

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

October 31, 2023

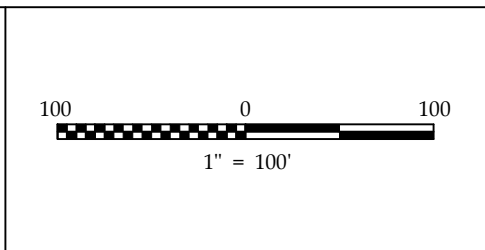
To: Sheila Jones, Supervisor, District I  
Trey Baxter, Supervisor, District II  
Gerald Steen, Supervisor, District III  
Karl Banks, Supervisor, District IV  
Paul Griffin, Supervisor, District V

From: Tim Bryan, P.E.  
County Engineer

Re: Robinson Springs Estates  
Final Plat

The Engineering Department recommends approval of the final plat of Robinson Springs Estates. The development contains 2 lots on 32.59 acres. There is no public infrastructure associated with this development.

Section 25  
Section 36



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



Robinson Springs Estates  
Developer: Paul Hopper  
P.O. Box 2446 Madison MS,  
39130

- Notes:
1. This subdivision lies within the limits established for zone "AE" according to firm map number 28089C0550F having an effective date of 3-17/2010
  2. Area = 32.59 acres +/-
  3. 1/2" x 18" rebar placed at all corners of the subdivision where the original property corners were not found
  4. Date of field survey: 10-24-23
  5. Date of plat preparation 10-25-2023
  6. Class "B" Survey - Bearing by GPS - RTK Observations
  7. Subject property found at Deed Book 4289 Page 475

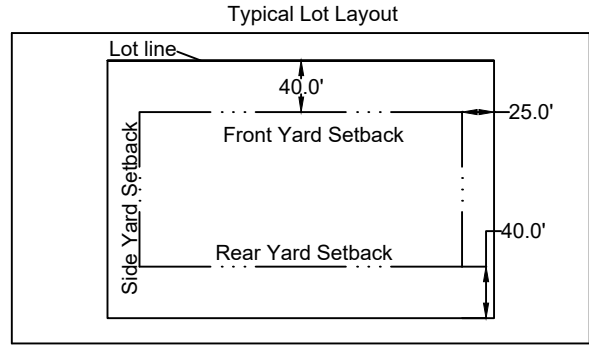
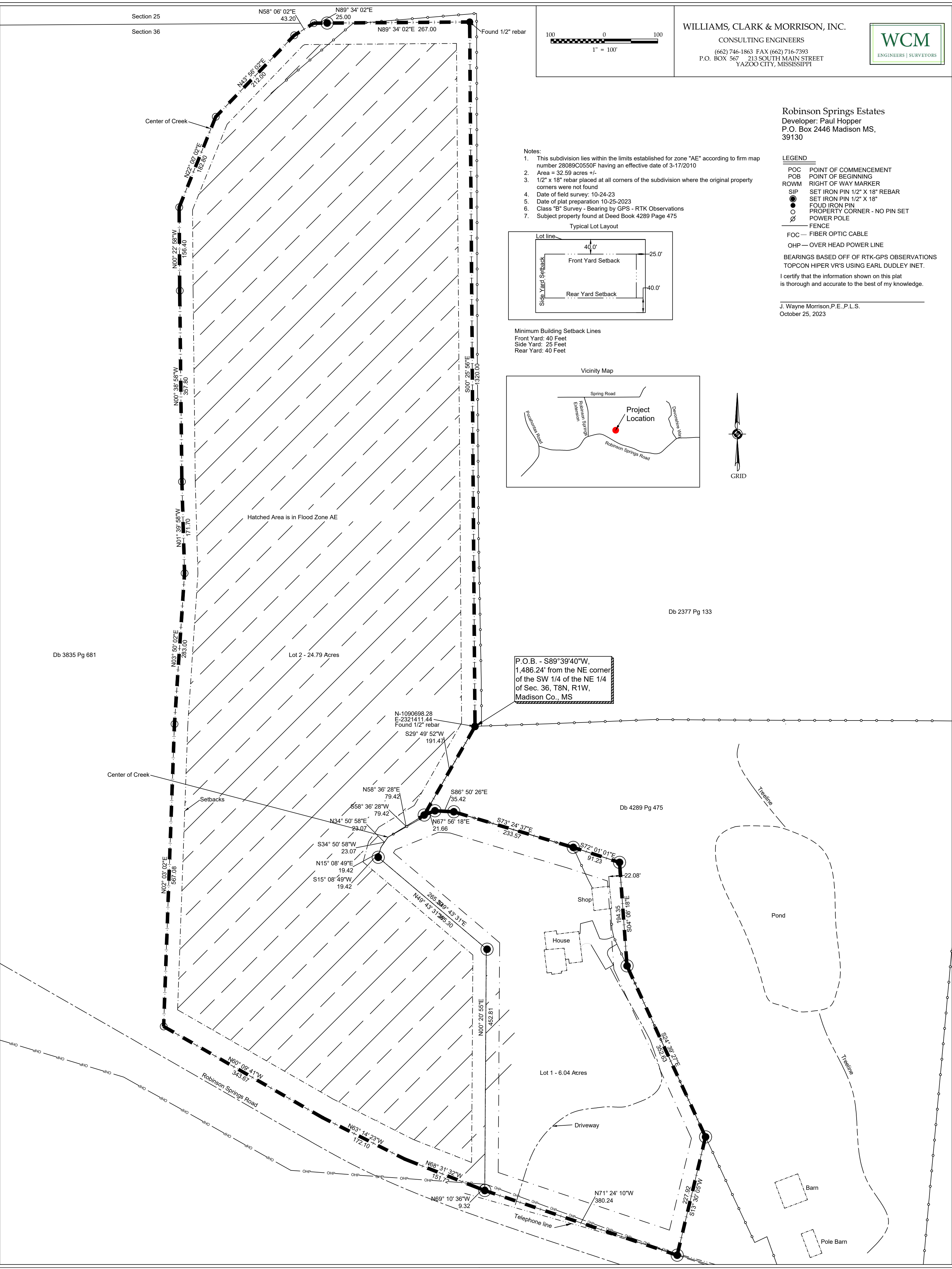
**LEGEND**

- 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"
- FOUD IRON PIN
- PROPERTY CORNER - NO PIN SET
- POWER POLE
- FENCE
- FOC - FIBER OPTIC CABLE
- OHP - OVER HEAD POWER LINE

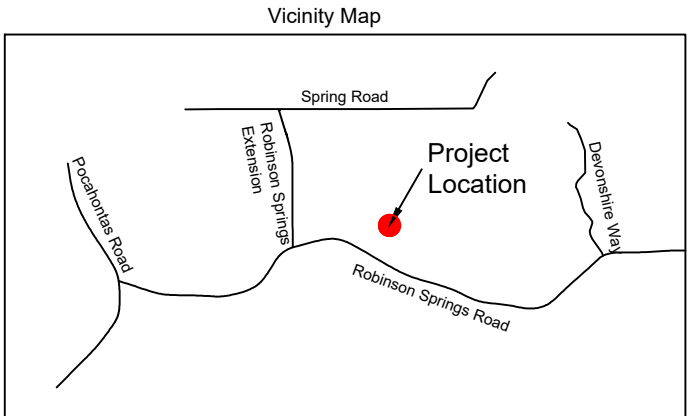
BEARINGS BASED OFF OF RTK-GPS OBSERVATIONS  
TOPCON HIPER VR'S USING EARL DUDLEY INET.

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

J. Wayne Morrison, P.E., P.L.S.  
October 25, 2023



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



Db 2377 Pg 133

Db 3835 Pg 681

P.O.B. - S89°39'40"W,  
1,486.24' from the NE corner  
of the SW 1/4 of the NE 1/4  
of Sec. 36, T8N, R1W,  
Madison Co., MS

Db 4289 Pg 475

Treeline

Pond

Shop

House

Lot 1 - 6.04 Acres

Driveway

Telephone line

Barn

Pole Barn

Center of Creek

Setbacks

Hatched Area is in Flood Zone AE

Lot 2 - 24.79 Acres

N-1090698.28  
E-2321411.44  
Found 1/2" rebar

S29° 49' 52"W  
191.47

N58° 36' 28"E  
79.42

S58° 36' 28"W  
79.42

N34° 50' 58"E  
23.07

S34° 50' 58"W  
23.07

N15° 08' 49"E  
19.42

S15° 08' 49"W  
19.42

N49° 43' 31"W  
265.39

S49° 43' 31"E  
265.39

N00° 20' 55"E  
452.81

S00° 20' 55"W  
452.81

N60° 08' 41"W  
343.67

S60° 08' 41"E  
343.67

N63° 14' 23"W  
172.10

S63° 14' 23"E  
172.10

N68° 31' 32"W  
151.72

S68° 31' 32"E  
151.72

N69° 10' 36"W  
9.32

S69° 10' 36"E  
9.32

N71° 24' 10"W  
380.24

S71° 24' 10"E  
380.24

N73° 24' 37"E  
233.57

S73° 24' 37"W  
233.57

S72° 01' 01"E  
91.23

N72° 01' 01"W  
91.23

S74° 08' 18"E  
194.35

N74° 08' 18"W  
194.35

S73° 39' 27"E  
322.63

N73° 39' 27"W  
322.63

S73° 30' 05"W  
227.82

N73° 30' 05"E  
227.82

S74° 08' 18"E  
194.35

N74° 08' 18"W  
194.35

S74° 08' 18"E  
194.35

N74° 08' 18"W  
194.35

S74° 08' 18"E  
194.35

N74° 08' 18"W  
194.35

S74° 08' 18"E  
194.35

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 10/24/23

Robinson Springs Estates

Situated in the Northeast and the Northwest Quarters of Section 36, Township 8 North, Range 1 West, 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

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 Northeast and Northwest Quarters of Section 36, Township 8 North, Range 1 West, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to wit:

Begin at a found ½ inch rebar that is South 89 degrees 39 minutes 40 seconds West, 1,486.24 feet from the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 36, Township 8 North, Range 1 West, Madison County, Mississippi;

From said point run South 29 degrees 49 minutes 52 seconds West for a distance of 191.47 feet to a set ½ inch rebar at a 40-inch oak tree;

Thence run North 67 degrees 56 minutes 18 seconds East, along a fence, for a distance of 21.66 feet to a set ½ inch rebar;

Thence run South 86 degrees 50 minutes 26 seconds East, along a fence, for a distance of 35.42 feet to a set ½ inch rebar;

Thence run South 73 degrees 24 minutes 37 seconds East, along a fence, for a distance of 233.57 feet to a set ½ inch rebar;

Thence run South 72 degrees 01 minutes 01 seconds East for a distance of 91.23 feet to a set ½ inch rebar;

Thence run South 04 degrees 08 minutes 18 seconds East for a distance of 194.35 feet to a set ½ inch rebar at a fence corner;

Thence run South 24 degrees 39 minutes 27 seconds East, along a fence, for a distance of 352.63 feet to a set ½ inch rebar;

Thence run South 13 degrees 30 minutes 05 seconds West for a distance of 227.92 feet to a set ½ inch rebar on the North Right of Way of Robinson Springs Road;

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

North 71 degrees 24 minutes 10 seconds West for a distance of 380.24 feet to a set ½ inch rebar;

North 69 degrees 10 minutes 36 seconds West for a distance of 9.32 feet to a point;

North 68 degrees 31 minutes 32 seconds West for a distance of 151.72 feet to a point;

North 63 degrees 14 minutes 23 seconds West for a distance of 172.10 feet to a point;

North 60 degrees 09 minutes 41 seconds West for a distance of 343.67 feet to a point in the center of a creek;

Thence run along center of said creek for the following 8 calls:

North 02 degrees 03 minutes 02 seconds East for a distance of 567.08 feet to a point;

North 03 degrees 50 minutes 02 seconds East for a distance of 283.00 feet to a point;

North 01 degrees 39 minutes 58 seconds West for a distance of 171.70 feet to a point;

North 00 degrees 38 minutes 58 seconds West for a distance of 357.80 feet to a point;

North 00 degrees 22 minutes 58 seconds West for a distance of 156.40 feet to a point;

North 22 degrees 00 minutes 02 seconds East for a distance 182.80 feet to a point;

North 43 degrees 56 minutes 02 seconds East for a distance of 212.00 feet to a point;

North 58 degrees 06 minutes 02 seconds East for a distance of 43.20 feet to a point;

Thence leaving the centerline of said creek run North 89 degrees 34 minutes 02 seconds East for a distance of 25.00 feet to a set ½ inch rebar;

Thence run North 89 degrees 34 minutes 02 seconds East for a distance of 267.00 feet to a found ½ inch rebar;

Thence run South 00 degrees 25 minutes 56 seconds East for a distance of 1,320.00 feet, back to the POINT OF BEGINNING.

This tract contains a total of 30.83 acres, located in the Northwest and Northeast Quarters of Section 36, Township 8 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 October, 2023

\_\_\_\_\_  
J. Wayne Morrison  
Professional Land Surveyor/Professional Engineer  
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 \_\_\_\_\_, 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 Robinson Springs 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 Robinson Springs Estates 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