

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

October 4, 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

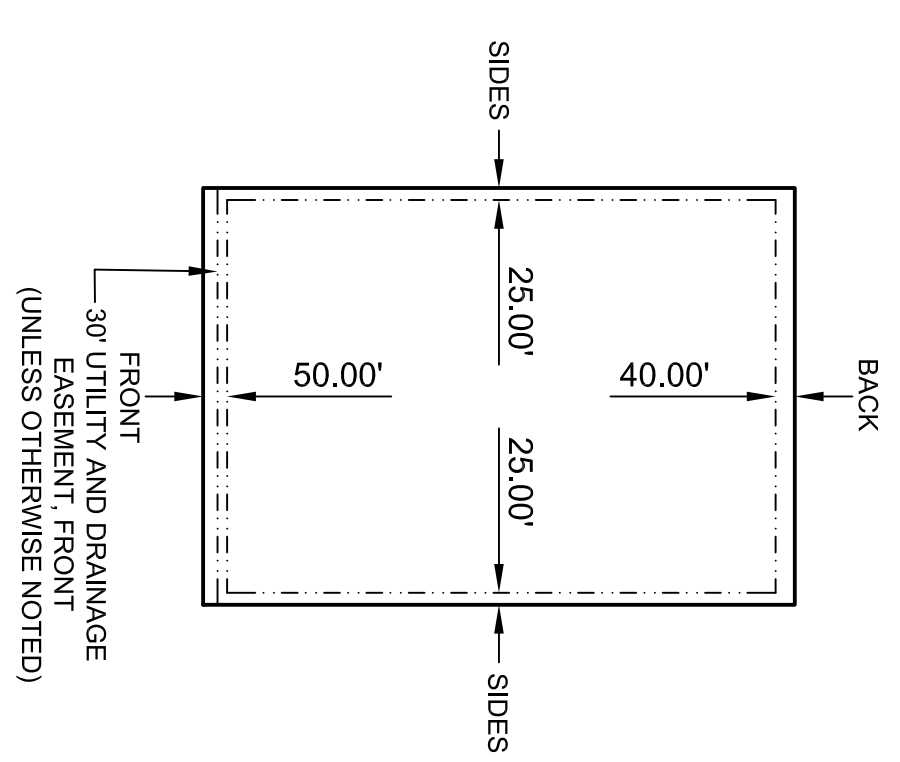
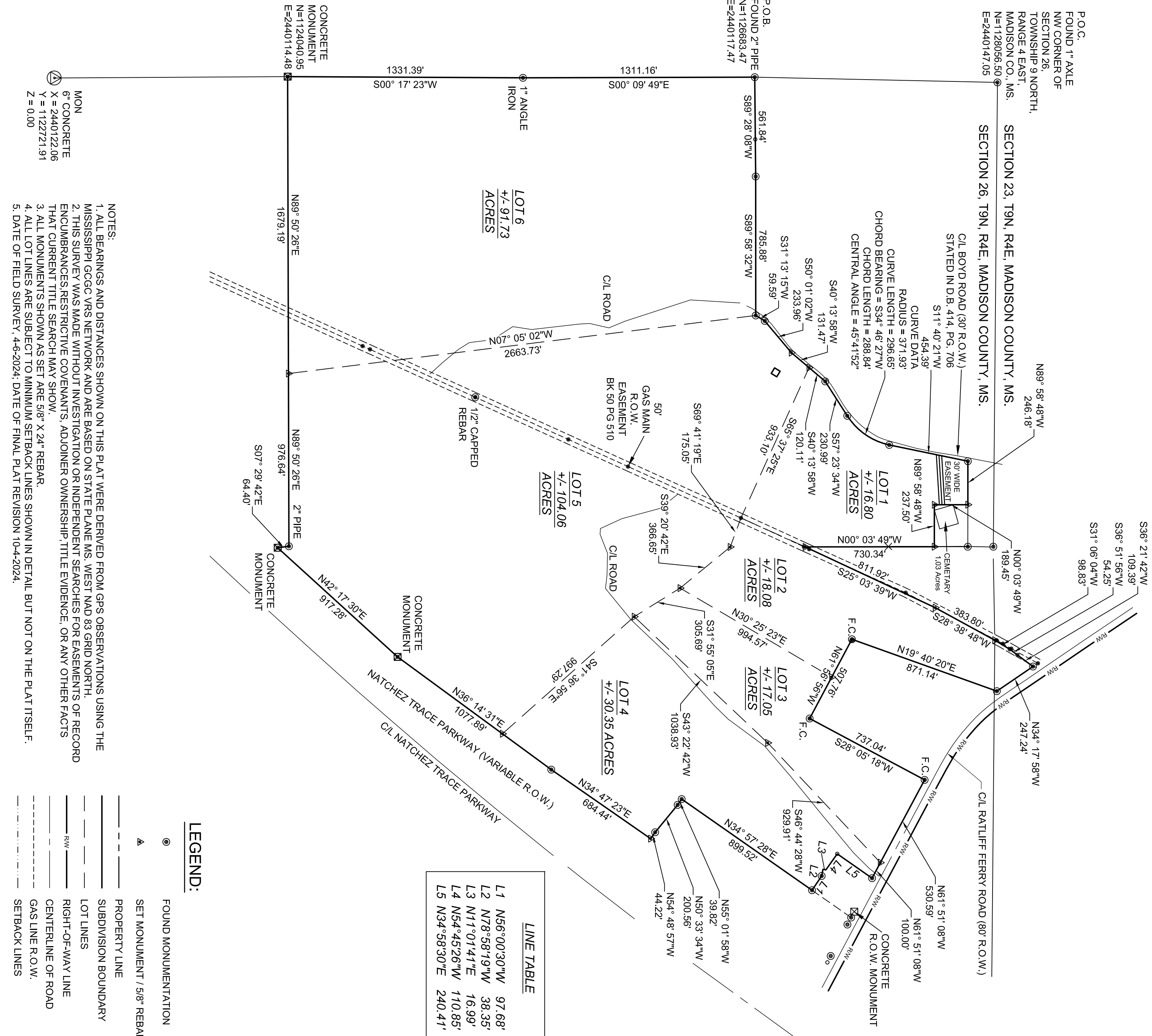
Re: Final Plat
Ratliff Trace Farms Subdivision

The Engineering Department recommends approval of the final plat of Ratliff Trace Farms Subdivision. The development is 6 lots on approximately 277.54 acres. There is no public infrastructure associated with the development.



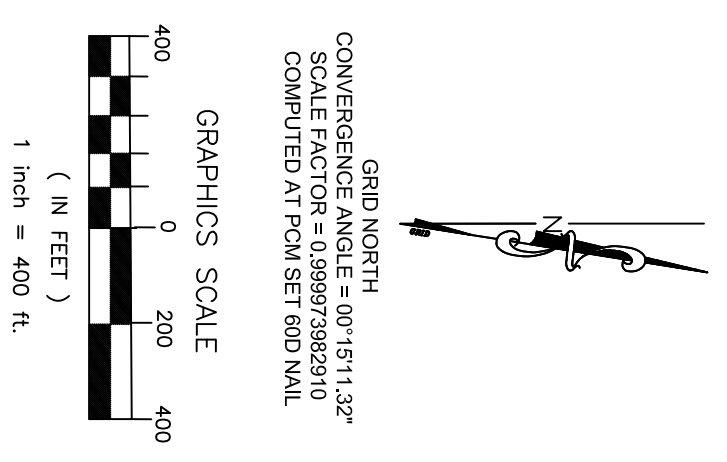
RATLIFF TRACE FARMS SUBDIVISION

277.54 ACRES MORE OR LESS IN SECTIONS 23 AND 26,
T9N-R4E, MADISON CO. MS



- NOTES:**
1. ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT WERE DERIVED FROM GPS OBSERVATIONS USING THE MISSISSIPPI GCGC VRS NETWORK AND ARE BASED ON STATE PLANE MS, WEST NAD 83 GRID NORTH.
 2. THIS SURVEY WAS MADE WITHOUT INVESTIGATION OR INDEPENDENT SEARCHES FOR EASEMENTS OF RECORD THAT CURRENT TITLE SEARCH MAY SHOW.
 3. ALL MONUMENTS SHOWN AS SET ARE 5/8" X 2 1/2" REBAR.
 4. ALL LOT LINES ARE SUBJECT TO MINIMUM SETBACK LINES SHOWN IN DETAIL BUT NOT ON THE PLAT ITSELF.
 5. DATE OF FIELD SURVEY, 4-6-2024; DATE OF FINAL PLAT REVISION 10-4-2024.

- LEGEND:**
- FOUND MONUMENTATION
 - ▲ SET MONUMENT / 5/8" REBAR
 - PROPERTY LINE
 - SUBDIVISION BOUNDARY
 - LOT LINES
 - RIGHT-OF-WAY LINE
 - CENTERLINE OF ROAD
 - GAS LINE R.O.W.
 - SETBACK LINES



RATLIFF TRACE FARMS SUBDIVISION	
277.54 ACRES MORE OR LESS IN SECTIONS 23 AND 26, T9N-R4E, MADISON CO. MS	
WILLIAM HARDY GROSS REGISTERED PROFESSIONAL LAND SURVEYOR PLS-31198 STATE OF MISSISSIPPI	
PREPARED BY William Hardy Gross 203 N. White Street Carthage, MS 39051	
I certify that this survey was actually made on the ground as per record description and is correct to the best of my knowledge.	
DRAWN BY: WHG	DATE: 4/06/2024
CHECKED BY: WHG	SCALE: 1" = 400'
	JOB NO.:
	SHEET: 1/2

P.O.C.
FOUND 1" AXLE
NW CORNER OF
SECTION 26,
TOWNSHIP 9 NORTH,
RANGE 4 EAST,
MADISON CO., MS.
N=1128056.50
E=2440147.05

SECTION 23, T9N, R4E, MADISON COUNTY, MS.
SECTION 26, T9N, R4E, MADISON COUNTY, MS.

LOT 1
+/- 16.80
ACRES

LOT 2
+/- 18.08
ACRES

LOT 3
+/- 17.05
ACRES

LOT 4
+/- 30.35 ACRES

LOT 5
+/- 104.06
ACRES

LOT 6
+/- 91.73
ACRES

MON
6" CONCRETE
X = 2440122.06
Y = 1122721.91
Z = 0.00

CONCRETE
MONUMENT
N=1124040.95
E=2440114.48

1" ANGLE
IRON

1" ANGLE
IRON

CONCRETE
MONUMENT
N=1124040.95
E=2440114.48

RATLIFF TRACE FARMS SUBDIVISION

SITUATED SOUTH AND WEST OF RATLIFF FERRY ROAD AND WEST OF THE NATCHEZ TRACE PARKWAY IN SECTIONS 23 AND 26, T9N - R4E, MADISON COUNTY, MISSISSIPPI

SURVEYOR'S CERTIFICATE OF COMPLIANCE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, William Hardy Gross, Professional Land Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plat and plan shown and described hereon are a true and correct representation of a survey to the accuracy designated in the subdivision regulations for Madison County, Mississippi.

Witness my signature this the _____ day of _____, 2024.

William Hardy Gross, Professional Land Surveyor
CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and William Hardy Gross Professional Land Surveyor, do hereby certify that we have carefully compared this plat of RATLIFF TRACE FARMS SUBDIVISION, with the original thereof, as made by William Hardy Gross, Professional Land 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 _____, 2024

William Hardy Gross P.S. _____ Ronny Lott, Chancery Clerk
By: _____ D.C.

ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Dillon Walker, Manager of Ratliff Trace Farms Subdivision, who acknowledged to me that he signed and delivered this plat and the certificates thereon, as his own act and deed, and William Hardy Gross, Professional Land 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 _____, 2024
By: _____ D.C.

FILING AND RECORDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Ronny Lott, Chancery Clerk in and for said County and State, do hereby certify that the final plat of RATLIFF TRACE FARMS SUBDIVISION was filed for record in my office on this the _____ day of _____, 2024, _____ 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 _____, 2024,

By: _____ D.C.
Ronny Lott, Chancery Clerk

APPROVAL OF THE BOARD OF SUPERVISORS
COUNTY OF MADISON
STATE OF MISSISSIPPI

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 _____, 2024.

Madison County Board of Supervisors
Attest:
By: _____ Ronny Lott, Chancery Clerk
Gerald Steen, President

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: _____
Timothy Bryan, P.E.
Madison County Engineer

CERTIFICATE AND DEDICATION OF OWNER
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Dillon Walker, Manager of Ratliff Trace Farms Subdivision, do hereby certify that the aforementioned is part owner of the land described in the foregoing certificate of William Hardy Gross, Professional Land Surveyor, and that as Manager of Ratliff Trace Farms Subdivision, have caused the same to be subdivided and platted of said as shown hereon, and hereby adopt this plat of said subdivision as the free act and deed of said owner and have designated the same as RATLIFF TRACE FARMS SUBDIVISION.

All utilities, utility easements, and other easements are as designated and defined hereon. All utilities, utility easements, streets, and street rights-of-way shall be dedicated for public use.

Witness my signature this the _____ day of _____, 2024

By:

Dillon Walker, Manager

NOTES:

- This is to certify that this property is located in Zone "X". Other Areas, defined as "Areas determined to be outside the 0.2% annual chance floodplain", and partially in Zone "AE", defined as "Areas determined to be inside the Regulatory floodplain" as shown on FRM Map No. 28089CO475F, effective date March 17, 2010.
- Iron pins are at lot corners as shown on this plat. Field work meets or exceeds the requirements for a Class "B" survey.

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, William Hardy Gross, Professional Land Surveyor, do hereby certify, that at the request of Dillon Walker, Matthew Freeny, and Kelly Pewey, the owners of Ratliff Trace Farms, have subdivided and platted the following described land as follows, to-wit:

A parcel or tract of land, containing 277.54 acres, more or less, lying and being situated South and West of Ratliff Ferry Road and West of the Natchez Trace Parkway in Sections 23 and 26, Township 9 North, Range 4 East, Madison County, Mississippi, being a part of the formerly owned by James and Brantley Pace Property as described in Deed Book 414 at Page 706 of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described by metes and bounds as follows:

LEGAL DESCRIPTION OF 277.54 ACRES MORE OR LESS LOCATED SOUTH AND WEST OF RATLIFF FERRY ROAD AND WEST OF THE NATCHEZ TRACE PARKWAY IN SECTION 23 AND SECTION 26, TOWNSHIP 9 NORTH, RANGE 4 EAST, MADISON COUNTY, MS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83, GRID VALUES, US FEET, USING A SCALE FACTOR OF 0.999973982910 AND A GRID TO GEODETIC AZIMUTH ANGLE OF (+) 00°15'11.32" DEVELOPED AT A POINT SET 60D NAIL WHOSE COORDINATES ARE, (N=1126646.21, E=2441299.91).

COMMENCE AT A FOUND 1" AXLE WHOSE COORDINATES ARE, (N=1128056.50, E=2440147.05) MARKING THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 4 EAST, MADISON COUNTY, MS, AND RUN THENCE RUN S01°14'02"W ALONG THE WEST LINE OF SECTION 26 FOR 1373.34 FEET TO A FOUND 2" IRON PIPE WHOSE COORDINATES ARE, (N=1126683.47, E=2440117.47) MARKING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING, THENCE RUN S00°09'49"E ALONG THE WEST LINE OF SECTION 26 FOR 1311.16 FEET TO A FOUND 1" ANGLE IRON, THENCE CONTINUE ALONG THE WEST LINE OF SECTION 26, S00°17'23"W FOR 1331.39 FEET TO A FOUND 4" CONCRETE MONUMENT WHOSE COORDINATES ARE, (N=11224040.95, E=2440114.48); THENCE RUN N89°50'26"E ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26 FOR 2655.84 FEET TO A FOUND 2" IRON PIPE; THENCE RUN S07°29'42"E FOR 64.40 FEET TO A FOUND CONCRETE MONUMENT ON THE WEST RIGHT OF WAY LINE OF THE NATCHEZ TRACE PARKWAY, THENCE CONTINUE ALONG SAID PARKWAY RIGHT OF WAY, N42°17'30"E FOR 917.28 FEET TO A FOUND CONCRETE MONUMENT, THENCE CONTINUE ALONG SAID PARKWAY RIGHT OF WAY, N36°14'31"E FOR 1077.89 FEET TO A FOUND IRON ROD; THENCE CONTINUE ALONG SAID PARKWAY N34°47'23"E FOR 684.44 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID PARKWAY RIGHT OF WAY, RUN N54°48'57"W FOR 44.22 FEET TO A FOUND IRON ROD; THENCE RUN N50°33'34"W FOR 200.56 FEET TO A FOUND IRON ROD; THENCE RUN N55°01'58"W FOR 39.82 FEET TO A FOUND IRON ROD; THENCE RUN N34°57'28"E FOR 899.52 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF THE BILLY THORN PROPERTY; THENCE RUN N56°00'30"W FOR 97.68 FEET TO A FOUND IRON ROD; THENCE RUN N78°58'19"W FOR 38.35 FEET TO A POINT; THENCE RUN N11°01'41"E FOR 16.99 FEET TO A POINT; THENCE RUN N54°45'26"W FOR 110.85 FEET TO A FOUND 6" WOOD POST AT THE SOUTHWEST CORNER OF THE BILLY THORN PROPERTY; THENCE RUN N34°58'30"E ALONG THE WEST LINE OF THE BILLY THORN PROPERTY FOR 240.21 FEET TO THE NORTHWEST CORNER OF THE BILLY THORN PROPERTY AND THE SOUTH RIGHT OF WAY LINE OF RATLIFF FERRY ROAD, THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY, N61°51'08"W FOR 630.59 FEET TO A FOUND FENCE CORNER AT THE NORTHWEST CORNER OF THE CHARLES EUDY PROPERTY; THENCE LEAVING SAID SOUTH RIGHT OF WAY, RUN S28°05'18"W ALONG THE EAST LINE OF THE CHARLES EUDY PROPERTY FOR 737.04 FEET TO A FENCE CORNER AT THE SOUTHEAST CORNER OF THE CHARLES EUDY PROPERTY; THENCE RUN N61°56'56"W ALONG THE SOUTH LINE OF THE CHARLES EUDY PROPERTY TO A FENCE CORNER AT THE SOUTHWEST CORNER OF THE CHARLES EUDY PROPERTY; THENCE RUN N19°40'20"E FOR 871.14 FEET TO A FOUND IRON ROD AT THE NORTHWEST CORNER OF THE CHARLES EUDY PROPERTY AND THE SOUTH RIGHT OF WAY LINE OF RATLIFF FERRY ROAD; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY, N34°17'58"W FOR 247.24 FEET TO A FOUND IRON ROD IN THE CENTER OF A GRAVEL DRIVE; THENCE RUN ALONG THE CENTER OF SAID GRAVEL DRIVE, S36°21'42"W FOR 109.39 FEET TO A POINT; THENCE CONTINUE ALONG THE CENTER OF SAID GRAVEL DRIVE, S36°51'56"W FOR 54.25 FEET TO A POINT; THENCE CONTINUE ALONG THE CENTER OF SAID GRAVEL DRIVE S31°06'04"W FOR 38.83 FEET TO A SET 5/8" REBAR AT THE NORTHWEST CORNER OF RIVERBEND PROPERTIES, SAID POINT ALSO BEING IN THE CENTER OF A 50' WIDE GAS LINE RIGHT OF WAY; THENCE RUN ALONG THE CENTER OF SAID 50' WIDE GAS LINE RIGHT OF WAY AND THE EAST LINE OF RIVERBEND PROPERTIES, S28°38'48"W FOR 383.80 FEET TO A SET 5/8" REBAR; THENCE CONTINUE ALONG THE CENTER OF SAID 50' WIDE GAS LINE RIGHT OF WAY, RUN N00°03'49"W ALONG THE WEST LINE OF RIVERBEND PROPERTIES FOR 730.34 FEET TO A SET 5/8" REBAR AT THE SOUTHEAST CORNER OF THE CEMETARY PROPERTY; THENCE RUN N89°58'48"W FOR 237.50 FEET TO A SET 5/8" REBAR AT THE SOUTHWEST CORNER OF THE CEMETARY PROPERTY; THENCE RUN N00°03'49"W FOR 189.45 FEET TO A SET 5/8" REBAR AT THE NORTHWEST CORNER OF THE CEMETARY PROPERTY; THENCE RUN N89°58'48"W FOR 246.18 FEET TO A FOUND IRON ROD ON THE EAST RIGHT OF WAY OF BOYD ROAD; THENCE CONTINUE ALONG THE EAST RIGHT OF WAY OF BOYD ROAD THE FOLLOWING CALLS,

S11°40'21"W FOR 454.39 FEET TO A FOUND IRON ROD; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 371.93 FEET, A CURVE LENGTH OF 296.65 FEET, A CHORD BEARING OF S34°46'27"W, A CHORD LENGTH OF 288.84 FEET, AND A CENTRAL ANGLE OF 45°41'52" TO A FOUND IRON ROD; THENCE S57°23'34"W FOR 230.99 FEET TO A FOUND IRON ROD; THENCE S40°13'58"W FOR 251.58 FEET TO A SET 5/8" REBAR; THENCE S50°01'02"W FOR 233.96 FEET TO A FOUND IRON ROD; THENCE S31°13'15"W FOR 59.59 FEET TO A FOUND IRON ROD ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26; THENCE CONTINUE S89°58'32"W ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26 FOR 785.88 FEET TO A FOUND 1" IRON PIPE; THENCE CONTINUE S89°28'08"W ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26 FOR 561.84 FEET BACK TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

Witness my signature, this the _____ day of _____, 2024

William Hardy Gross Professional Land Surveyor
Mississippi P.S. No. 31198

WILLIAM HARDY GROSS
REGISTERED PROFESSIONAL
LAND SURVEYOR PLS-31198
STATE OF MISSISSIPPI

PREPARED BY William Hardy Gross
203 N. White Street
Carthage, MS 39051

I certify that this survey was actually made on the ground as per record description and is correct to the best of my knowledge.

DRAWN BY: WHG DATE: 4/06/2024 JOB NO.:
CHECKED BY: WHG SCALE: 1" = 400' SHEET: 2/2