

BEFORE THE MADISON COUNTY, MISSISSIPPI BOARD OF SUPERVISORS

IN RE: ALTERATION OF THE PLAT OF TWIN CEDARS PHASE II-A

**ROBERT G. FEILD, TRUSTEE OF THE ROBERT G.
AND ROBERTA S. FEILD REVOCABLE TRUST, PETITIONER**

PETITION TO ALTER THE PLAT OF TWIN CEDARS, PHASE II-A

COMES NOW Petitioner, Robert G. Feild, Trustee of the Robert G. and Roberta S. Feild Revocable Trust, pursuant to Section 17-1-23 (4) of the *Mississippi Code of 1972, Annotated, as Amended*, and files this his Petition before the Board of Supervisors of Madison County, Mississippi to alter the Plat of Twin Cedars Phase II-A, and in support hereof shows as follows:

1. Petitioner, Robert G. Feild, Trustee of the Robert G. and Roberta S. Feild Revocable Trust, is the owner of Lot 28 of Twin Cedars Phase II-A, as evidenced by Quitclaim Deed dated June 18, 2015, recorded in Book 3219 at Page 958 in the records in the office of the Chancery Clerk of Madison County, Mississippi, a copy of which is attached hereto as **Exhibit "A"** and incorporated herein by reference.

2. Lot 27 of Twin Cedars Phase II-A lies immediately South of Lot 28 and is owned by Ned Whitfield Soper and Debra Feild Soper by virtue of Warranty Deed dated November 3, 1999, and recorded in Book 453 at Page 620 in the records in the office of the Chancery Clerk of Madison County, Mississippi, a copy of which is attached hereto as **Exhibit "B"** and incorporated herein by reference.

3. Twin Cedars Phase II-A, is a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi, in Plat Cabinet D at Slide 24, a copy of which is attached hereto as **Exhibit "C"** and incorporated herein by

reference, and is subject to the Declaration of Protective Covenants, Conditions and Restrictions of Twin Cedars Phase II-A, recorded in Book 1129 at Page 807 in the records in the office of the Chancery Clerk of Madison County, Mississippi.

4. Petitioner shows that the residence constructed on Lot 27 overlaps onto Lot 28 by approximately eight (8) feet. Petitioner desires to convey a portion of Lot 28 containing 0.88 acres to the owners of Lot 27 and has obtained a plat and survey description of the area to be conveyed. A copy of the plat is attached hereto as **Exhibit "D"** and a copy of the survey description is attached hereto as **Exhibit "E."**

5. That after conveying the 0.88 acre portion of Lot 28 to the owners of Lot 27, the minimum setback requirements of the Covenants of Twin Cedars Phase II-A will be satisfied.

6. Pursuant to Section 17-1-23 (4) of the Mississippi Code of 1972, Annotated, as Amended, the only parties interested in the subject matter of this Petition are:

- a. Petitioner, Robert G. Feild, Trustee of the Robert G. and Roberta S. Feild Revocable Trust;
- b. Ned Whitfield Soper and Debra Feild Soper;
- c. Twin Cedars Homeowner's Association, Inc.

All of such interested parties join in this Petition.

7. That this Board should approve the division of Lot 28 to combine the 0.88 acres out of Lot 28 with Lot 27 and should reflect such approval by recording the approval in the minutes of the Board of Supervisors and by marginal notation on the Plat of Twin Cedars Phase II-A.

WHEREFORE, PREMISES CONSIDERED Petitioner respectfully requests that this Petition be received, and that after due consideration, the Board of Supervisors of Madison County, Mississippi will enter its Order Altering the Plat of Twin Cedars Phase II-A, to reflect that the South

0.88 acres of Lot 28 is combined with Lot 27 as depicted on plat and survey description attached hereto and that Lot 27 together with the 0.88 acres added to it shall be classified as one lot.

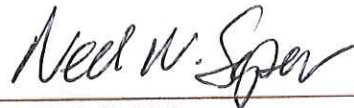
FURTHER, Petitioner requests that the Board of Supervisors of Madison County, Mississippi grant any other relief to which Petitioner may be entitled.

THIS the 29th day of March, 2024.

Respectfully submitted,



Robert G. Feild, as Trustee of the Robert G. and Roberta S. Feild Revocable Trust





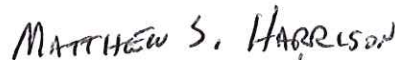
Ned Whitfield Soper



Debra Feild Soper

Twin Cedars Homeowner's Association, Inc.

By: 
, President



, Secretary

Don A. McGraw, Jr. (MSB# 2621)
Montgomery McGraw, PLLC
P.O. Box 1039
151 W. Peace Street
Canton, MS 39046
Telephone: 601-859-3616
Fax: 601-859-3622
Email: dmcgraw@montgomerymcgraw.com
Attorney for Petitioner, Robert G. Feild

BOOK 3219 PAGE 958 DOC 01 TY W
INST # 760223 MADISON COUNTY MS.
This instrument was filed for
record 6/22/15 at 10:05:24 AM
RONNY LOTT, C.C. BY: CMH D.C.

Prepared by:
R. Kelly Kyle, MSB # 09392
HOWELL KYLE & WYNN, PLLC
406 Orchard Park
Ridgeland, MS 39157
(601) 978-1700

Return to:
Howell Kyle & Wynn, PLLC
P. O. Box 3218
Ridgeland, MS 39158
(601) 978-1700

226-1212

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100's Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged,

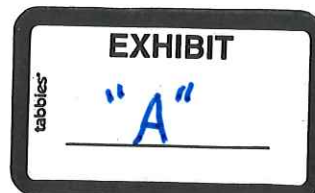
ROBERT G. FEILD and ROBERTA S. FEILD
521 Twin Cedars Dr.
Madison, MS 39110
h (601) 856-2206
o (601) 856-3222

do hereby sell, convey and quitclaim all of their right, title and interest in and to that certain property lying and being situated in Madison County, Mississippi, unto

ROBERT G. FEILD and ROBERTA S. FEILD, Trustees,
or their successors in trust,
under THE ROBERT G. AND ROBERTA S. FEILD REVOCABLE TRUST
dated the 18th day of June, 2015,
and any amendments thereto
521 Twin Cedars Dr.
Madison, MS 39110
h (601) 856-2206
o (601) 856-3222

INDEXING INFORMATION: LOT 28, TWIN CEDARS PHASE II-A.
said property being more particularly described as follows, to-wit:

LOT 28, TWIN CEDARS PHASE II-A, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet D, Slot 24, reference to which is hereby made in aid of and as a part of this descriptio

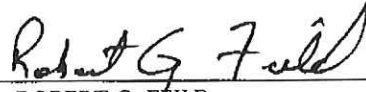


3

Subject to the following exceptions, to wit:

1. Madison County, Mississippi, Zoning and Subdivision Regulations Ordinance, as amended.
2. Prior mineral reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
3. Rights-of-way and easements for public roads, power lines and other utilities.
4. Easements of record to Bear Creek Water Association, Inc., as recorded in Book 418 at page 338, 340, 342, 344 and 346 all in the office of the Chancery Clerk of Madison County, Mississippi.
5. Declaration of Protective Covenants, Conditions and Restrictions recorded in Book 1129 at Page 807 in the office of the aforesaid Clerk.
6. Easements and set back lines reflected on the subdivision plat of record in Plat Cabinet D, Slot 24 in the office of the aforesaid Clerk.

WITNESS THEIR SIGNATURES on this the 18 day of June, 2015.



ROBERT G. FEILD



ROBERTA S. FEILD

This deed was prepared without a title examination. The preparer does not by this instrument certify validity of title nor the correctness of the description contained herein, which description was furnished by or on behalf of the Grantors.

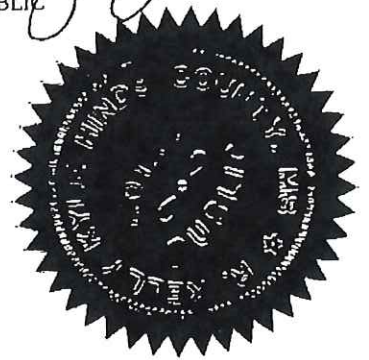
STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within named ROBERT G. FEILD and ROBERTA S. FEILD, who acknowledged that they signed and delivered the above and foregoing Quitclaim Deed as their voluntary act on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 18 day of June, 2015.


NOTARY PUBLIC



This deed was prepared without a title examination. The preparer does not by this instrument certify validity of title nor the correctness of the description contained herein, which description was furnished by or on behalf of the Grantors.

BOOK 0453 page 620

297425

8586

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, ROBERTA FEILD, Grantor, does hereby convey and forever warrant unto NED WHITFIELD SOPER and DEBRA FEILD SOPER, Grantees, the following described real property lying and being situated in Madison County, State of Mississippi, to wit:

The following described real property lying and being situated in the County of Madison, State of Mississippi, and being more particularly described as following to wit:

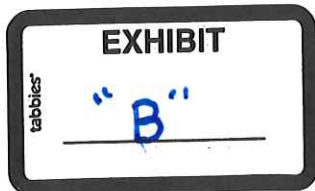
Lot 27, TWIN CEDARS PHASE II-A, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet D, Slot 24 reference to which is hereby made in aid of and as part of this description.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to wit:

1. Madison County, Mississippi ad valorem taxes for the year 1999, which are to be paid Grantor: 0 months and Grantee: 12 months.
2. Madison County, Mississippi Zoning and Subdivision Regulation Ordinance, as amended.
3. Prior mineral reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
4. Rights-of-way and easements for public roads, power lines and other utilities.
5. Easements of record to Bear Creek Water Association, Inc. as recorded in Book 418 at page 338, 340, 342, 344, and 346 all in the office of the Chancery Clerk of Madison County, Mississippi.
6. Declaration of Protective Covenants, Conditions and Restrictions recorded in the Book 1129 at Page 807 in the office of the aforesaid Clerk. NOTE: The property extends into Lake Madeline and others have the rights of use regarding the portion located within the lake.
7. Easements and set back lines reflected on the subdivision plat of record in Plat Cabinet D, Slot 24 in the office of the aforesaid Clerk.

WITNESS THE SIGNATURE OF THE GRANTOR on this the 3RD day of NOVEMBER 1999.

Roberta Feild
ROBERTA FEILD



STATE OF MISSISSIPPI
COUNTY OF MADISON

BOOK 0453 PAGE 621

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within named ROBERTA FEILD, who acknowledged to me that she signed and delivered the above and foregoing instrument on the day and year therein mentioned, for the purposes therein stated, as her own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3rd day of November 1999.

SL

NOTARY PUBLIC



My Commission Expires:
My Commission Expires: September 28, 2003
Bonded Thru Dixie Notary Service, Inc.

1800
GRANTOR:
Roberta Feild
5935 Lake Trace Circle
Jackson, MS 39211
Telephone: 601-956-2144

GRANTEES:
Ned Whitfield Soper and
Debra Feild Soper
18 Greewing Ct.
Jackson, MS 39211
Telephone: 601-899-8720



STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this 12 day of Nov, 1999, at 1:45 o'clock p M., and was duly recorded on the NOV 12 1999, Book No. 453, Page 620.

STEVE DUNCAN, CHANCERY CLERK BY: Carla D.C.

TWIN CEDARS PHASE II-A

SITUATED IN SECTIONS 21, 25, 29, 33, AND 34
TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI

*In Partial Satisfaction of Plat
See Book 1143 Page 437
State Engineer, Cheney Clerk
By: Robert D.C. 12-17-98*

TWIN CEDARS PHASE II-A	
Area	36.0000 AC.
Acres	36.0000
Other	

Lot No.	Area (Acres)	Area (Sq. Ft.)
1-50	0.4478	19,354
51-100	0.4478	19,354
101-150	0.4478	19,354
151-200	0.4478	19,354
201-250	0.4478	19,354
251-300	0.4478	19,354
301-350	0.4478	19,354
351-400	0.4478	19,354
401-450	0.4478	19,354
451-500	0.4478	19,354



BEARING SHALL BE GIVEN TO THE CENTERLINE OF THE HIGHWAY AS SHOWN ON THE PLAT (STATION 1+00 TO 1+000).
ALL DISTANCES ARE AS SHOWN ON THE PLAT AND SHALL BE CONSIDERED AS SUCH.
THE DISTANCE FROM THE CENTERLINE OF THE HIGHWAY TO THE CENTER OF THE LOT SHALL BE CONSIDERED AS SUCH.
THE DISTANCE FROM THE CENTERLINE OF THE HIGHWAY TO THE CENTER OF THE LOT SHALL BE CONSIDERED AS SUCH.
THE DISTANCE FROM THE CENTERLINE OF THE HIGHWAY TO THE CENTER OF THE LOT SHALL BE CONSIDERED AS SUCH.

tabbles
EXHIBIT
"C"



CHECKED BY: *[Signature]*
DATE: 10/02/98

MADISON COUNTY, MISSISSIPPI
NOTARY PUBLIC
[Signature]
NOTARY PUBLIC
STATE OF MISSISSIPPI
COMMISSION EXPIRES MAY 31, 2002

MADISON COUNTY, MISSISSIPPI
COUNTY CLERK
[Signature]
COUNTY CLERK

MADISON COUNTY, MISSISSIPPI
STATE ENGINEER
[Signature]
STATE ENGINEER

MADISON COUNTY, MISSISSIPPI
COUNTY ENGINEER
[Signature]
COUNTY ENGINEER

MADISON COUNTY, MISSISSIPPI
COUNTY SURVEYOR
[Signature]
COUNTY SURVEYOR

PREPARED BY:
BANKS ENGINEERING & SURVEYING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
108 AMERICAN WAY, MADISON, MS 39110

MADISON COUNTY, MISSISSIPPI
NOTARY PUBLIC
[Signature]
NOTARY PUBLIC
STATE OF MISSISSIPPI
COMMISSION EXPIRES MAY 31, 2002

MADISON COUNTY, MISSISSIPPI
COUNTY CLERK
[Signature]
COUNTY CLERK

MADISON COUNTY, MISSISSIPPI
STATE ENGINEER
[Signature]
STATE ENGINEER

MADISON COUNTY, MISSISSIPPI
COUNTY ENGINEER
[Signature]
COUNTY ENGINEER

MADISON COUNTY, MISSISSIPPI
COUNTY SURVEYOR
[Signature]
COUNTY SURVEYOR

Lot 31
DB: 455
PG: 670

Lot 32
DB: 3473
PG: 131

Lot 33
DB: 501
PG: 161

Lot 28
DB: 3219
PG: 958

Lot 27
DB: 453
PG: 620

POB-SIP at the NE
Cor. of Lot 27 of the
Twin Cedars Phase
II-A Subdivision, Plat
Cabinet D, Slot 24
N-1091483.56
E-2373591.17

181.11
M.60'00" S18°16'00" W

143.96
N80°56'08" W

2.68'
SIP N-1091528.17
E-2373311.57

283.14
N80°56'08" W

489.86
N17°39'33" E

L=115.06, R=330.00
CB=S22°15'27" E, CL=114.48

0.88 Acres +/-



House

Lake

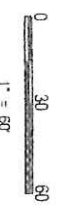
Blackberry Cove (Aspha
ROW
60'

DRAWN BY: JOHN REGAN
DATE: 03/01/2024
PARTY CHIEF: CHUCK MCCINTY
SFC. MS WEST NAD83
DERIVED BY: GIS-RTK OBSERVATIONS
JOB NUMBER: 19-2024-1609
CLASS: "B" SURVEY
FIELD WORK: 02/27/2024

WILLIAMS, CLARK & MORRISON, INC.
CONSULTING ENGINEERS & SURVEYORS
(662) 746-1863 FAX (662) 716-7395
P.O. BOX 567 213 SOUTH MAIN STREET
VAZOO CITY, MISSISSIPPI

SEC. 34, T-8-N, R-2-E
MADISON COUNTY, MISSISSIPPI

SURVEY PLAT PREPARED FOR:
ROBERT FIELD



MISSISSIPPI STATE PLANE COORDINATE
SYSTEM WEST ZONE, NAD83
SCALE FACTOR: 0.99995679
CONVERGENCE ANGLE: 00°08'03"



- LEGEND**
- AS PER SURVEY
 - AS PER RECORD
 - POINT OF BEGINNING
 - SET COTTON PICKER SPINDLE
 - SET IRON PIN 1/2" X 18 REBAR
 - FOUND IRON PIN
 - PROPERTY CORNERS - IRON PIN SET
 - PROPERTY CORNERS - NO PIN SET
 - PROPERTY CORNERS - IRON PIN FOUND
 - FENCE
 - POWER POLE
 - OVER HEAD POWER
 - RIGHT OF WAY
 - PROPERTY LINE

I hereby certify that this survey meets the standards for a Class "B" survey found in the Standards of Practice For Surveying, Appendix "A"

EXHIBIT "D" abbt

Robert Feild

0.88 Acres +/-

Part of Section 34

T-8-N, R-2-E, Madison County, MS

A tract or parcel of land containing 0.88 acres, more or less, lying and being situated in the North half of the Northwest quarter of Section 34, Township 8 North, Range 2 East, Madison County, Mississippi, also being a part of Lot 28 of Twin Cedars Phase II-A Subdivision Plat located in the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet D, Slot 24.

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, Grid Values, U.S. Survey feet, using a scale factor of 0.99995679 and a grid to geodetic azimuth angle of 00 degrees 08 minutes 03 seconds developed at the below described POINT OF BEGINNING:

Beginning at a set ½ inch rebar on the West Right of Way of Blackberry Cove at the Northeast corner of Lot 27 of the Twin Cedars Phase II-A Subdivision Plat of Madison County, Mississippi, said point being in the center of an existing drainage ditch;

From said point run thence North 80 degrees 56 minutes 08 seconds West for a distance of 283.14 feet to a set ½ inch rebar;

Thence continue North 80 degrees 56 minutes 08 seconds West for a distance of 143.96 feet to a point in a lake;

Thence run South 18 degrees 16 minutes 09 seconds West for a distance of 181.11 feet to a point in a lake, said point being the Northwest corner of Lot 27;

Thence run North 77 degrees 39 minutes 33 seconds East for a distance of 489.86 feet along the North line of Lot 27 back to the POINT OF BEGINNING.

The above description is based off plat of survey by Williams, Clark, and Morrison dated March 1, 2024.

Williams, Clark, and Morrison, Inc,
Engineers and Surveyors
213 South Main Street
Yazoo City, MS, 39194

