

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

December 14, 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

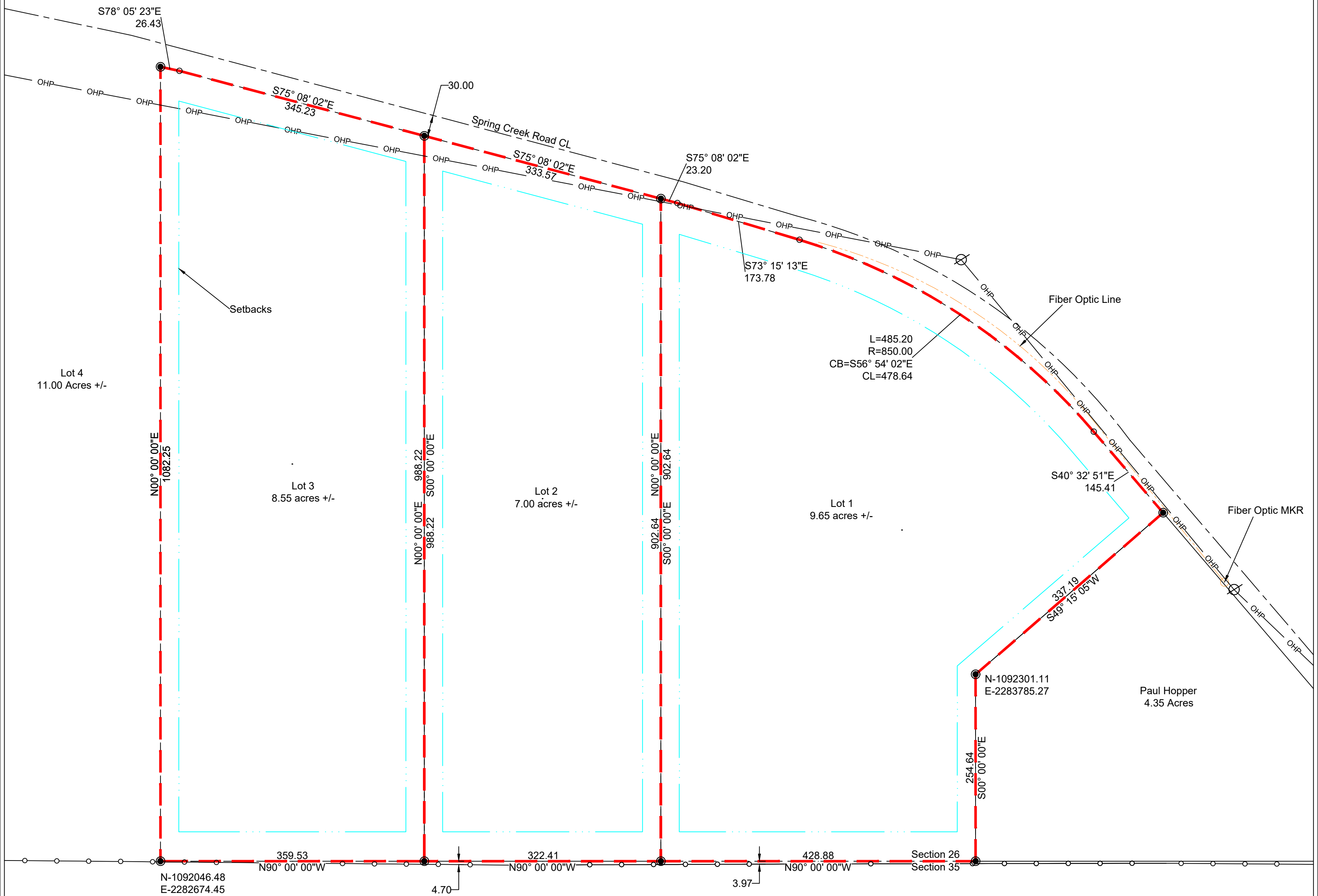
Re: Piney Creek Subdivision
Preliminary Plat

The Engineering Department requests the Board approve the preliminary plat of Piney Creek Subdivision. This is a 7 lot subdivision on 67.94 acres with no public infrastructure.



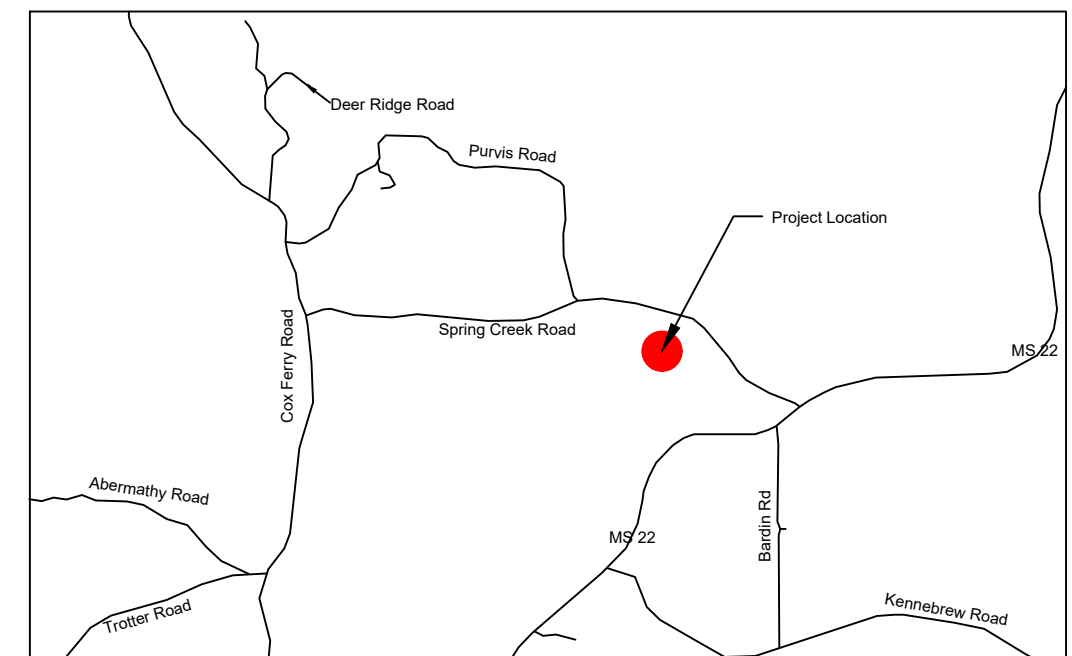
Notes:

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 = 67.94 acres +/-
3. 1/2" x 18" rebar placed at all corners of the subdivision.
4. Date of field survey: 11-17-22
5. Date of plat preparation 12-07-22



Bardin E K Farms
 DB 262 PG 142

Vicinity Map



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

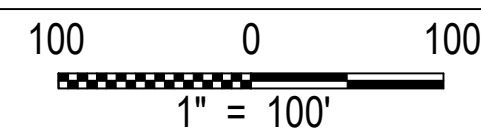
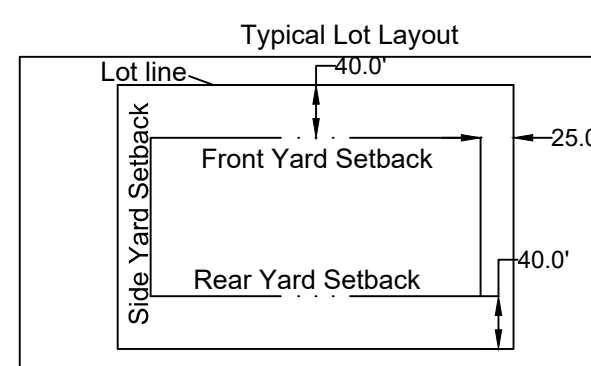
BEARINGS BASED OFF OF RTK-GPS OBSERVATIONS
 TOPCON HIPER VR'S USING EARL DUDLEY INET.

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.
 December 07, 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: 11/17/22

Tracts 4-7 Shown on Page 2 of 4

PINEY CREEK SUBDIVISION
 MADISON COUNTY, MISSISSIPPI

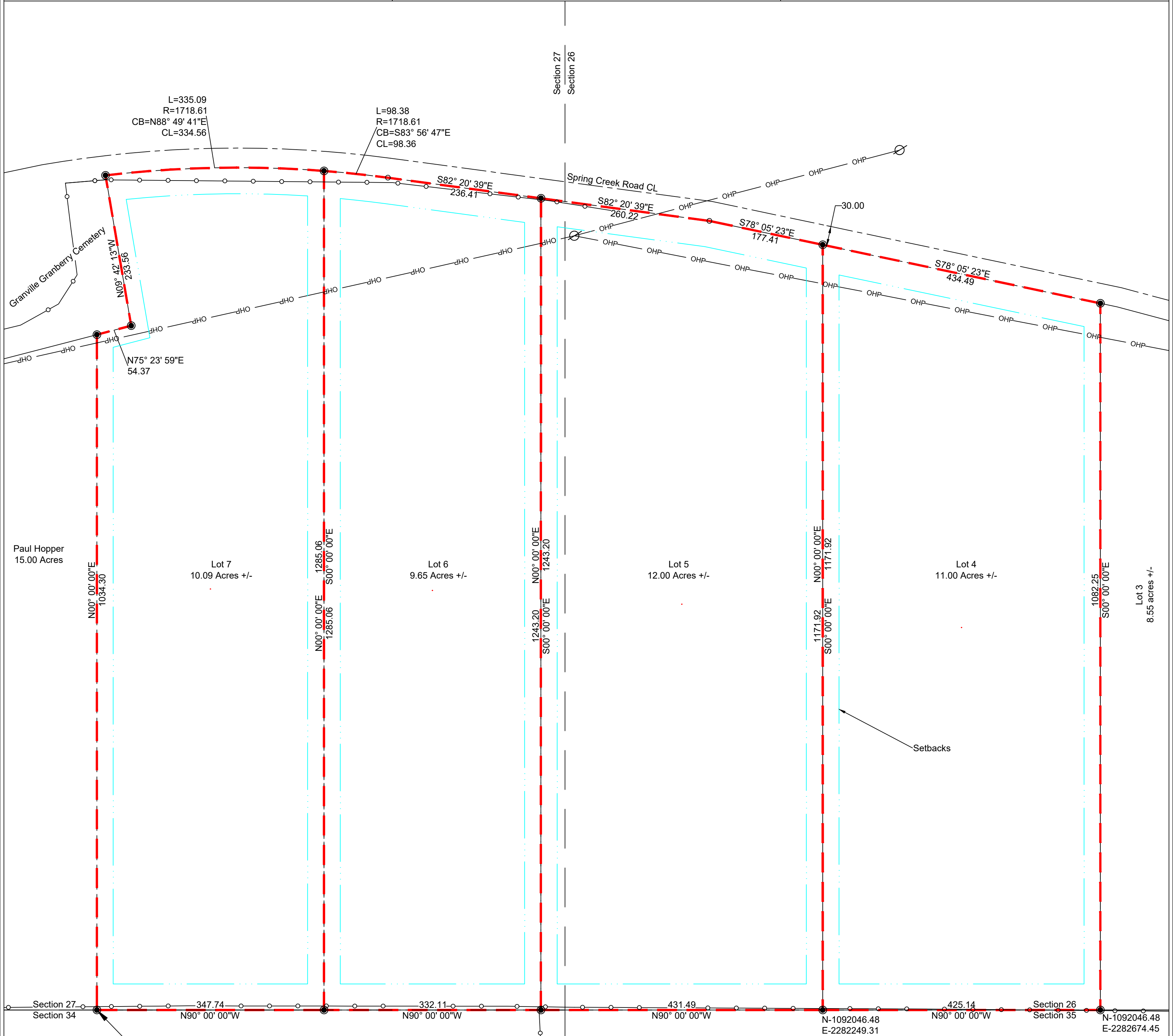
Part of Sections 26 & 27, T-8-N, R-2-W
 Madison Co., MS

DRAWN: BAR	DATE: 12-07-22	SHEET NO. 1/4
CHECKED: JWM		



Notes:

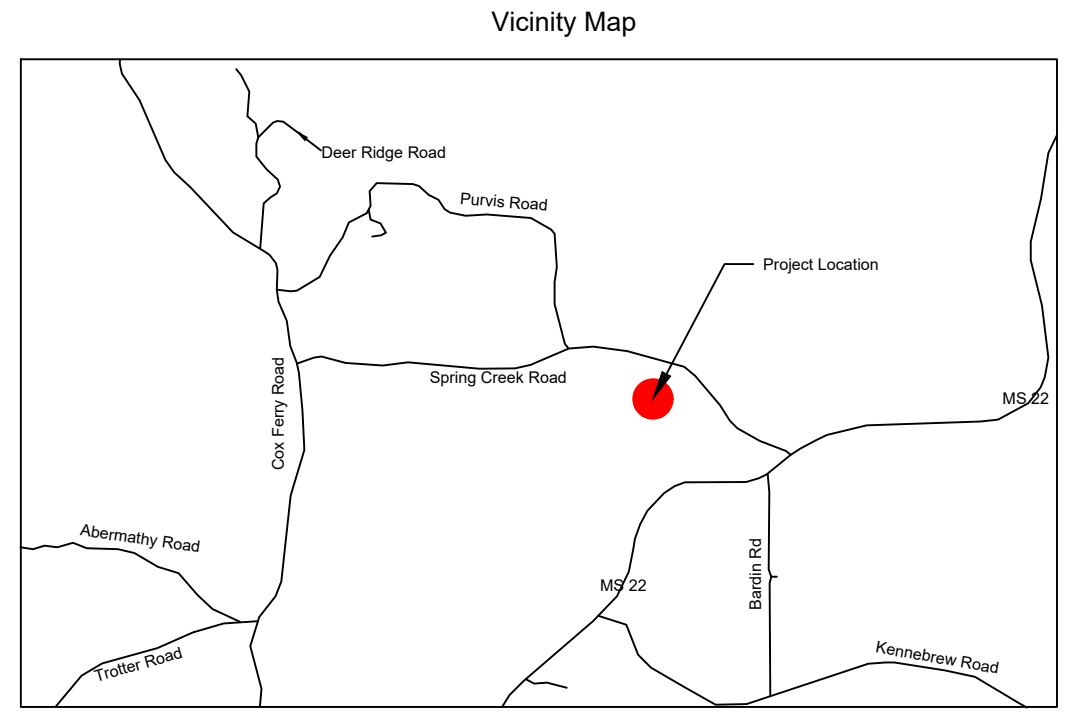
1. This subdivision lies within the limits established for zone "x" (no shading) according to firm map number 28089c0375f, effective March 17, 2010.
2. Area = 67.94 acres +/-
3. 1/2" x 18" rebar placed at all corners of the subdivision.
4. Date of field survey: 11-17-22
5. Date of plat preparation 12-07-22



POB-SIP 716.78' West of the Southeast Quarter of Section 27,
 Township 8 North, Range 2 West, Madison County, Mississippi.

Peter A & Miriam B Koury ETUX
 DB 3818 PG 442

Bardin E K Farms
 DB 262 PG 142



- 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

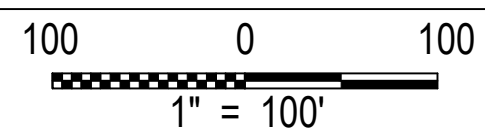
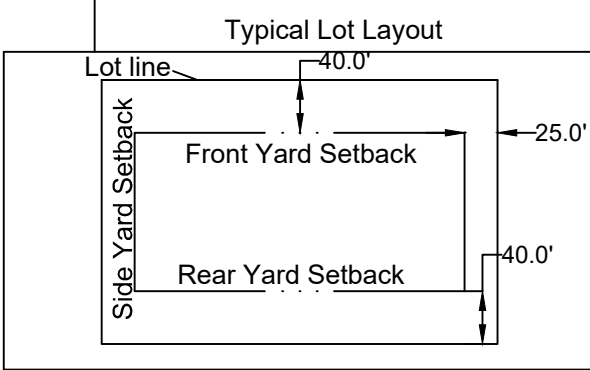
BEARINGS BASED OFF OF RTK-GPS OBSERVATIONS
 TOPCON HIPER VR'S USING EARL DUDLEY INET.

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.
 December 07, 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: 11/17/22

Tracts 1-3 Shown on Page 1 of 4		
PINEY CREEK SUBDIVISION MADISON COUNTY, MISSISSIPPI		
Part of Sections 26 & 27, T-8-N, R-2-W Madison Co., MS		
DRAWN: BAR	DATE: 12-07-22	SHEET NO. 2/4
CHECKED: JWM		

Section 27
Section 26

Paul Hopper
15.00 Acres

Granville Granberry
Cemetery

Lot 7
10.09 Acres +/-

Lot 6
9.65 Acres +/-

Lot 5
12.00 Acres +/-

Lot 4
11.00 Acres +/-

Lot 3
8.55 acres +/-

Lot 2
7.00 acres +/-

Lot 1
9.65 acres +/-

Paul Hopper
4.35 Acres

N-1092301.11
E-2283785.27

Section 27
Section 34

Section 26
Section 35

POB-SIP 716.78' West of the
Southeast Quarter of Section 27,
Township 8 North, Range 2
West, Madison County,
Mississippi.

Peter A & Miriam B Koury
ETUX
DB 3818 PG 442

Bardin E K Farms
DB 262 PG 142

Section 34
Section 35



GRID

Spring Creek Road CL

Spring Creek Road CL

Setbacks

Setbacks

Fiber Optic Line

Fiber Optic MKR

6.42

30.00

30.00

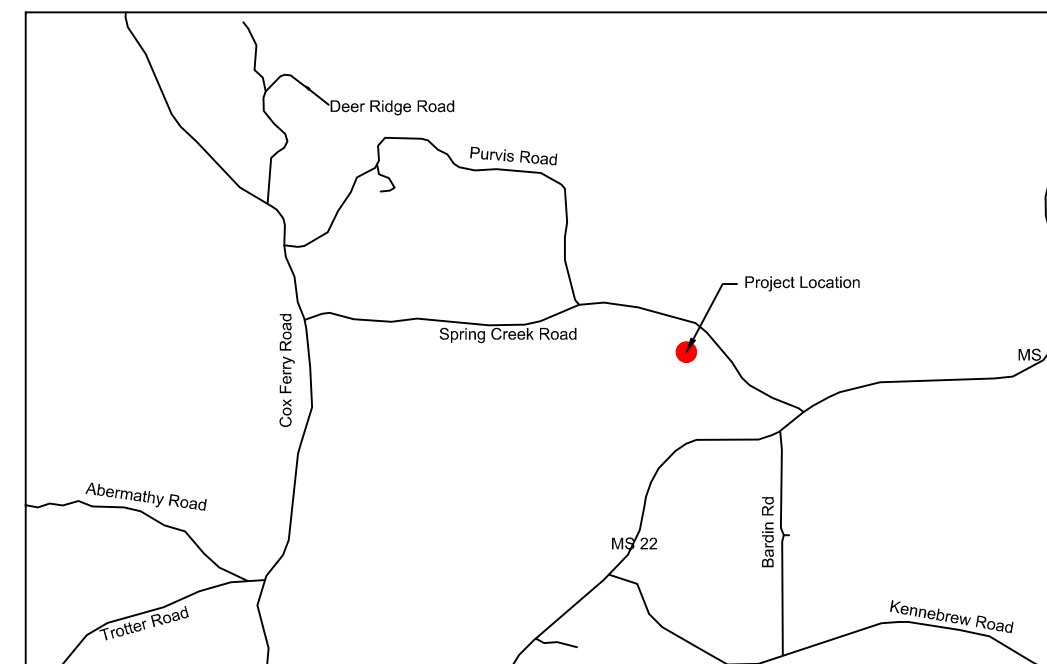
N-1092046.48
E-2282249.31

N-1092046.48
E-2282674.45

4.70

3.97

Vicinity Map



PINEY CREEK SUBDIVISION
Situating in the Southwest Quarter of Section 26 and the Southeast Quarter of Section 27, all in Township 8 North, Range 2 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 11/17/22

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 Quarter of Section 26, and the Southeast Quarter of Section 27, all in Township 8 North, Range 2 West, 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 716.78' West of the Southeast Quarter of Section 27, Township 8 North, Range 2 West, Madison County, Mississippi, said point being at the Southwest corner of Lot 7;

Thence run North, along the West line of said Lot 7, for a distance of 1034.30 feet to a set 1/2 inch rebar on the South line of a parcel of land owned by Granville Granberry Cemetery;

Thence run North 75 degrees 23 minutes 59 seconds East, along the South line of said Cemetery parcel, for a distance of 54.37 feet to a set 1/2 inch rebar at the Southeast corner of said Cemetery parcel;

Thence run North 09 degrees 42 minutes 13 seconds West, along the East line of said Cemetery parcel, for a distance of 233.56 feet to a set 1/2 inch rebar on the South Right of Way of Spring Creek Road;

Thence run along the South Right of Way of Spring Creek Road for the following 13 calls:

Along a curve to the right a distance of 335.09 feet to a set 1/2 inch rebar at the Northeast corner of Lot 7, said curve having a radius of 1718.61 feet, with a chord bearing North 88 degrees 49 minutes 41 seconds East with a chord length of 334.56 feet;

Along a curve to the right a distance of 98.38 feet to a point, said curve having a radius of 1718.61 feet, with a chord bearing South 83 degrees 56 minutes 47 seconds East, with a chord length of 98.36 feet;

South 82 degrees 20 minutes 39 seconds East for a distance of 236.41 feet to a set 1/2 inch rebar at the Northeast corner of Lot 6;

South 82 degrees 20 minutes 39 seconds East for a distance of 260.22 feet to a point;

South 78 degrees 05 minutes 23 seconds East for a distance of 177.41 feet to a set 1/2 inch rebar at the Northeast corner of Lot 5;

South 78 degrees 05 minutes 23 seconds East for a distance of 434.49 feet to a set 1/2 inch rebar at the Northeast corner of Lot 4;

South 78 degrees 05 minutes 23 seconds East for a distance of 26.43 feet to a point;

South 75 degrees 08 minutes 02 seconds East for a distance of 345.23 feet to a set 1/2 inch rebar at the Northeast corner of Lot 3;

South 75 degrees 08 minutes 02 seconds East for a distance of 333.57 feet to a set 1/2 inch rebar at the Northeast corner of Lot 2;

South 75 degrees 08 minutes 02 seconds East for a distance of 23.20 feet to a point;

South 73 degrees 15 minutes 13 seconds East for a distance of 173.78 feet to a point;

Along a curve to the right a distance of 485.20 feet to a point, said curve having a radius of 850.00 feet, with a chord bearing South 56 degrees 54 minutes 02 seconds East, with a chord length of 478.64 feet;

South 40 degrees 32 minutes 51 seconds East for a distance of 145.41 feet to a set 1/2 inch rebar at the Northeast corner of Lot 1;

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

South 49 degrees 15 minutes 05 seconds West for a distance of 337.19 feet to a set 1/2 inch rebar;

South for a distance of 254.64 feet to a set 1/2 inch rebar at the Southeast corner of said Lot 1, said point also being on the South line of Section 26;

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

West for a distance of 428.88 feet to a set 1/2 inch rebar at the Southeast corner of Lot 2;

West for a distance of 322.41 feet to a set 1/2 inch rebar at the Southeast corner of Lot 3;

West for a distance of 359.53 feet to a set 1/2 inch rebar at the Southeast corner of Lot 4;

West for a distance of 425.14 feet to a set 1/2 inch rebar at the Southeast corner of Lot 5;

West for a distance of 431.49 feet to a set 1/2 inch rebar at the Southeast corner of Lot 6, said point being on the South line of Section 27;

Thence run along the South line of said Section 27 for the following 2 calls:

West for a distance of 332.11 feet to a set 1/2 inch rebar at the Southeast corner of Lot 7;

West for a distance of 347.74 feet back to the POINT OF BEGINNING;

This tract contains 67.94 acres more or less, located in the Southwest Quarter of Section 26, and the Southeast Quarter of Section 27, all in Township 8 North, Range 2 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 7th day of December, 2022.

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

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

Paul Hopper

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 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

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 Piney Creek 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