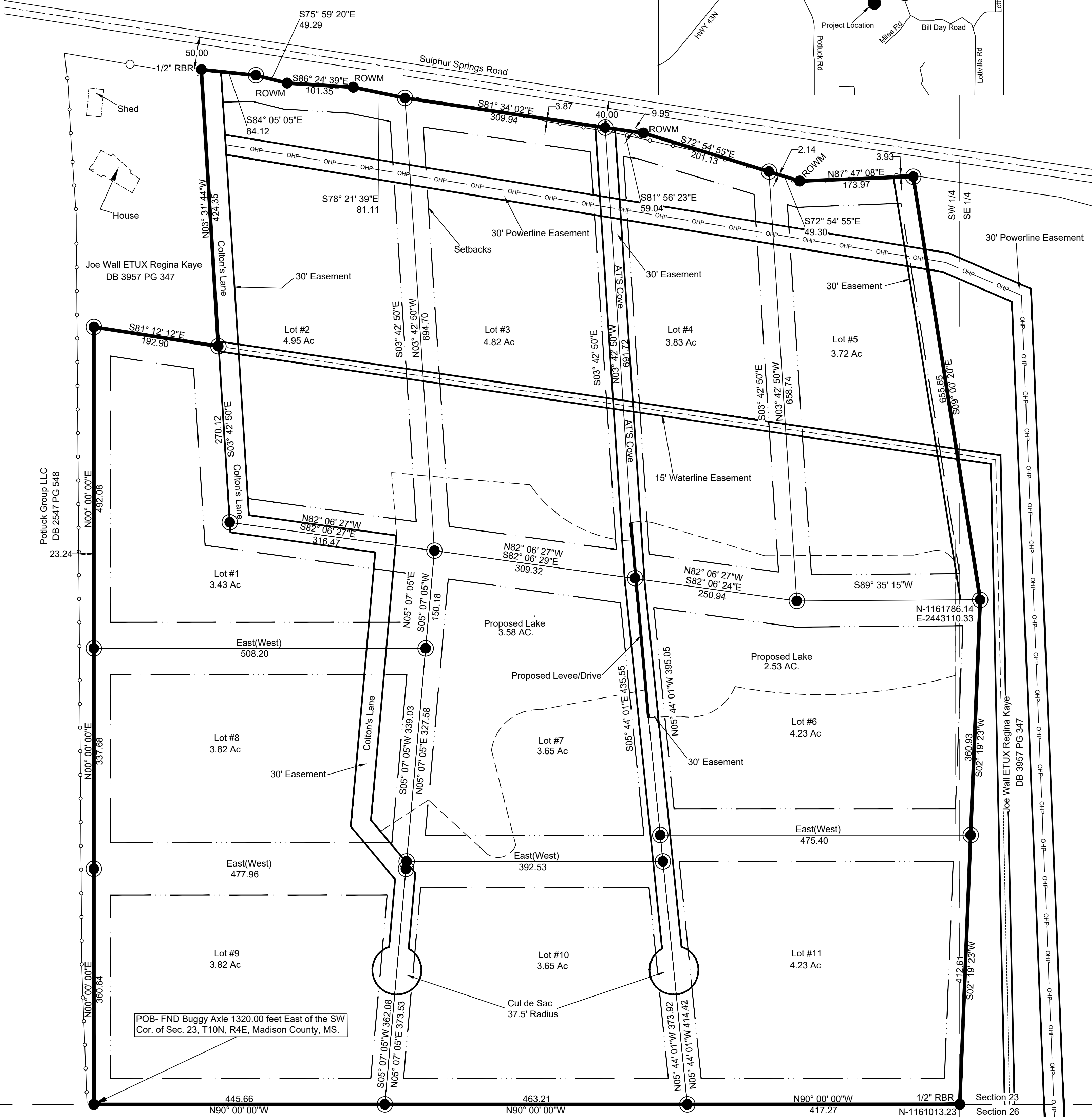
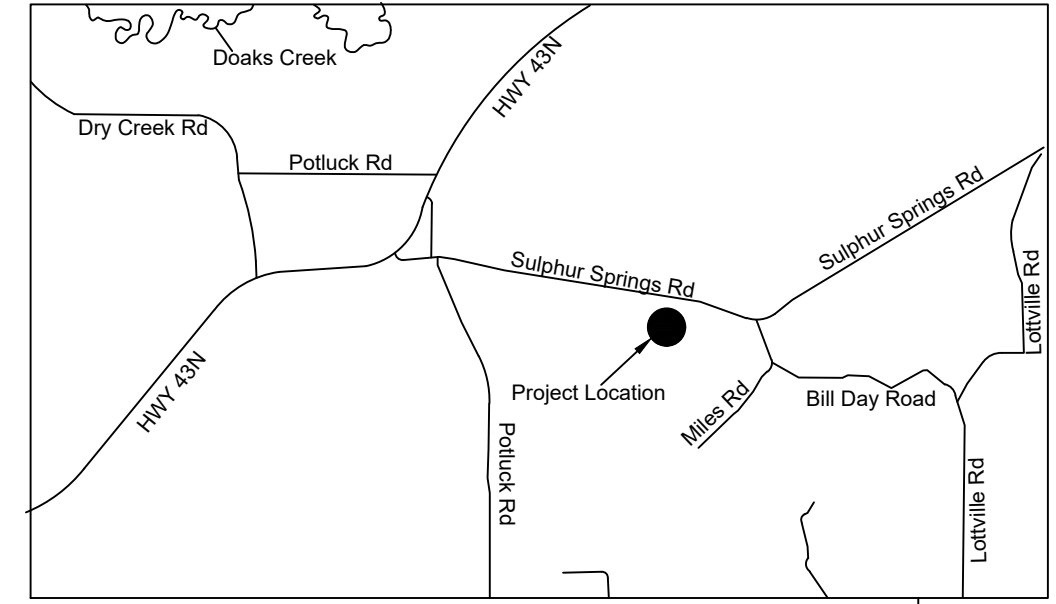




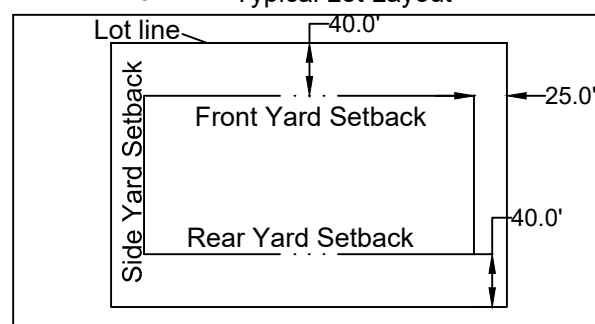
- Notes:
1. This subdivision lies within the limits established for zone "x" (no shading) according to firm map number 28089c0375f, effective March 17, 2010.
  2. Area = 44.15 acres +/-
  3. 1/2" x 18" rebar placed at all corners of the subdivision.
  4. Date of field survey: 05-27-22
  5. Date of plat preparation 09-07-22
  6. All easements are for the purpose ingrees/egrees access and utility



**LEGEND**

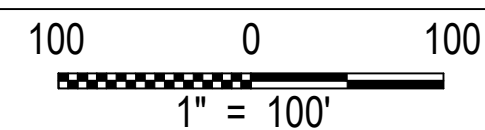
- POC POINT OF COMMENCEMENT
  - POB POINT OF BEGINNING
  - ROWM RIGHT OF WAY MARKER
  - SIP SET IRON PIN 1/2" X 18" REBAR
  - SET IRON PIN 1/2" X 18"
  - FOUND IRON PIN
  - PROPERTY CORNER - NO PIN SET
  - FENCE
  - FOC FIBER OPTIC CABLE
  - OHP OVER HEAD POWER LINE
- BEARINGS BASED OFF OF RTK-GPS OBSERVATIONS  
 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.

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



GRID

J. Wayne Morrison, P.E., P.L.S.  
 JUNE 20, 2022  
 Revision Date: September 07, 2022



Bearings by GPS - RTK Observation  
 Class "B" Survey  
 Date of Field Survey: 05/27/22

LAKES AT SULPHUR SPRINGS, PHASE 1  
 MADISON COUNTY, MISSISSIPPI

Part of Section 23, T-10-N, R-4-E  
 Madison Co., MS

DRAWN: BAR	DATE: 06-10-22	SHEET NO.
CHECKED: JWM	REV: 06-20-22	
	06-30-22	
	09-07-22	1/2

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 05/27/22

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

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 Southwest and Southeast Quarters of Section 23, Township 10 North, Range 4 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a found buggy axle which is 1320.00 feet East of the Southwest corner of Section 23, Township 10 North, Range 4 East, Madison County, Mississippi, said point being at the Southwest corner of Lot 9;

Thence run North, along the West line of said Lot, for a distance of 360.64 feet to a set ½" rebar at the Southwest corner of Lot 8;

Thence continue North, along the West line of said Lot, for a distance of 337.68 feet to a set ½" rebar at the Southwest corner of Lot 1;

Thence continue North, along the West line of said lot, for a distance of 492.08 feet to a set ½" rebar at the Northwest corner of said Lot;

Thence run South 81 degrees 12 minutes 12 seconds East, along the North line of said Lot, for a distance of 192.90 feet to a set ½" rebar on the West line of Lot 2;

Thence run North 03 degrees 31 minutes 44 seconds West, along the West line of said Lot, for a distance of 424.35 feet to a found ½" rebar at the Northwest corner of said Lot, said point also being on the South Right of Way of Sulphur Springs Road;

Thence run along said Right of Way for the following 9 calls:

South 84 degrees 05 minutes 05 seconds East for a distance of 84.12 feet to a set ½" rebar;

South 75 degrees 59 minutes 20 seconds East for a distance of 49.29 feet to a found Right of Way marker on a fence;

South 86 degrees 24 minutes 39 seconds East along a fence for a distance of 101.35 feet to a found Right of Way marker;

South 78 degrees 21 minutes 39 seconds East for a distance of 81.11 feet to a set ½" rebar at the Northwest corner of Lot 3;

South 81 degrees 34 minutes 02 seconds East for a distance of 309.94 feet to a set ½" rebar at the Northwest corner of Lot 4;

South 81 degrees 56 minutes 23 seconds East for a distance of 59.04 feet to a found Right of Way marker;

South 72 degrees 54 minutes 55 seconds East for a distance of 201.13 feet to a set ½" rebar at the Northwest corner of Lot 5;

South 72 degrees 54 minutes 55 seconds East for a distance of 49.30 feet to a found Right of Way marker;

North 87 degrees 47 minutes 08 seconds East for a distance of 173.97 feet to a set ½" rebar at the Northeast corner of Lot 5;

Leaving said Right of Way run thence South 09 degrees 00 minutes 20 seconds East, along the East line of said Lot 5, for a distance of 655.65 feet to a set ½" rebar at the Northeast corner of Lot 6;

Thence run along the East line of said Lot South 02 degrees 19 minutes 23 seconds West for a distance of 360.93 feet to a set ½" rebar at the Northeast corner of Lot 11;

Thence continue South 02 degrees 19 minutes 23 seconds West, along the East line of said Lot, for a distance of 412.61 feet to a found ½" rebar at the Southeast corner of Lot 11, said point being the Southeast corner of the Southwest ¼ of said Section 23;

Thence run along the South line of said Section for the following 3 calls:

West, along the South line of Lot 11, for a distance of 417.27 feet to a set ½" rebar at the Southeast corner of Lot 10;

West, along the South line of Lot 10, for a distance of 463.21 feet to a set ½" rebar at the Southeast corner of Lot 9;

West, along the South line of Lot 9, for a distance of 445.66 feet back to the POINT OF BEGINNING:

This tract contains 44.15 acres, more or less, located in the Southwest and Southeast Quarters of Section 23, Township 10 North, Range 4 East, Madison County, Mississippi.

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

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

\_\_\_\_\_  
Joe Wall

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

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

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

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 LAKES AT SULPHUR SPRINGS, PHASE 1, 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

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