

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

3137 South Liberty Street, Canton, MS 39046
Office (601) 855-5582 FAX (601) 859-5857

MEMORANDUM

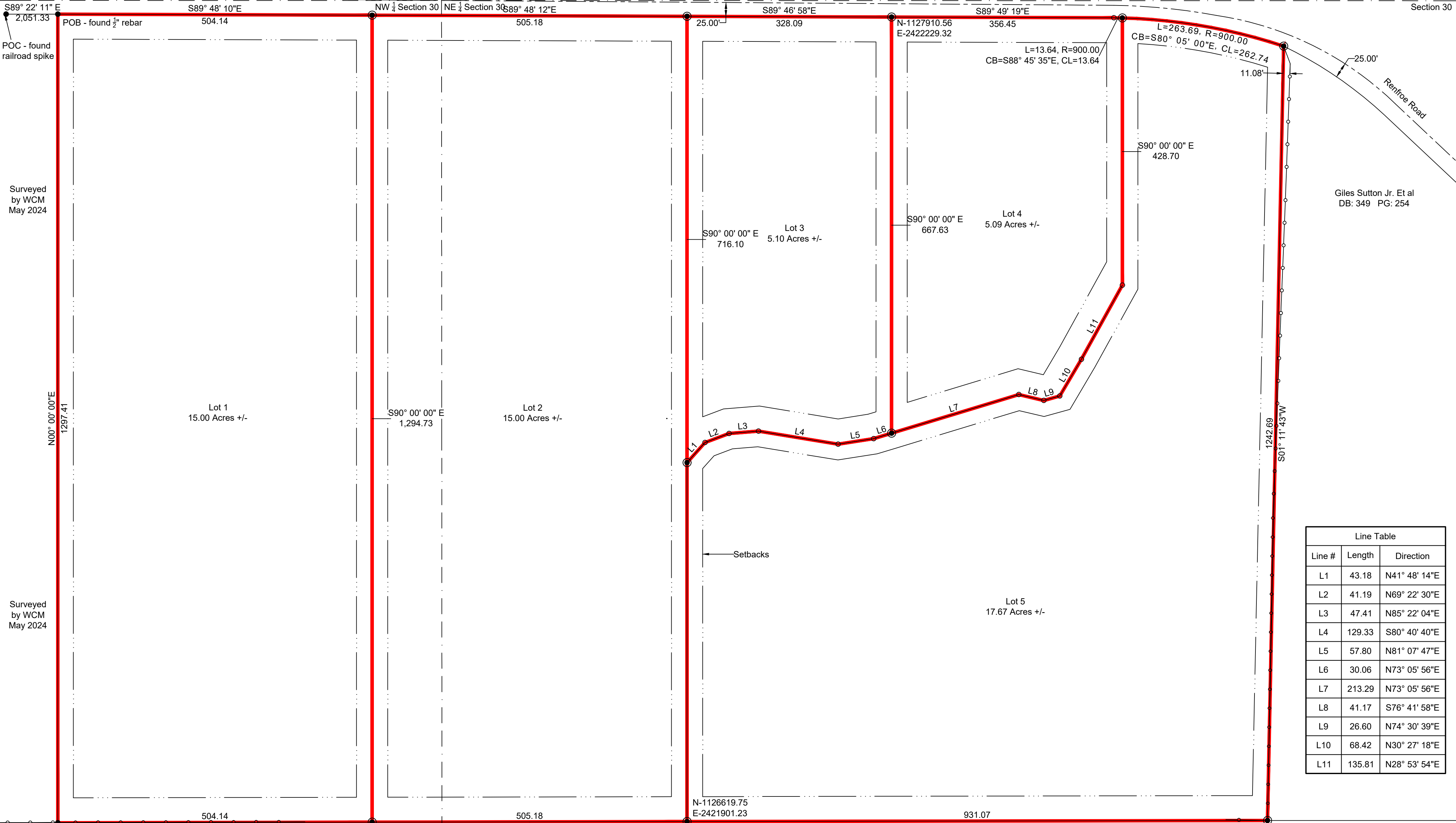
July 12, 2024

To: Casey Brannon, 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., PTOE
County Engineer

Re: Final Plat
Walnut Ridge

The Engineering Department recommends approval of the final plat of Walnut Ridge. The development is 5 lots on approximately 57.86 acres. There is no public infrastructure associated with this development.



S89° 22' 11" E
2,051.33
POB - found 1/2" rebar
POC - found railroad spike
Surveyed by WCM
May 2024

Surveyed by WCM
May 2024

Lot 1
15.00 Acres +/-

Lot 2
15.00 Acres +/-

Lot 3
5.10 Acres +/-

Lot 4
5.09 Acres +/-

Lot 5
17.67 Acres +/-

Giles Sutton Jr. Et al
DB: 349 PG: 254

Line Table		
Line #	Length	Direction
L1	43.18	N41° 48' 14"E
L2	41.19	N69° 22' 30"E
L3	47.41	N85° 22' 04"E
L4	129.33	S80° 40' 40"E
L5	57.80	N81° 07' 47"E
L6	30.06	N73° 05' 56"E
L7	213.29	N73° 05' 56"E
L8	41.17	S76° 41' 58"E
L9	26.60	N74° 30' 39"E
L10	68.42	N30° 27' 18"E
L11	135.81	N28° 53' 54"E

JBAC LLC
DB: 3509
PG: 909

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PG: 909

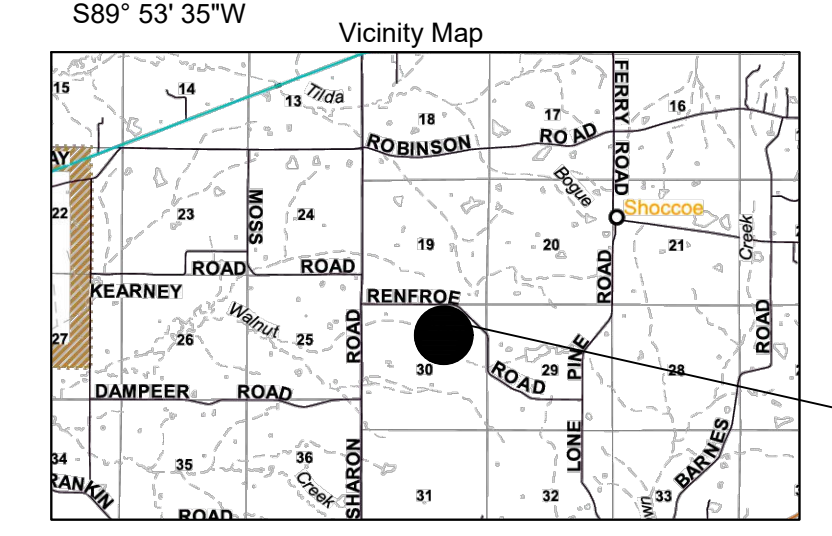
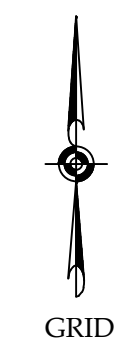
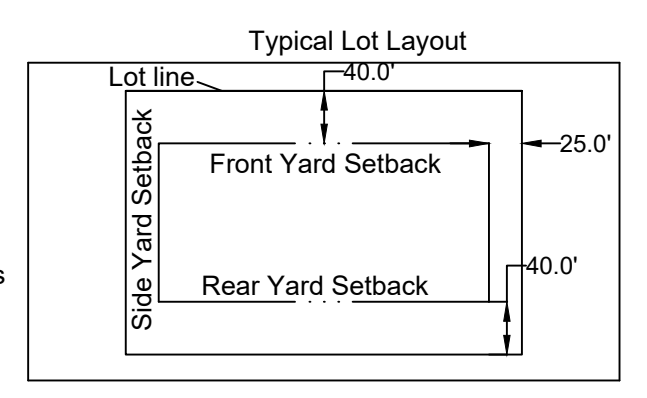
Nelson R. Cauthen Et al
DB: 394 PG: 226

- 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
 - 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.
June 28, 2024

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

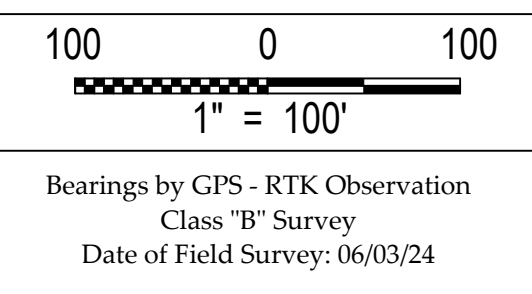


Walnut Ridge
Developer: PAUL HOPPER
P.O. Box 2446
Madison MS, 39130

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:**
- This subdivision lies within the limits established for zone "X" (no shading) according to firm map number 28089C0435F, effective March 17, 2010.
 - Area = 57.86 acres +/-
 - 1/2" x 18" rebar placed at all corners of the subdivision.
 - Date of field survey: 06-03-24
 - Date of plat preparation 06-28-24



WALNUT RIDGE
MADISON COUNTY, MISSISSIPPI
Section 30, T-9-N, R-4-E
Madison Co., MS
DRAWN: JFR
CHECKED: JWM
DATE: 06-28-24
SHEET NO.
1/2

Walnut Ridge
Situating in the Northwest and the Northeast Quarters of Section 30,
Township 9 North, Range 4 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 06/03/24

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 Northwest and Northeast Quarters of Section 30, Township 9 North, Range 4 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to wit:

Commencing at a found railroad spike at the intersection of Renfroe Road and Sharon Road, said point also being the Northwest corner of Section 30, Township 9 North, Range 4 East, Madison County, Mississippi;

From said point run thence South 89 degrees 22 minutes 11 seconds East for a distance of 2,051.33 feet to a set ½ inch rebar on the South Right of Way of Renfroe Road at the Northwest corner of Lot 1 and the POINT OF BEGINNING;

Thence run along said Right of Way for the following 6 calls:

South 89 degrees 48 minutes 10 seconds East along the North line of Lot 1 for a distance of 504.14 feet to a set ½ inch rebar at the Northwest corner of Lot 2;

South 89 degrees 48 minutes 10 seconds East along the North line of Lot 2 for a distance of 505.18 feet to a set ½ inch rebar at the Northwest corner of Lot 3;

South 89 degrees 46 minutes 58 seconds East along the North line of Lot 3 for a distance of 328.09 feet to a set ½ inch rebar at the Northwest corner of Lot 4;

South 89 degrees 49 minutes 19 seconds East along the North line of Lot 4 for a distance of 356.45 feet to a point;

Along a curve to the right for a distance of 13.64 feet, said curve having a radius of 900.00 feet and a chord bearing South 88 degrees 45 minutes 35 seconds East for a distance of 13.64 feet to a set ½ inch rebar at the Northwest corner of Lot 5;

Along a curve to the right for a distance of 263.69 feet, said curve having a radius of 900.00 feet and a chord bearing South 80 degrees 05 minutes 00 seconds East for a distance of 262.74 feet to a set ½ inch rebar at the Northeast corner of Lot 5;

Leaving said Right of Way thence South 01 degrees 11 minutes 43 seconds West along the East line of Lot 5 and partially along a fence for a distance of 1,242.69 feet to a set ½ inch rebar at a fence corner at the Southeast corner of Lot 5;

Thence run South 89 degrees 53 minutes 35 seconds West along the South line of Lot 5 for a distance of 931.07 feet to a set ½ inch rebar at the Southeast corner of Lot 2;

Thence continue South 89 degrees 53 minutes 35 seconds West along the South line of Lot 2 for a distance of 505.18 feet to the Southeast corner of Lot 1;

Thence continue South 89 degrees 53 minutes 35 seconds West along the South line of Lot 1 and partially along a fence for a distance of 504.14 feet to a set ½ inch rebar on a fence line at the Southwest corner of Lot 1;

Thence run North along the West line of Lot 1 for a distance of 1,297.41 feet back to the POINT OF BEGINNING.

This tract contains 57.86 Acres more or less located in the Northwest and Northeast Quarters of Section 30, Township 9 North, Range 4 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 28th day of June, 2024.

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 _____, 2024

Paul Hopper and Justin Hutton

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 _____, 2024.

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 herein 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 Walnut Ridge, 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 Chancery Clerk
J. Wayne Morrison 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 Walnut Ridge Subdivision, was filed for record in my office on this the ____ day of _____, 2024 and was duly recorded on Platslide _____.

Ronny Lott
Chancery Clerk
Madison County, Mississippi