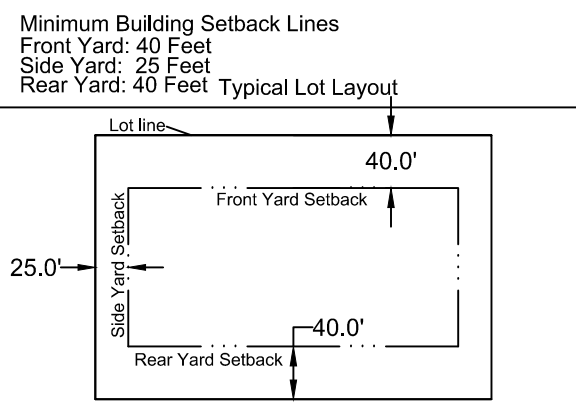
I certify that the information shown on this plat is thorough and accurate to the best of my knowledge.

J. Wayne Morrison, P.E., P.L.S.
August 19, 2022

Notes:

1. This subdivision lies within the limits established for zone "x" (no shading) according to firm map number 28089c0375f, effective March 17, 2010.
2. Area = 71.40 acres +/-
3. 1/2" x 18" rebar placed at all corners of the subdivision.
4. Date of field survey: 08-17-22
5. Date of plat preparation 08-19-22

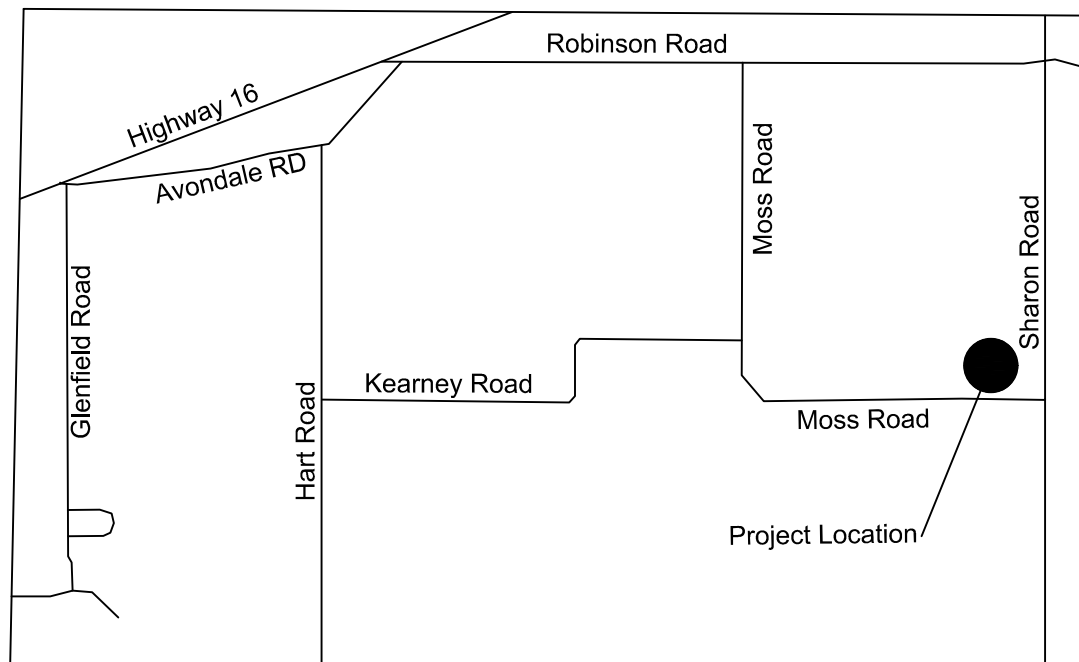
Section 24, T-9-N, R-3-E
Section 25, T-9-N, R-3-E



Tracts 4-6 Shown on Page 2/4

<p>WILLIAMS, CLARK & MORRISON, INC. CONSULTING ENGINEERS (662) 746-1863 FAX (662) 716-7393 P.O. BOX 567 213 SOUTH MAIN STREET YAZOO CITY, MISSISSIPPI</p>		<p>100 0 100 1" = 100'</p>	<p>GREEN ACRES MADISON COUNTY, MISSISSIPPI Part of Section 24, T-9-N, R-3-E Madison Co., MS</p>
		<p>Bearings by GPS - RTK Observation Class "B" Survey Date of Field Survey: 08/17/22</p>	<p>DRAWN: BAR CHECKED: JWM DATE: 08-19-22 SHEET NO. 1/4</p>

NE Quarter
SE Quarter



GREEN ACRES SUBDIVISION

Developer: Kevin Brown
225 Buckhead Drive
Madison MS, 39110

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 - SIP SET IRON PIN 1/2" X 18" REBAR
 - FIP FOUND IRON PIN 1/2" X 18"
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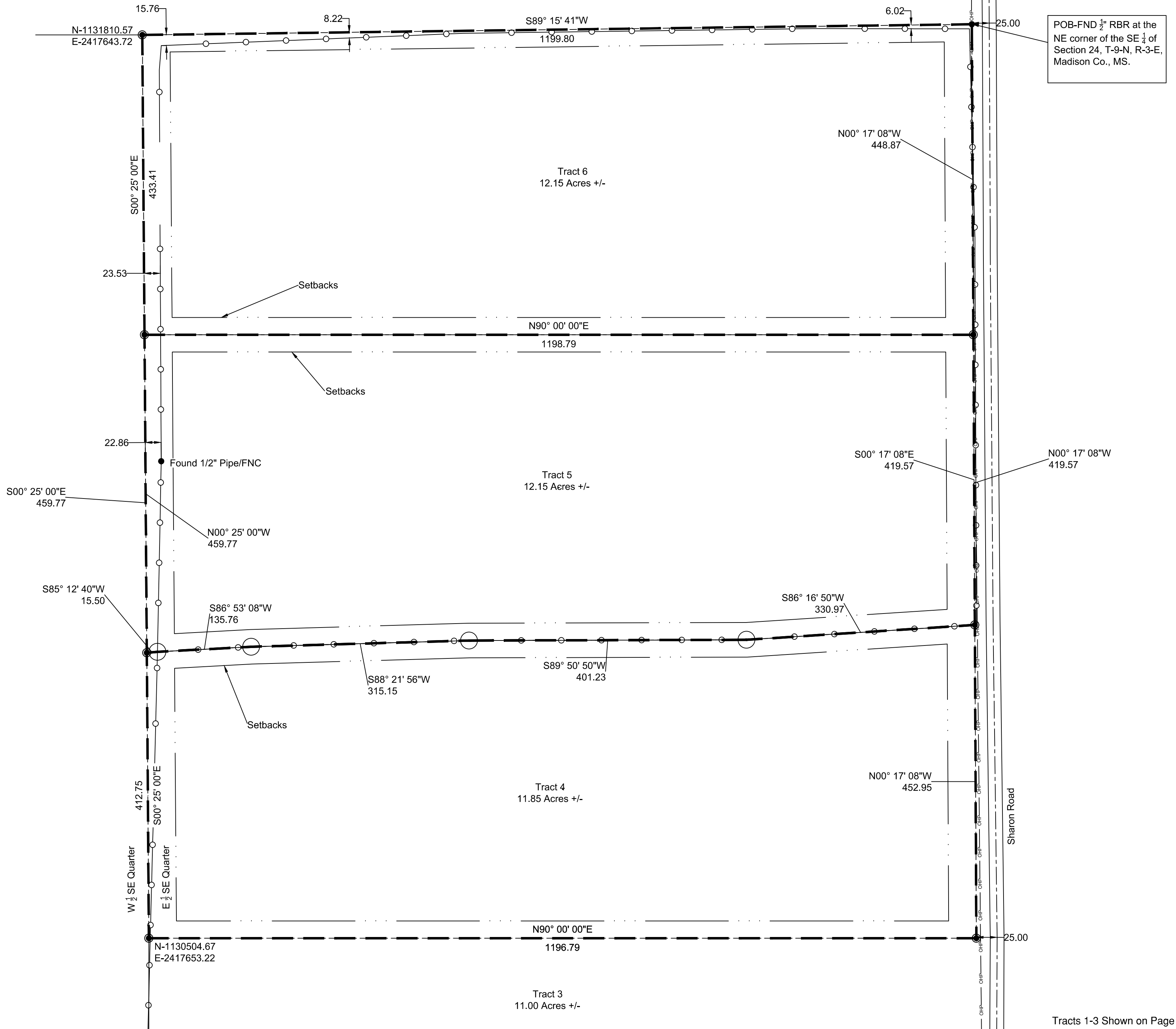
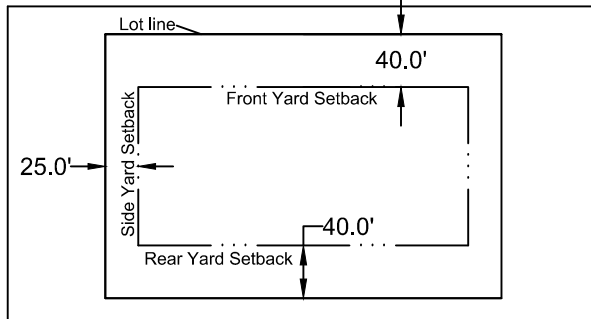
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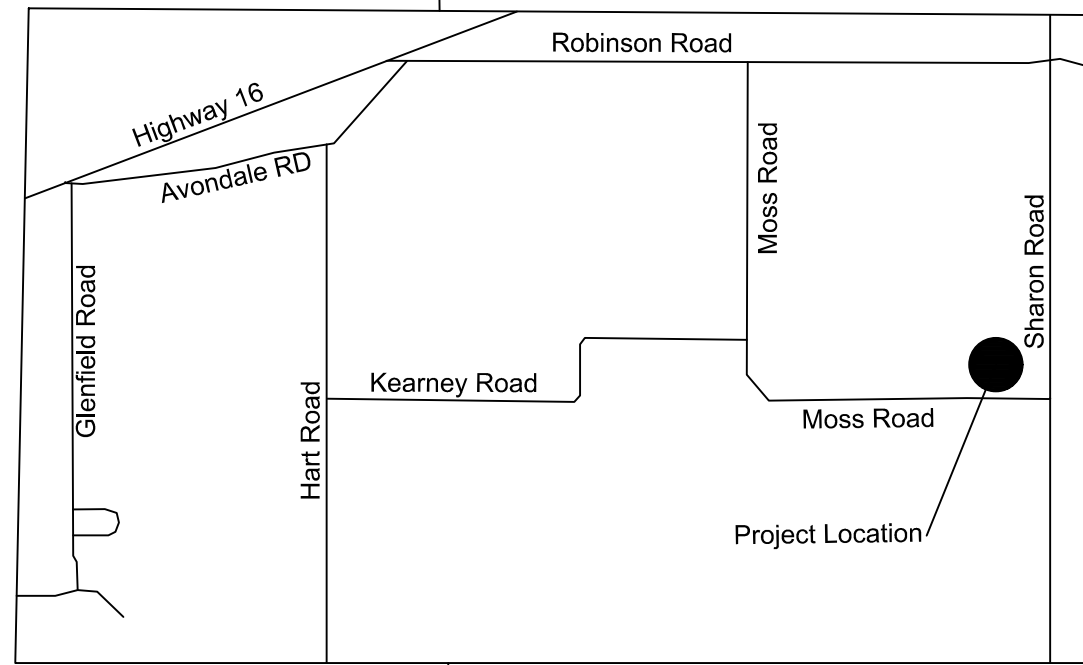
Minimum Building Setback Lines
Front Yard: 40 Feet
Side Yard: 25 Feet
Rear Yard: 40 Feet Typical Lot Layout



POB-FND 1/2" RBR at the NE corner of the SE 1/4 of Section 24, T-9-N, R-3-E, Madison Co., MS.

Tracts 1-3 Shown on Page 1/4

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		<p>Bearings by GPS - RTK Observation Class "B" Survey Date of Field Survey: 08/17/22</p>	<p>DRAWN: BAR CHECKED: JWM DATE: 08-19-22 SHEET NO. 2/4</p>



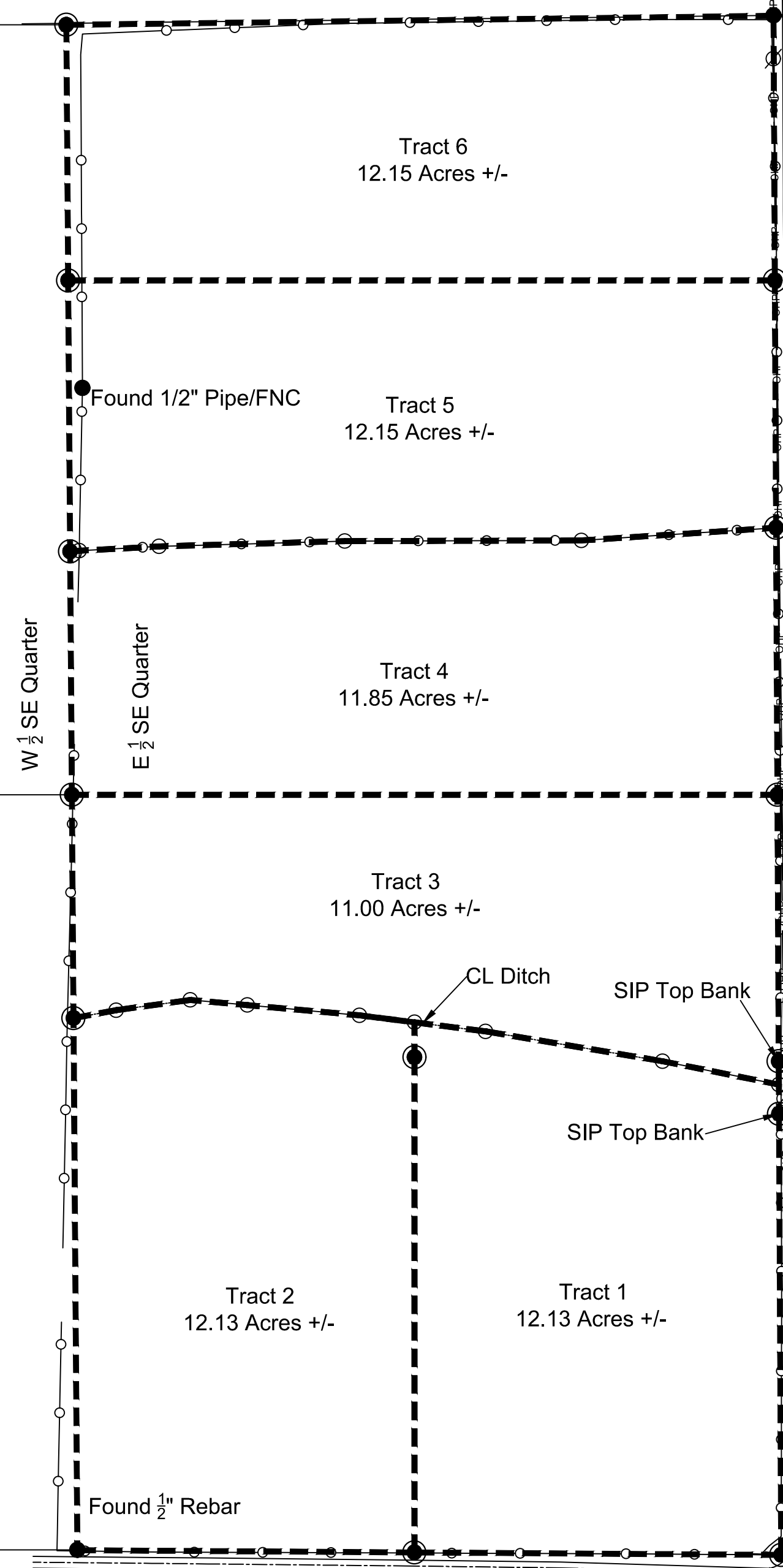
NW Quarter
SW Quarter

NE Quarter
SE Quarter

Page 2

Page 1

Section 24, T-9-N, R-3-E
Section 25, T-9-N, R-3-E



Section 24, T-9-N, R-3-E

Section 19, T-9-N, R-4-E

POB-FND 1/2" RBR at the NE corner of the SE 1/4 of Section 24, T-9-N, R-3-E, Madison Co., MS.

FND RR Spike in the road at the SE corner of Section 24, T-9-N, R-3-E, Madison Co., MS.

GREEN ACRES SUBDIVISION
Sited in the Southeast Quarter of Section 24, Township
9 North, Range 3 East, Madison County, Mississippi.

Surveyed & Mapped
By
Williams, Clark, and Morrison
Civil Engineers & Land Surveyors
213 South Main Street
Yazoo City, Mississippi 39194
Ph:662-746-1863
Field Work Completed 08/17/22

SURVEYOR'S CERTIFICATE

I, J. Wayne Morrison, Professional Land Surveyor, do hereby certify that at the request of the Owner, being shown and named under the Owner's Certificate hereon, have subdivided and plated the following described land being situated in the Southeast Quarter of Section 24, Township 9 North, Range 3 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a found 1/2" rebar at the Northeast corner of the Southeast Quarter of Section 24, Township 9 North, Range 3 East, Madison County, Mississippi, said point being on the West Right of Way of Sharon Road and also being the Northeast corner of Tract 6;

From said point run thence South 89 degrees 15 minutes 41 seconds West along the North line of the Southeast Quarter of said Section 24, for a distance of 1199.80 feet to a set 1/2" rebar at the Northwest corner of the East half of the Southeast Quarter of said Section 24;

Thence run along said Quarter Section line for the following 5 calls:

South 00 degrees 25 minutes 00 seconds East for a distance of 433.41 feet to a set 1/2" rebar at the Northwest corner of Tract 5;

South 00 degrees 25 minutes 00 seconds East for a distance of 459.77 feet to a set 1/2" rebar at the Northwest corner of Tract 4;

South 00 degrees 25 minutes 00 seconds East for a distance of 412.75 feet to a set 1/2" rebar at the Northwest corner of Tract 3;

South 00 degrees 25 minutes 00 seconds East for a distance of 378.66 feet to a set 1/2" rebar on the top bank of a ditch, said point also being the Northwest corner of Tract 2;

South 00 degrees 25 minutes 00 seconds East for a distance of 902.46 feet to a found 1/2" rebar on the North Right of Way of Moss Road, said point being the Southwest corner of Tract 2 and being on a fence;

Leaving said Quarter Section line run thence along said Right of Way and along a fence for the following 2 calls:

South 89 degrees 36 minutes 59 seconds East for a distance of 571.80 feet to a set 1/2" rebar at the Southwest corner of Tract 1;

South 89 degrees 36 minutes 59 seconds East for a distance of 622.13 feet to a set 1/2" rebar where the North Right of Way of Moss Road intersects the West Right of Way of Sharon Road;

Thence run along said Right of Way and generally along a fence for the following 7 calls:

North 00 degrees 17 minutes 08 seconds West for a distance of 748.24 feet to a set 1/2" rebar on the top bank of a ditch;

North 00 degrees 17 minutes 08 seconds West for a distance of 49.45 feet to a point in the center of a ditch, said point being the Northeast corner of Tract 1;

North 00 degrees 17 minutes 08 seconds West for a distance of 39.42 feet to a set 1/2" rebar on the top bank of said ditch;

North 00 degrees 17 minutes 08 seconds West for a distance of 451.98 feet to a set 1/2" rebar at the Northeast corner of Tract 3;

North 00 degrees 17 minutes 08 seconds West for a distance of 452.95 feet to a set 1/2" rebar at the Northeast corner of Tract 4;

North 00 degrees 17 minutes 08 seconds West for a distance of 419.57 feet to a set 1/2" rebar at the Northeast corner of Tract 5;

North 00 degrees 17 minutes 08 seconds West for a distance of 448.87 feet back to the POINT OF BEGINNING;

This tract contains 71.40 acres more or less, located in the Southeast Quarter of Section 24, Township 9 North, Range 3 East, Madison County, Mississippi.

The referenced meridian for the above described tract of land is Grid North based off of Earl Dudley Inet GPS.

WITNESS MY SIGNATURE this the 19th day of August, 2022.

J. Wayne Morrison
Professional Land Surveyor
Mississippi P.L.S No. 2574

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction, the owners of the herin described property, and J. Wayne Morrison, Civil Engineer, each of who acknowledged that they signed and delivered this plat and the certificated thereon as their own acts for the purposes therein stated on the dated therein set forth.

Ronny Lott, Chancery Clerk
Madison County, Mississippi

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 platted as shown hereon.

Witness my signature, this the ____ day of _____, 2022

Kevin Brown

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 in the session on the ____ day of _____, 2022.

Paul Griffin
President, Board of Supervisors

Attest:

Ronny Lott, Chancery Clerk
Madison County, Mississippi

CERTIFICATE OF 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 final plat of Cedar Point Subdivision, was filed for record in my office on this the ____ day of ____, 2022 and was duly recorded on Platslide _____.

Ronny Lott
Chancery Clerk
Madison County, Mississippi

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

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 I, J. Wayne Morrison, a Mississippi Registered Professional Engineer and Land Surveyor do hereby certify that we have carefully compared this plat of Green Acres 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.

Professional Land Surveyor
J. Wayne Morrison

Chancery Clerk
Ronny Lott