

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

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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: Preliminary Plat
Ratliff Trace Farms Subdivision

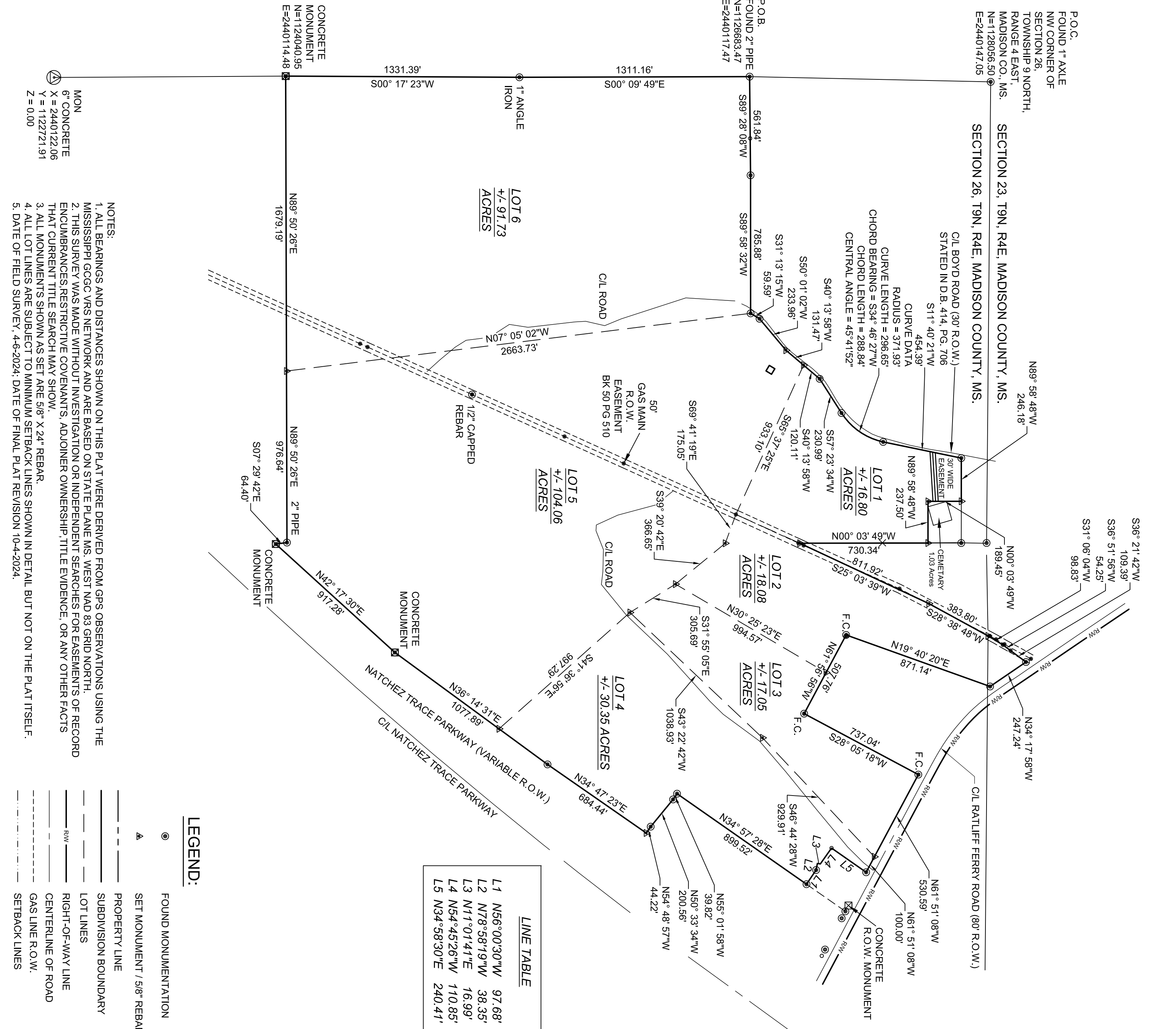
The Engineering Department recommends approval of the preliminary plat of Ratliff Trace Farms Subdivision. The development is 6 lots on approximately 277.54 acres. There is no public infrastructure associated with the development.

PRELIMINARY PLAT

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.



LINE TABLE	
L1	N56°00'30"W 97.68'
L2	N78°58'19"W 38.35'
L3	N11°01'41"E 16.99'
L4	N54°45'26"W 110.85'
L5	N34°58'30"E 240.41'

- 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 24" 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

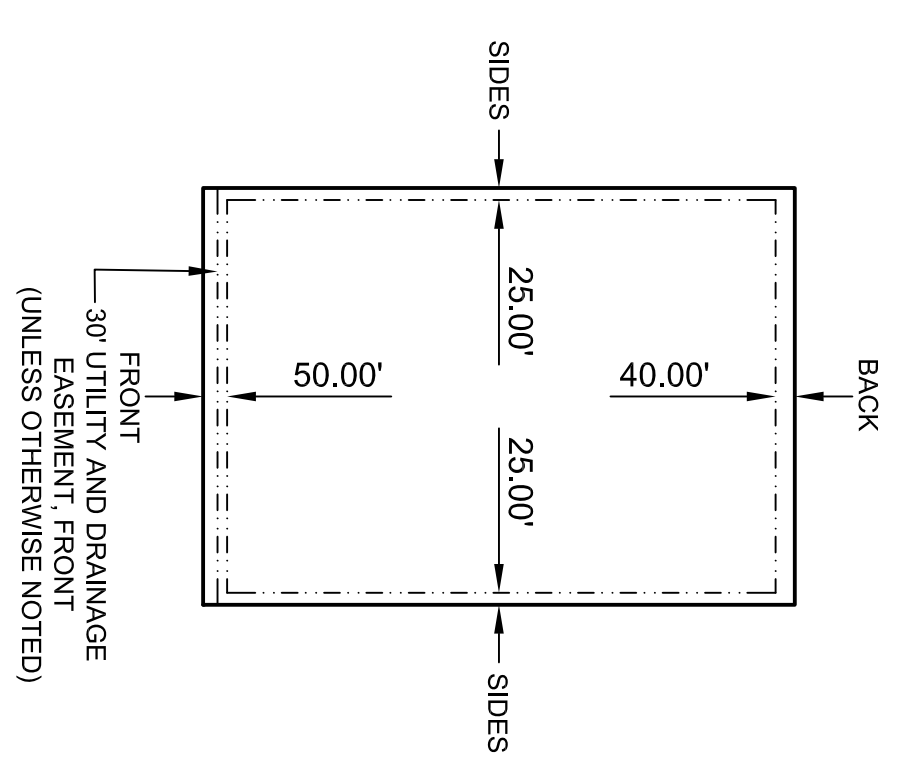
GRID NORTH
CONVERGENCE ANGLE = 00°15'11.32"
SCALE FACTOR = 0.9999739292910
COMPUTED AT PCW SET 60D NAIL

GRAPHICS SCALE
1" = 400 FT



RATLIFF TRACE FARMS SUBDIVISION

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



TYPICAL LOT DETAIL
N.T.S.

**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 JOB NO.:
CHECKED BY: WHG SCALE: 1" = 400' SHEET: 1/2