

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 16, 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: Windy Hills Estates
Final Plat

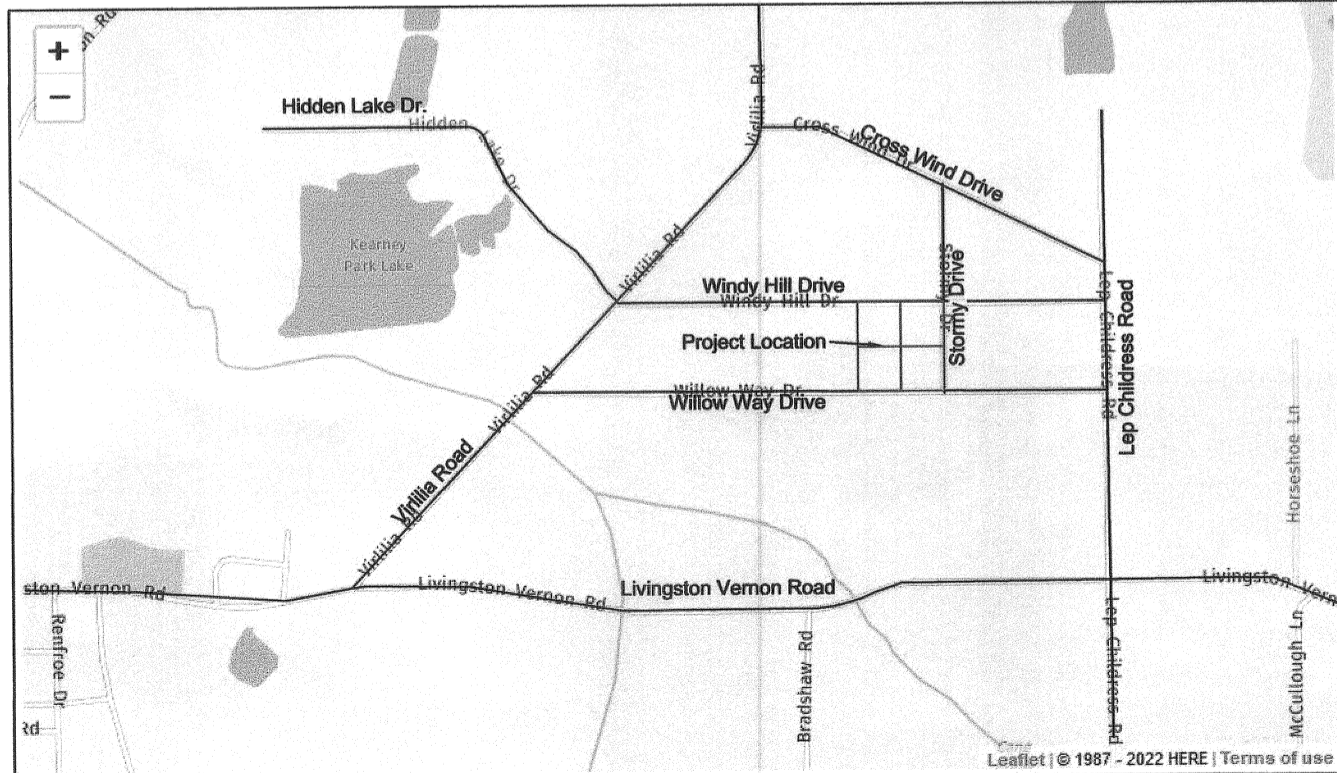
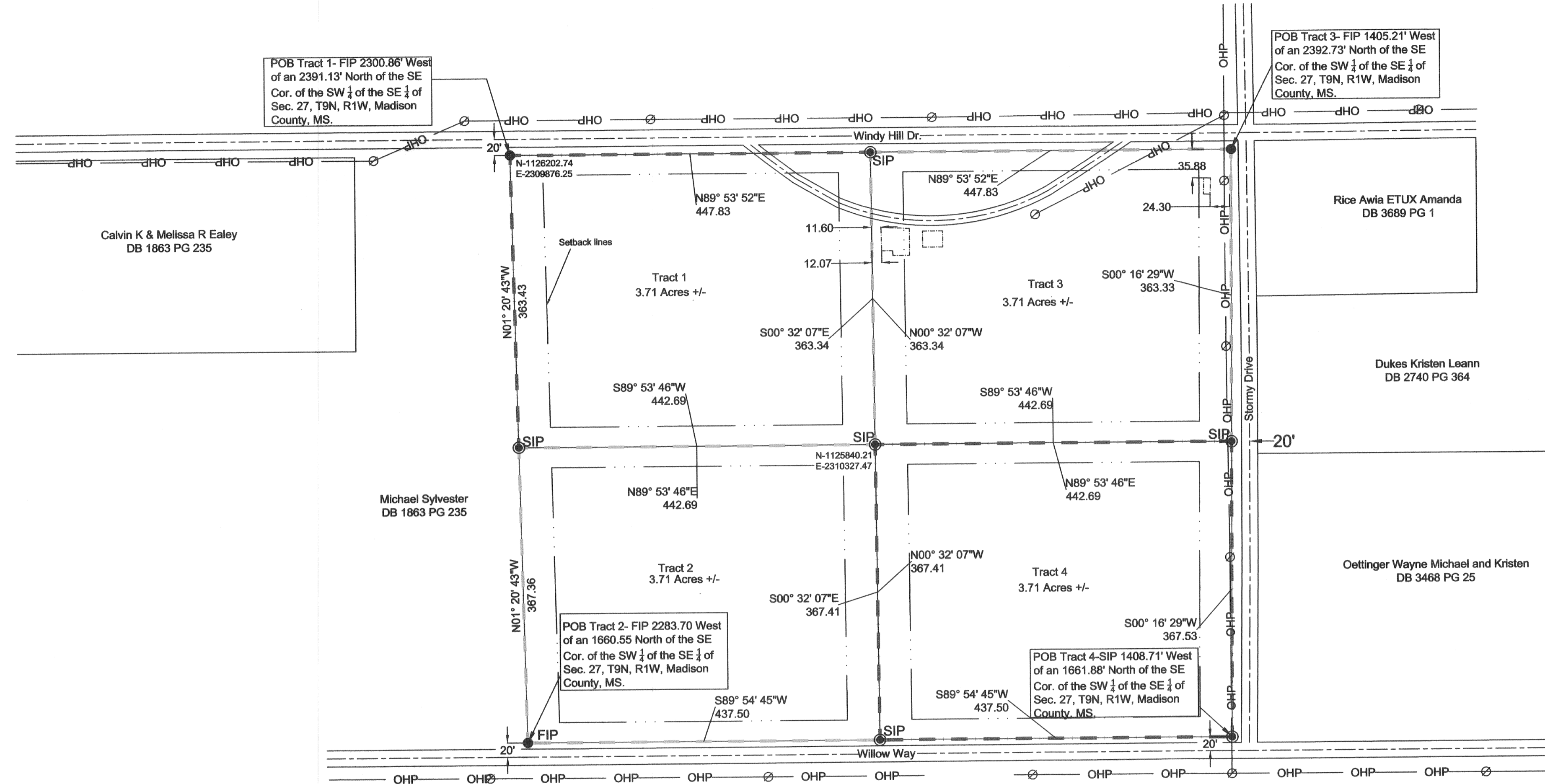
The Engineering Department requests the Board approve the final plat of Windy Hill Estates. This is a four lot subdivision on 14.84 acres with no public infrastructure. It is bordered by existing roads Windy Hill Dr, Willow Way Dr and Stormy Dr.

POB Tract 1- FIP 2300.86' West of an 2391.13' North of the SE Cor. of the SW 1/4 of the SE 1/4 of Sec. 27, T9N, R1W, Madison County, MS.

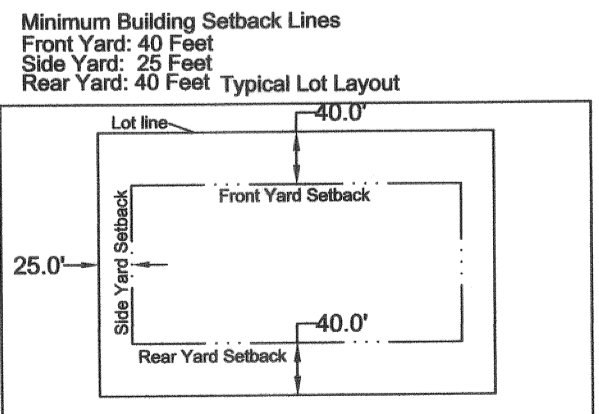
POB Tract 3- FIP 1405.21' West of an 2392.73' North of the SE Cor. of the SW 1/4 of the SE 1/4 of Sec. 27, T9N, R1W, Madison County, MS.

POB Tract 2- FIP 2283.70 West of an 1660.55 North of the SE Cor. of the SW 1/4 of the SE 1/4 of Sec. 27, T9N, R1W, Madison County, MS.

POB Tract 4-SIP 1408.71' West of an 1661.88' North of the SE Cor. of the SW 1/4 of the SE 1/4 of Sec. 27, T9N, R1W, Madison County, MS.



- Notes:
- This subdivision lies within the limits established for zone "x" (no shading) according to firm map number 28089c0375f, effective March 17, 2010.
 - Area = 14.84 acres +/-
 - 1/2" x 18" rebar placed at all corners of the subdivision.
 - Date of field survey: 03-14-22
 - Date of plat preparation 03-25-22

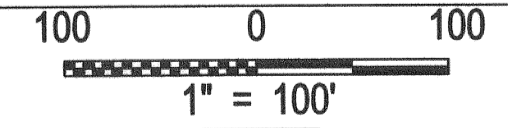
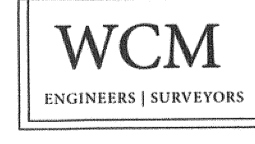


Windy Hill Estates
 Developer: Blake Thomas
 1388 Livingston Vernon Road
 Flora MS, 39071

- LEGEND**
- POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - SIP SET IRON PIN 1/2" X 18" REBAR
 - SET IRON PIN 1/2" X 18"
 - FOLD 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.
 J. Wayne Morrison, P.E., P.L.S.
 March 25, 2022

WILLIAMS, CLARK & MORRISON, INC.
 CONSULTING ENGINEERS
 (662) 746-1863 FAX (662) 716-7393
 P.O. BOX 567 213 SOUTH MAIN STREET
 YAZOO CITY, MISSISSIPPI



Bearings by GPS - RTK Observation
 Class "B" Survey
 Date of Field Survey: 03/14/22

Windy Hill Estates MADISON COUNTY, MISSISSIPPI		
Part of Section 27, T-9-N, R-1-W Madison Co., MS		
DRAWN: BAR	DATE: 03-25-22	SHEET NO: 1/2
CHECKED: JWM		

Windy Hill Estates
Situating in the Southwest Quarter of Section 27, Township
9 North, Range 1 West, 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 03/14/22

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 platted the following described land being situated in the Southwest Quarter of Section 27, Township 9 North, Range 1 West, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a found $\frac{1}{2}$ " rebar being 2300.86 feet West of and 2391.13 feet North of the Southeast corner of the Southwest quarter of the Southeast quarter of Section 27, Township 9 North, Range 1 West, Madison County, Mississippi, said point on the South boundary of Windy Hill Drive, and being the Northwest corner of Tract 1;

From said point, run thence along said boundary for the following 2 calls:

North 89 degrees 53 minutes 52 seconds East for a distance of 447.83 feet to a set $\frac{1}{2}$ " rebar at the Northeast corner of Tract 1;

North 89 degrees 53 minutes 52 seconds East for a distance of 447.83 feet to a found $\frac{1}{2}$ " rebar at the Northeast corner of Tract 3, said point on the West boundary of Stormy Drive;

Thence run along said boundary for the following 2 calls:

South 00 degrees 16 minutes 29 seconds West for a distance of 363.33 feet to a set $\frac{1}{2}$ " rebar at the Southeast corner of Tract 3;

South 00 degrees 16 minutes 29 seconds West for a distance of 367.53 feet to a set $\frac{1}{2}$ " rebar at the Southeast corner of Tract 4, said point on the North boundary of Willow Way Drive;

Thence run along said boundary for the following 2 calls:

South 89 degrees 54 minutes 45 seconds West for a distance of 437.50 feet to a set $\frac{1}{2}$ " rebar at the Southwest corner of Tract 4;

South 89 degrees 54 minutes 45 seconds West for a distance of 437.50 feet to a found $\frac{1}{2}$ " rebar at the Southwest corner of Tract 2;

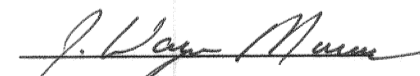
Leaving said boundary run thence North 01 degrees 20 minutes 43 seconds West for a distance of 367.36 feet to a set $\frac{1}{2}$ " rebar at the Northwest corner of Tract 2;

Thence continue North 01 degrees 20 minutes 43 seconds West for a distance of 363.43 feet back to the POINT OF BEGINNING;

This tract contains 14.84 acres, more or less, located in the Southwest Quarter of Section 27, Township 9 North, Range 1 West, 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 25th day of March, 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 herein 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

Blake Thomas

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 Platside _____.

Ronny Lott
Chancery Clerk
Madison County, Mississippi

COUNTY ENGINEER'S RECOMMENDATION

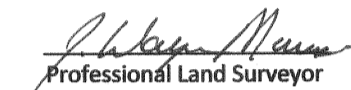
STATE OF MISSISSIPPI
COUNTY OF MADISON

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 Windy Hill Estates, 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

