

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 13, 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

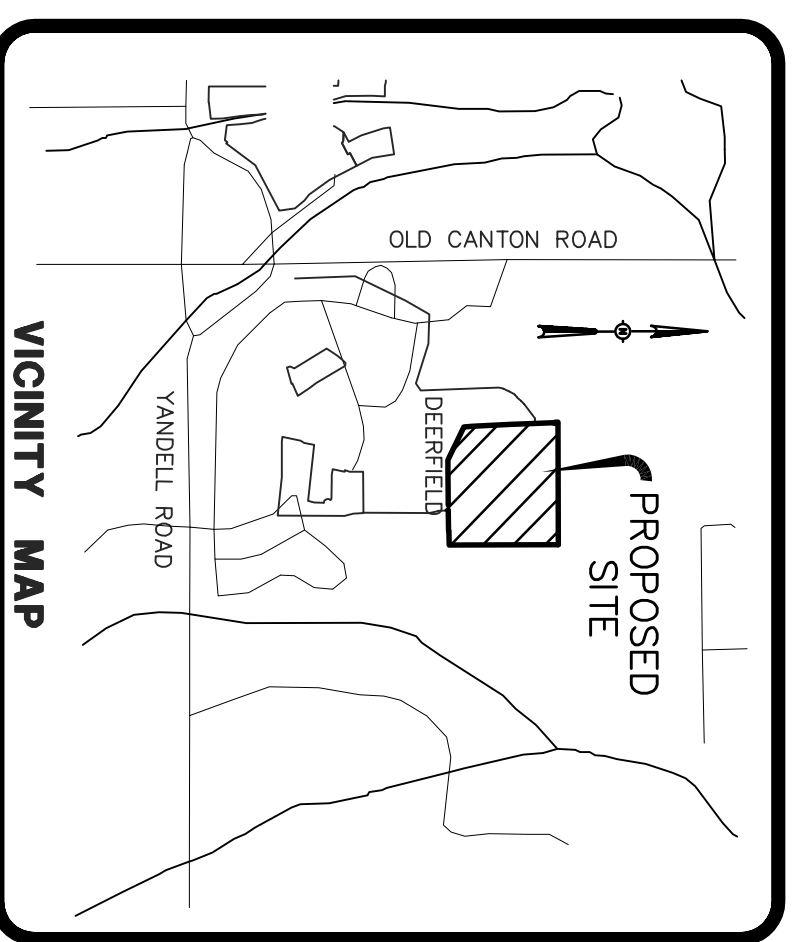
Re: Cripple Creek Farms
Final Plat

The Engineering Department recommends approval of the final plat of Cripple Creek Farms. The development contains 8 lots on 31.93 acres. There is no public infrastructure associated with this development.

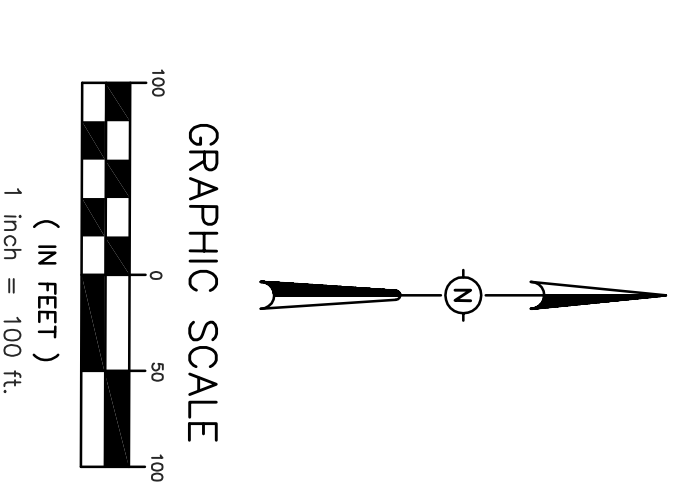
CRIPPLE CREEK FARMS

SITUATED IN THE
EAST 1/2 OF THE NW 1/4 AND THE
WEST 1/2 OF THE NE 1/4 OF SECTION 19,
T 8 N - R 3 E, MADISON COUNTY, MISSISSIPPI

PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
4099 NORTH STATE STREET
JACKSON, MISSISSIPPI
601 362-4886



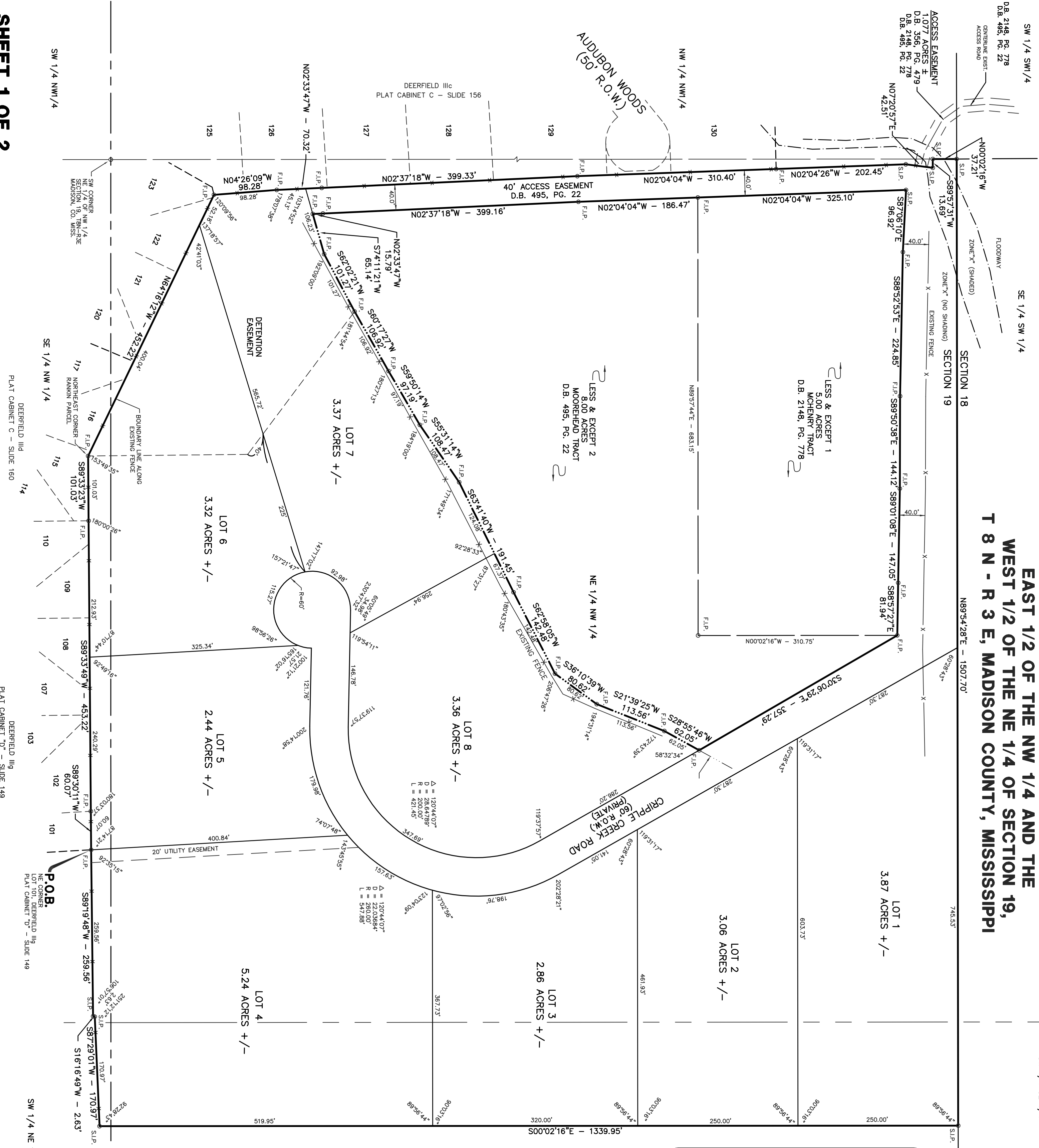
NW 1/4 NE 1/4



(IN FEET)
1 inch = 100 ft.

NOTES:

1. THIS PROPERTY LIES WITHIN THE LIMITS ESTABLISHED FOR FLOODWAY, ZONES "X" (SHADED & NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C 0420 F EFFECTIVE MARCH 17, 2010.
2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. SURVEY CLASSIFICATION "B".
4. REFERENCE MERIDIAN: NORTH REFERENCED TO GPS(GRID)
5. IRON PINS SET AT ALL LOT CORNERS.
6. AREA = 31.93 ACRES, MORE OR LESS.
7. DATE OF FIELD SURVEY: JULY 1, 2023.
8. DATE OF PREPARATION OF PLAT: OCTOBER 2, 2023



SW 1/4 SW 1/4

SE 1/4 SW 1/4

SW 1/4 NW 1/4

SE 1/4 NW 1/4

SW 1/4 NE 1/4

SW 1/4 SE 1/4

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SURVEYOR'S CERTIFICATE

STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Donald L. McDonald, Professional Surveyor, do hereby certify that at the request of the owner, the above surveyed and platted lots have been placed in the public domain in the East 1/2 of the Northwest 1/4 and in the West 1/2 of the Northeast 1/4 of Section 19, 18N-3E, Madison County, Mississippi.

Begin at an existing 1/2" iron pin in an existing fence marking the Northeast corner of Lot 101, Deerfield IIIg, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet D at Slide 149; from said POINT OF BEGINNING, run thence South 89 degrees 30 minutes 11 seconds West along said existing fence for a distance of 60.07 feet to an existing 1/2" iron pin; run thence South 89 degrees 33 minutes 49 seconds West along said existing fence and along the North line of said Deerfield IIIg for a distance of 453.22 feet to an existing 1/2" iron pin marking the Northwest corner thereof; said point also being the Northeast corner of Deerfield IIId, a subdivision according to the map or plat thereof, on file and of record in the aforesaid Chancery Clerk's office, as now recorded in Plat Cabinet C at Slide 160; leaving said North line of Deerfield IIIg, run thence South 89 degrees 33 minutes 23 seconds West along said existing fence and along the North line of said Deerfield IIId for a distance of 101.03 feet to an existing 1/2" iron pin; run thence North 64 degrees 16 minutes 12 seconds West along said existing fence and along said North line of Deerfield IIId for a distance of 452.22 feet to an existing 1/2" iron pin on the East line of Deerfield IIIc, a subdivision according to the map or plat thereof, on file and of record in the aforesaid Chancery Clerk's office, as now recorded in Plat Cabinet C at Slide 156; leaving said North line of Deerfield IIId, run thence along said existing fence and said East line of Deerfield IIIc the following bearings and distances: North 04 degrees 26 minutes 09 seconds West for a distance of 89.26 feet to an existing 1/2" North 04; North 02 degrees 33 minutes 47 seconds West for a distance of 70.32 feet to an existing 1/2" North 04; North 02 degrees 33 minutes 18 seconds West for a distance of 399.33 feet to an existing 1/2" North 02; North 02 degrees 37 minutes 04 seconds West for a distance of 310.40 feet to an existing 1/2" iron pin marking the North threat corner thereof; leaving said East line of Deerfield IIIc, run thence North 02 degrees 04 minutes 28 seconds West along said existing fence for a distance of 202.45 feet to an existing 1/2" iron pin; leave a distance of 42.51 feet to an existing 1/2" iron pin; run thence South 89 degrees 57 minutes 31 seconds East for a distance of 13.69 feet to a set 1/2" iron pin; run thence North 00 degrees 02 minutes 16 seconds West for a distance of 37.21 feet to a set 1/2" iron pin marking the Northwest corner of the aforesaid Northwest 1/4 of Section 19; run thence North 89 degrees 54 minutes 28 seconds East along the North line of said Northwest 1/4 of Section 19 and along the North line of the aforesaid Northeast 1/4 of Section 19 for a distance of 1,507.70 feet to a set 1/2" iron pin; leaving said North line of the Northeast 1/4 of Section 19, run thence South 00 degrees 02 minutes 16 seconds East for a distance of 1,339.95 feet to a set 1/2" iron pin in the aforesaid existing fence; run thence South 87 degrees 09 minutes 01 seconds West along said existing fence for a distance of 170.97 feet to a set 1/2" iron pin; run thence South 16 degrees 16 minutes 49 seconds West along said existing fence for a distance of 2.63 feet to a set 1/2" iron pin; run thence South 89 degrees 19 minutes 48 seconds West along said existing fence for a distance of 259.56 feet to the POINT OF BEGINNING, containing 44.93 acres, more or less.

Less and except a 5.00 acre tract of land as described in deed recorded in Deed Book 2148 at Page 778, on file and of record in the aforesaid Chancery Clerk's office.

Less and except a 8.00 acre tract of land as described in deed recorded in Deed Book 495 at Page 221, on file and of record in the aforesaid Chancery Clerk's office.

Access to North Old Canton Road is provided by an access easement as described in deed recorded in Deed Book 356 at Page 479, on file and of record in the aforesaid Chancery Clerk's office.

Witness my signature this the _____ day of _____ 20____

Donald L. McDonald, Professional Surveyor

SURVEYOR'S CERTIFICATE OF COMPLIANCE

STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Donald L. McDonald, Professional Surveyor, do hereby certify that the monuments and markers shown upon the plat placed in the public domain are true and correct in accordance with the regulations for Madison County, Mississippi, and that the survey to the accuracy designated in the subdivision regulations for Madison County, Mississippi.

Witness my signature this the _____ day of _____ 20____

Donald L. McDonald, Professional Surveyor

CERTIFICATE AND DEDICATION OF OWNER

STATE OF MISSISSIPPI
COUNTY OF MADISON

I, John K. Springer, Member of CCF, LLC, a Mississippi Limited Liability Company, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Donald L. McDonald, Professional Surveyor, and that as Member of said CCF, LLC, has caused the same to be subdivided and platted as shown hereon, and hereby adopt this plat subdivision as the free act and deed of said Limited Liability company and has designated the same as Cripple Creek Farms and dedicates the street rights—driveways and drainage easements as shown hereon for public use forever.

Witness my signature this the _____ day of _____ 20____
CCF, LLC, A Mississippi Limited Liability Company

By: _____
John K. Springer, Member

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named John K. Springer, who acknowledged to me that he is Member of CCF, LLC, a Mississippi Limited Liability Company, the owner, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, for and on behalf of said CCF, LLC, after being authorized so to do, and Donald L. McDonald, Professional Surveyor, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, on the day and year herein mentioned.

Given under my hand and seal of office this the _____ day of _____ 20____

Notary Public

My Commission Expires: _____

COUNTY ENGINEER'S RECOMMENDATION

STATE OF MISSISSIPPI
COUNTY OF MADISON

I have examined this plat and find it conforms to all conditions set forth on the preliminary plat as approved by the Board of Supervisors of Madison County, Mississippi and thus recommend final approval.

By: _____
Tim Bryan, P.E., County Engineer

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 of Madison County in session on the _____ day of _____ 20____

Madison County Board of Supervisors

By: _____
Gerald Steen, Board President

Attest: _____
Romny Lott, Chancery Clerk

CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Romny Lott, Chancery Clerk and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Cripple Creek Farms with the original thereof, as made by said Donald L. McDonald, Professional Surveyor, and find it to be a true and correct copy of said map or plat.

Given under my hand and seal of office this the _____ day of _____ 20____

Donald L. McDonald, PLS

Romny Lott, Chancery Clerk

By: _____ D.C.

FLING AND RECORDATION

STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Romny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Cripple Creek Farms was filed for record in my office on this the _____ day of _____ 20____, and was duly recorded in Plat Cabinet _____ at Slides _____ and _____ of the records of maps and plats of land in Madison County, Mississippi.

Given under my hand and seal of office this the _____ day of _____ 20____

By: _____
Romny Lott, Chancery Clerk

D.C.