

Department of Engineering
Tim Bryan, P.E., County Engineer

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MEMORANDUM

August 30, 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

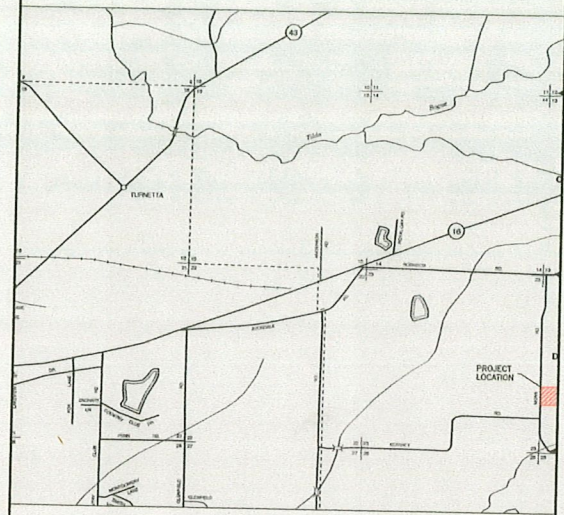
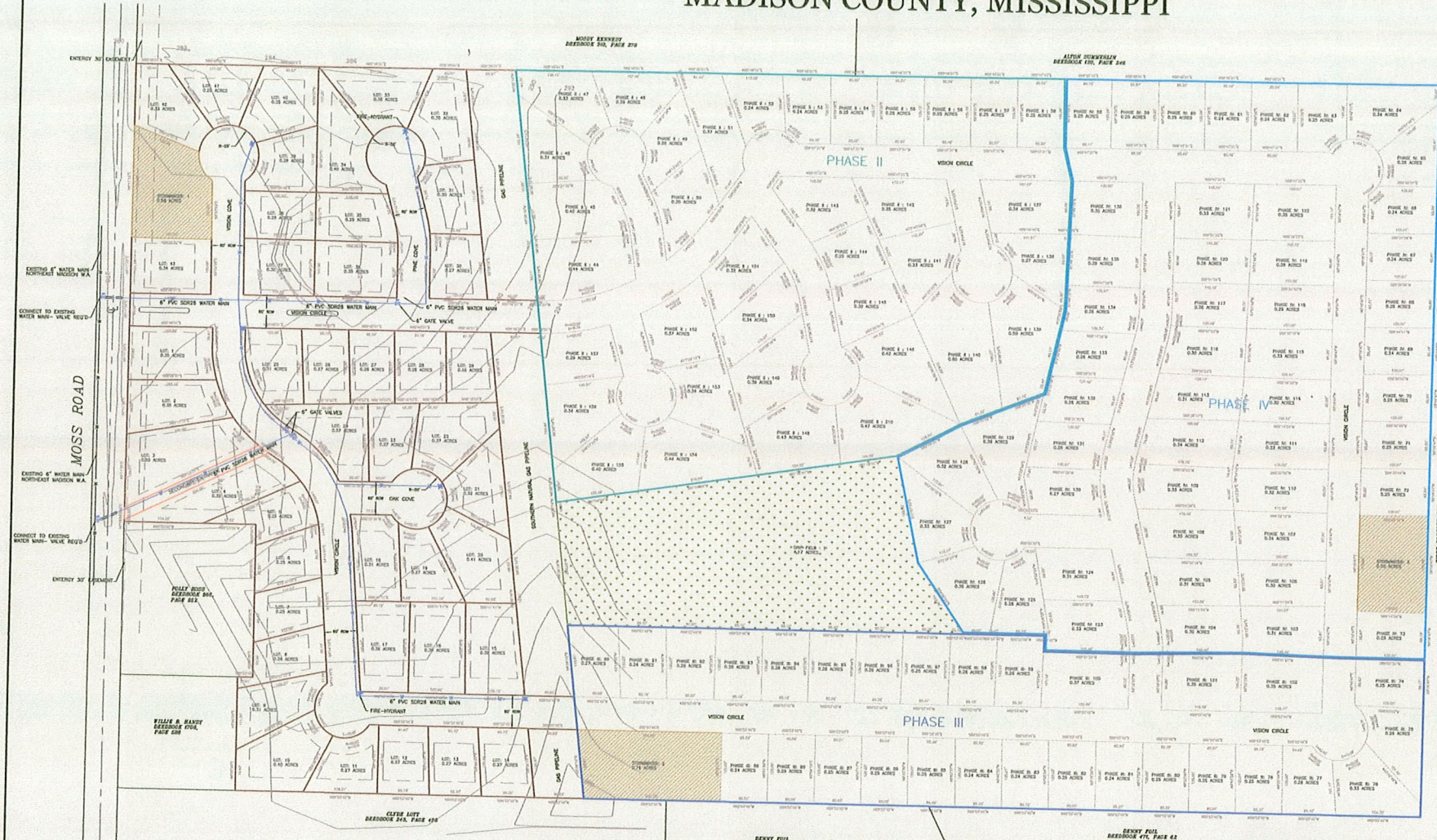
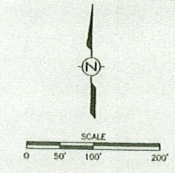
From: Tim Bryan, P.E.
County Engineer

**Re: Reapproval of Preliminary Plat
The Vision Subdivision, Phase 1**

At some date prior to 2014, the county initially approved the preliminary plat for Phase 1 for The Vision Subdivision. The developer build Phase 1A and the Board approved the final plat of Phase 1A on August 18, 2014. The developer is now ready to build phase 1B but due to the length of time between 2014 and present, the preliminary plat must be resubmitted in order for the construction plans to be submitted and approved. For this reason, we ask that the Board reapprove the Preliminary Plat of The Vision Subdivision, Phase 1.

THE VISION DEVELOPMENT

PHASE-I PRELIMINARY PLAT MADISON COUNTY, MISSISSIPPI



THE VISION DEVELOPMENT PROPERTY DESCRIPTION:

BEGIN AT AN 1/2" IRON PIN FOUND AT THE N1/2 SW1/4 S24 SOUTHEAST CORNER; RUN THENCE N 89°53'45" W ALONG THE NORTHERN LINE OF THE PARCELS DESCRIBED IN DEED BOOK 471 AT PAGE 62; DEED BOOK 1795 AT PAGE 39, AND DEED BOOK 243 AT PAGE 466 IN THE OFFICE OF THE MADISON COUNTY CHANCERY CLERK A DISTANCE OF 2171.95' TO AN IRON PIN AT THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DEED BOOK 1708 AT PAGE 586 IN SAID OFFICE; RUN THENCE NORTH ALONG THE EASTERN LINE OF SAID PARCEL A DISTANCE OF 206.75' TO AN 1/2" IRON PIN AT THE POINT OF INTERSECTION WITH THE SOUTHERN LINE OF THAT PARCEL DESCRIBED IN DEED BOOK 366 AT PAGE 252 IN SAID OFFICE; RUN THENCE S 89°53'45" E ALONG SAID SOUTHERN LINE A DISTANCE OF 27.91' TO AN IRON PIN AT THE POINT OF INTERSECTION OF THE EASTERN LINE OF SAID PARCEL, RUN THENCE NORTH ALONG SAID EASTERN LINE OF SAID PARCEL A DISTANCE OF 278.51' TO AN IRON PIN AT THE POINT OF INTERSECTION WITH THE NORTHERN LINE OF SAID PARCEL; RUN THENCE W 89°53'00" W ALONG SAID NORTHERN LINE A DISTANCE OF 242.02' TO AN IRON PIN AT THE POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF MOSS ROAD, SAID RIGHT-OF-WAY LINE BEING 30' EASTERLY OF AND PARALLEL TO THE PRESENT CENTERLINE; RUN THENCE N 00°11'35" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 834.17' TO AN IRON PIN AT THE POINT OF INTERSECTION WITH THE SOUTHERN LINE OF THAT PARCEL DESCRIBED IN DEED BOOK 310 AT PAGE 278 IN SAID OFFICE; RUN THENCE N 89°48'01" E ALONG THE SOUTHERN LINE OF THE PARCELS DESCRIBED IN DEED BOOK 310 AT PAGE 278 AND DEED BOOK 120 AT PAGE 246 IN SAID OFFICE A DISTANCE OF 2390.93' TO AN 1/2" IRON PIN FOUND AT THE POINT OF INTERSECTION WITH THE WESTERN LINE OF THAT PARCEL DESCRIBED IN DEED BOOK 86 AT PAGE 451; RUN THENCE S 00°19'47" W ALONG SAID WESTERN LINE A DISTANCE OF 1331.93' TO THE POINT OF BEGINNING, CONTAINING 70.14 ACRES ±, AND BEING SITUATED IN THE N1/2 SW1/4 S24, T9N, 13E, MADISON COUNTY, MISSISSIPPI.

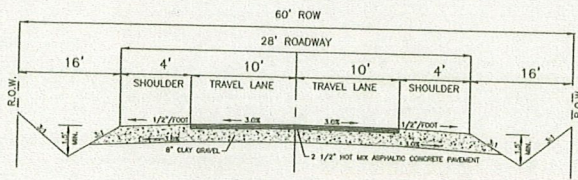
PARCEL IS IN FLOOD ZONE X
PANEL 280228 0210 D
REVISED APRIL 15, 1994

- NOTES:
1. SURVEY PREPARED FOR MR. WILLIE CLINE.
 2. CLASS "C" SURVEY
 3. BEARINGS BASED ON SOLAR OBSERVATIONS MADE IN THE FIELD.
 4. DATE 06/18/06

OCTOBER, 2007

Alford and Associates
Consulting Engineers

7112 Suite B Siwell Road
Byram, Mississippi 39272



LEGEND:
 --- LOT SETBACK LINES
 --- EXISTING CONTOURS
 --- PROPOSED WATER MAIN
 --- WATER VALVE
 --- FIRE-HYDRANT

TITLE: THE VISION DEVELOPMENT
 OWNER/DEVELOPER: WILLIE J. CLINE
 1364 STUMP RIDGE ROAD
 CANTON, MS 39046
 TOTAL PROPERTY AREA: 70.14 ACRES
 SEWER ASSOCIATION: EARTHTECH UTILITIES OF MISSISSIPPI
 123 THREE PRING RD, BRANDON, MS 39047

MATHEMATICAL CLOSURE:

North: 1010.1682' East: -7902.7402'
 Segment #1 : Line
 Course: N079°42'00"00"E (6) Length: 108.7002'
 North: 1037.8682' East: -7907.7402'
 Segment #2 : Line
 Course: S00°00'00"00"E (6) Length: 37.8104'
 North: 1037.8682' East: -7914.5506'
 Segment #3 : Line
 Course: N00°00'00"00"E (6) Length: 379.3104'
 North: 1038.1227' East: -7919.8610'
 Segment #4 : Line
 Course: N00°00'00"00"E (6) Length: 242.0200'
 North: 1038.1227' East: -7919.8610'
 Segment #5 : Line
 Course: N00°00'00"00"E (6) Length: 834.1674'
 North: 1142.9700' East: -7919.8610'
 Segment #6 : Line
 Course: N00°00'00"00"E (6) Length: 2390.9301'
 North: 1142.9700' East: -5428.1294'
 Segment #7 : Line
 Course: N00°00'00"00"E (6) Length: 1331.9300'
 North: 1037.8682' East: -5438.0594'
 Segment #8 : Line
 Course: N079°42'00"00"E (6) Length: 108.7002'
 North: 1010.1682' East: -7902.7402'