

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

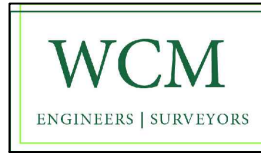
From: Tim Bryan, P.E.
County Engineer

Re: Clarkdell Estates
Preliminary Plat

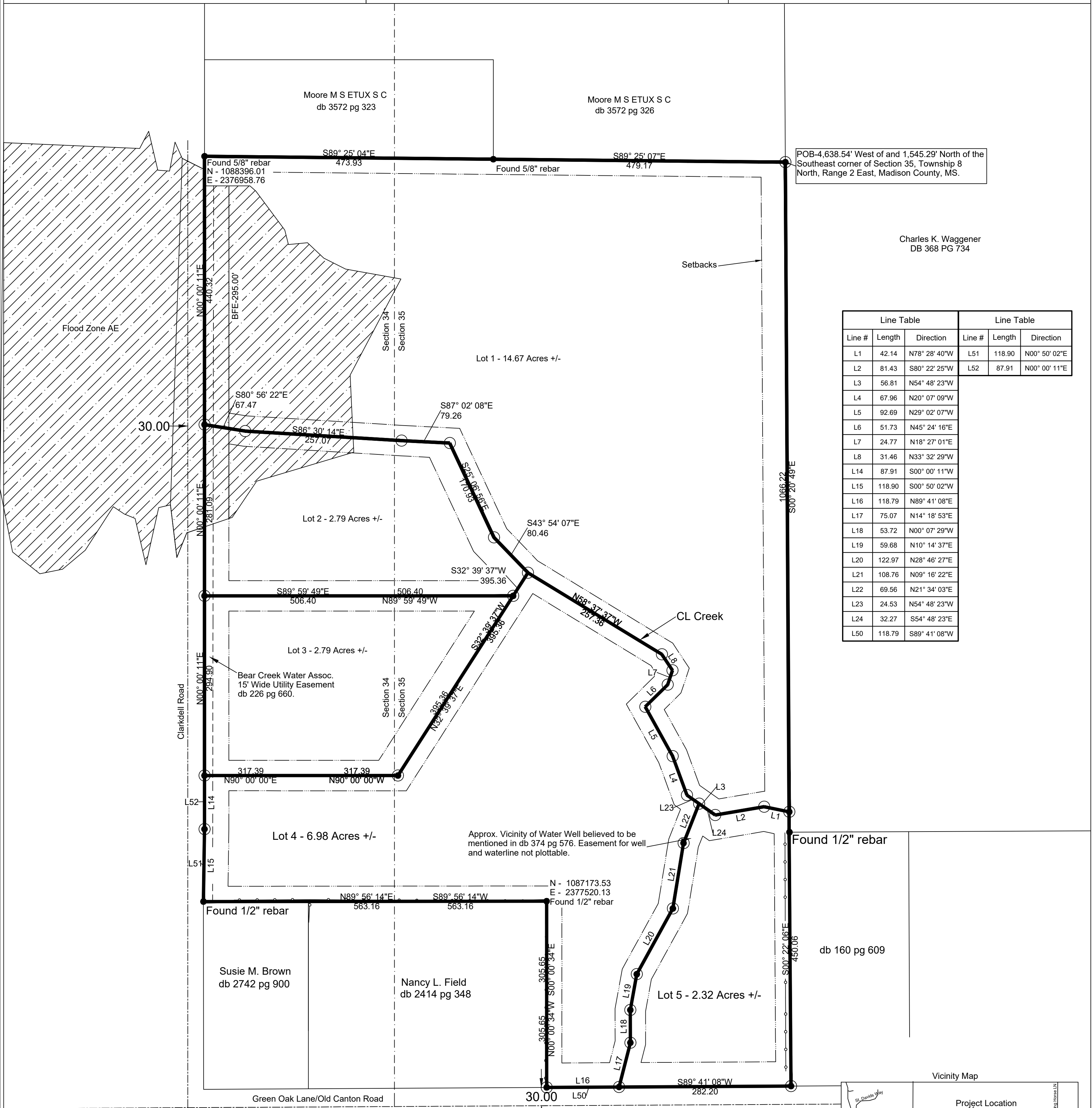
The Engineering Department requests the Board approve the preliminary plat of Clarkdell Estates. This is a 5 lot subdivision on 29.55 acres with no public infrastructure.

Clarkdell Estates
 Developer: PAUL HOPPER
 P.O. Box 2446
 Madison MS, 39130

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



- Notes:
- 253 acres +/- of his subdivision lies within the limits established for zone "AE", the rest in zone "x" (no shading) according to firm map number 28089c0375f, effective March 17, 2010.
 - Area = 29.55 acres +/-
 - 1/2" x 18" rebar placed at all corners of the subdivision.
 - Date of field survey: 01-05-22
 - Date of plat preparation 11-11-22
 - All easements are for the purpose ingrees/egrees access and utility



POB-4,638.54' West of and 1,545.29' North of the Southeast corner of Section 35, Township 8 North, Range 2 East, Madison County, MS.

Charles K. Waggener
 DB 368 PG 734

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	42.14	N78° 28' 40"W	L51	118.90	N00° 50' 02"E
L2	81.43	S80° 22' 25"W	L52	87.91	N00° 00' 11"E
L3	56.81	N54° 48' 23"W			
L4	67.96	N20° 07' 09"W			
L5	92.69	N29° 02' 07"W			
L6	51.73	N45° 24' 16"E			
L7	24.77	N18° 27' 01"E			
L8	31.46	N33° 32' 29"W			
L14	87.91	S00° 00' 11"W			
L15	118.90	S00° 50' 02"W			
L16	118.79	N89° 41' 08"E			
L17	75.07	N14° 18' 53"E			
L18	53.72	N00° 07' 29"W			
L19	59.68	N10° 14' 37"E			
L20	122.97	N28° 46' 27"E			
L21	108.76	N09° 16' 22"E			
L22	69.56	N21° 34' 03"E			
L23	24.53	N54° 48' 23"W			
L24	32.27	S54° 48' 23"E			
L50	118.79	S89° 41' 08"W			

- 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

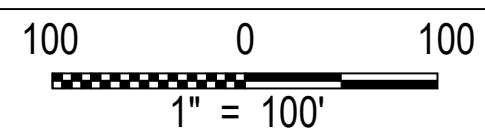
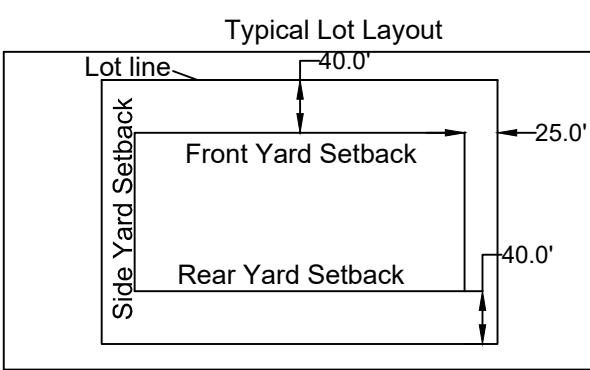
BEARINGS BASED OFF OF RTK-GPS OBSERVATIONS
 TOPCON HIPER VR'S USING EARL DUDLEY INET.

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

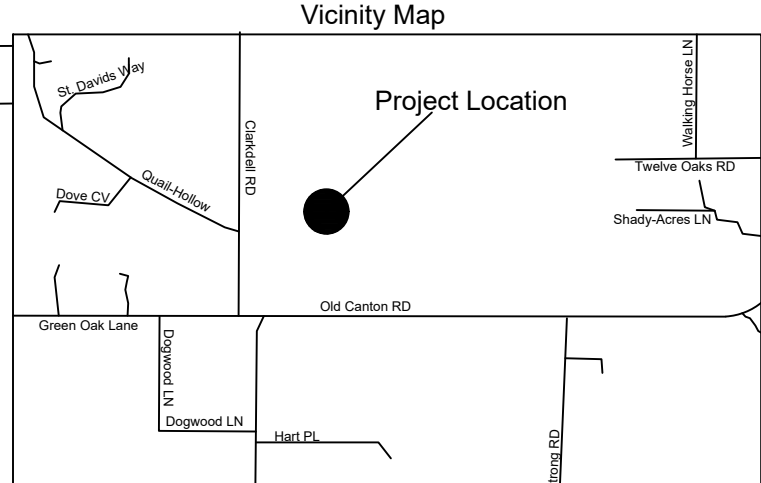
J. Wayne Morrison, P.E., P.L.S.
 November 11, 2022



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



Bearings by GPS - RTK Observation
 Class "B" Survey
 Date of Field Survey: 01/05/22



CLARKDELL ESTATES
 MADISON COUNTY, MISSISSIPPI
 Part of Sections 34 & 35, T-8-N, R-2-E
 Madison Co., MS

DRAWN: BAR
 CHECKED: JWM
 DATE: 11-11-22
 SHEET NO. 1/2

CLARKDELL ESTATES
Situating in the Southwest and Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, all in Township 10 North,
Range 4 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 01/05/22

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 Quarter of Section 34, and the Southwest Quarter of Section 35, all in Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a set 1/2 inch rebar that is 4,638.54 feet West of and 1,545.29 feet North of the Southeast corner of Section 35, Township 8 North, Range 2 East, Madison County, Mississippi, said point being at the Northeast corner of Lot 1;

Thence run South 00 degrees 20 minutes 49 seconds East, along the East line of said Lot 1, for a distance of 1066.22 feet to a set 1/2 inch rebar at the Northeast corner of Lot 5;

Thence run South 00 degrees 22 minutes 06 seconds East, along the East line of said Lot 5, for a distance of 450.06 feet to a set 1/2 inch rebar at the Southeast corner of Lot 5, said point being on the North Right of Way of Green Oak Lane, otherwise known as Old Canton Road;

Thence run South 89 degrees 41 minutes 08 seconds West, along the South line of said Lot and along said Right of Way, for a distance of 282.20 feet to a set 1/2 inch rebar at the Southeast corner of Lot 4;

Thence run South 89 degrees 41 minutes 08 seconds West, along the South line of Lot 4 and along said Right of Way, for a distance of 118.79 feet to a set 1/2 inch rebar at a fence corner;

Leaving said Right of Way run thence North 00 degrees 00 minutes 34 seconds West, along a fence, for a distance of 305.65 feet to a found 1/2 inch rebar at a fence corner;

Thence run South 89 degrees 56 minutes 14 seconds West, along a fence, for a distance of 563.16 feet to a found 1/2 inch rebar at the Southwest corner of Lot 4, said point being on the East Right of Way of Clarkdell Road;

Thence run along said Right of Way for the following 5 calls:

North 00 degrees 50 minutes 02 seconds East, along the West line of Lot 4, for a distance of 118.90 feet to a set 1/2 inch rebar;

North 00 degrees 00 minutes 11 seconds East, along the West line of Lot 4, for a distance of 87.91 feet to a set 1/2 inch rebar at the Southwest corner of Lot 3;

North 00 degrees 00 minutes 11 seconds East, along the West line of Lot 3, for a distance of 294.90 feet to a set 1/2 inch rebar at the Southwest corner of Lot 2;

North 00 degrees 00 minutes 11 seconds East, along the West line of Lot 2, for a distance of 281.09 feet to a set 1/2 inch rebar at the Southwest corner of Lot 1;

North 00 degrees 00 minutes 11 seconds East, along the West line of Lot 1, for a distance of 440.32 feet to a found 5/8 inch rebar at the Northwest corner of Lot 1;

Leaving said Right of Way run thence along the North line of Lot 1 for the following 2 calls:

South 89 degrees 25 seconds 04 minutes East for a distance of 473.93 feet to a found 5/8 inch rebar;

South 89 degrees 25 minutes 07 seconds East for a distance of 479.17 feet back to the POINT OF BEGINNING:

This tract contains 29.55 acres, more or less, located in the Southeast Quarter of Section 34, and the Southwest Quarter of Section 35, all in Township 8 North, Range 2 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 11th day of November, 2022.

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

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

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 Clarkdell Road 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

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