

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

July 12, 2023

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: Old Rice Estates
Final Plat

The Engineering Department recommends approval of the final plat of Old Rice Estates. The development contains 2 lots on 18.16 acres. There is no public infrastructure associated with this development.

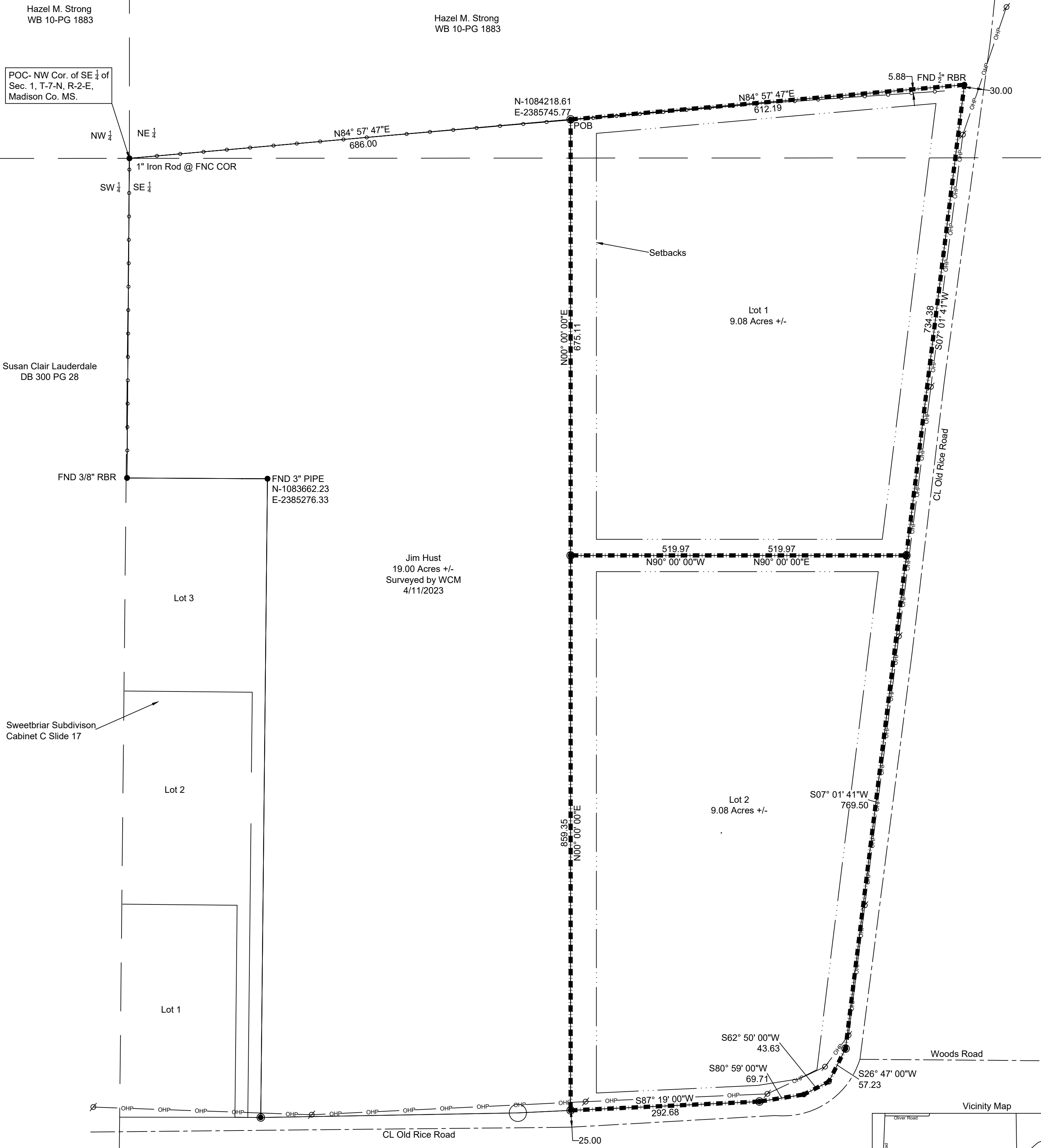
Old Rice Estates
 Developer: PAUL HOPPER
 P.O. Box 2446
 Madison MS, 39130

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:

1. This subdivision lies within the limits established for zone "x" (no shading) according to firm map number 28089c0585f, effective March 17, 2010
2. Area = 18.15 acres +/-
3. 1/2" x 18" rebar placed at all corners of the subdivision.
4. Date of field survey: 03-24-23
5. Date of plat preparation 4-14-2023



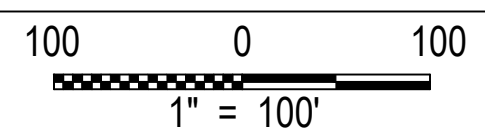
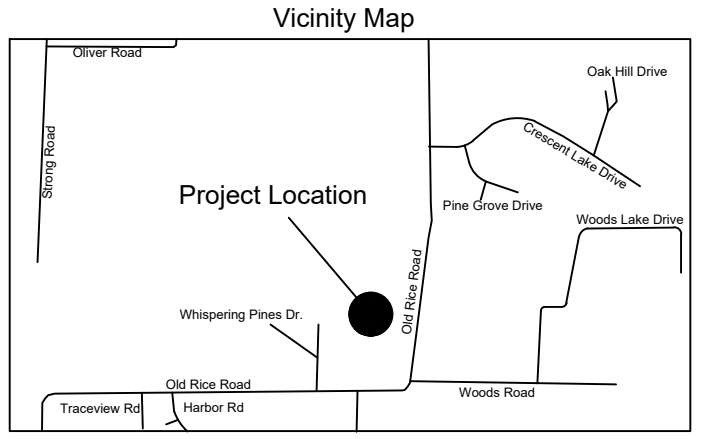
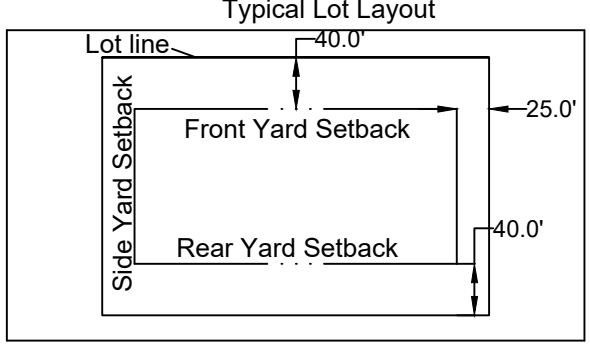
- LEGEND**
- POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - ROWM RIGHT OF WAY MARKER
 - SIP SET IRON PIN 1/2" X 18" REBAR
 - SET IRON PIN 1/2" X 18"
 - FOUND IRON PIN
 - PROPERTY CORNER - NO PIN SET
 - POWER POLE
 - FENCE
 - FOC- FIBER OPTIC CABLE
 - OHP- OVER HEAD POWER LINE

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.



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: 03/24/23

OLD RICE ESTATES
 MADISON COUNTY, MISSISSIPPI
 Part of Section 1, T-7-N, R-2-E
 Madison Co., MS

DRAWN: BAR
 CHECKED: CMM
 DATE: 06-19-23
 SHEET NO. 1/2

J. Wayne Morrison, P.E., P.L.S.
 June 19, 2023

Old Rice Estates
Situated in the Northeast and the Southeast Quarters of Section 1, Township 7 North, Range 2 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 03/24/23

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 Northeast and Southeast Quarters of Section 1, Township 7 North, Range 2 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to wit:

Commencing at a found 1-inch iron rod at a fence corner at the Northwest corner of the Southeast Quarter of Section 1, Township 7 North, Range 2 East, Madison County, Mississippi;

From said point run thence North 84 degrees 57 minutes 47 seconds East, along a fence, for a distance of 686.00 feet to a set ½ inch rebar at the Northwest corner of Lot 1 and the POINT OF BEGINNING;

Thence continue North 84 degrees 57 minutes 47 seconds East for a distance of 612.19 feet to a found ½ inch rebar on the Westerly Right of Way of Old Rice Road, said point being at the Northeast Corner of Lot 1;

Thence run along the Westerly/Northerly Right of Way of Old Rice Road for the following 6 calls:

South 07 degrees 01 minutes 41 seconds West, along the East line of Lot 1, for a distance of 734.38 feet to a set ½ inch rebar at the Northeast Corner of Lot 2;

South 07 degrees 01 minutes 41 seconds West, along the East line of Lot 2, for a distance of 769.50 feet to a set ½ inch rebar at the Southeast corner of Lot 2;

South 26 degrees 47 minutes 00 seconds West, along the South line of Lot 2, for a distance of 57.23 feet to a point;

South 62 degrees 50 minutes 00 seconds West, along the South line of Lot 2, for a distance of 43.63 feet to a point;

South 80 degrees 59 minutes 00 seconds West, along the South line of Lot 2, for a distance of 69.71 feet to a set ½ inch rebar;

South 87 degrees 19 minutes 00 seconds West, along the South line of Lot 2, for a distance of 292.68 feet to a set ½ inch rebar at the Southwest corner of Lot 2;

Leaving said Right of Way run thence North, along the West line of Lot 2, for a distance of 859.35 feet to a set ½ inch rebar at the Southwest corner of Lot 1;

Thence run North, along the West line of Lot 1, for a distance of 675.11 feet back to the POINT OF BEGINNING;

This tract contains 18.15 Acres more or less located in the Northeast and Southeast Quarters of Section 1, Township 7 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 19th day of June, 2023.

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 _____, 2023

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 _____, 2023.

Gerald Steen

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 Old Rice 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

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 _____, 2023 and was duly recorded on Platslide _____.

Ronny Lott

Chancery Clerk

Madison County, Mississippi