

BOARD OF SUPERVISORS

MADISON COUNTY, MISSISSIPPI

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

April 7, 2025

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
Robinwood

The Engineering Department recommends approval of the final plat of Robinwood. The development is 3 lots on approximately 23.4 acres. There is no public infrastructure associated with this development.

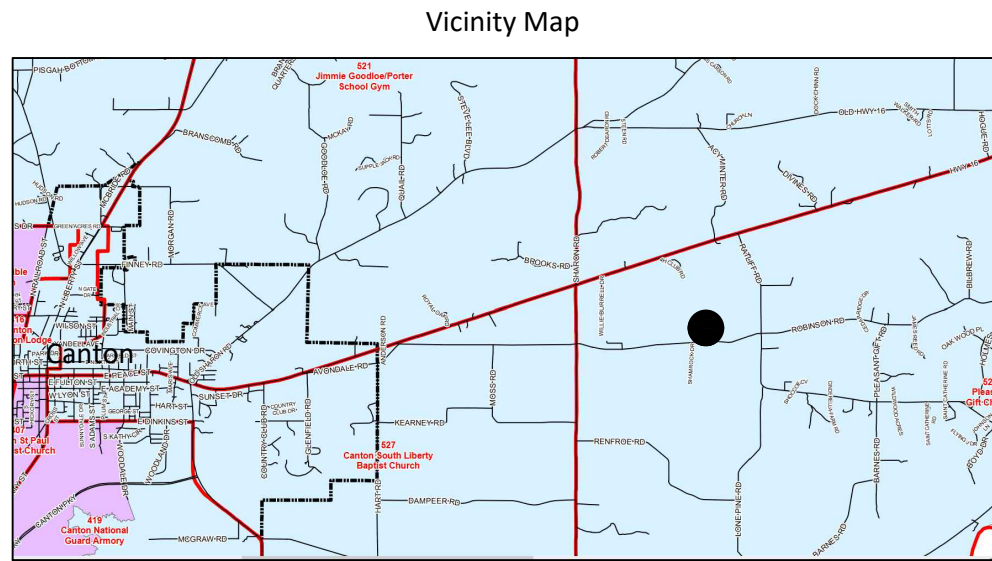
CASEY BRANNON
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL M. BANKS
District Four

PAUL GRIFFIN
District Five



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.
March 07, 2025

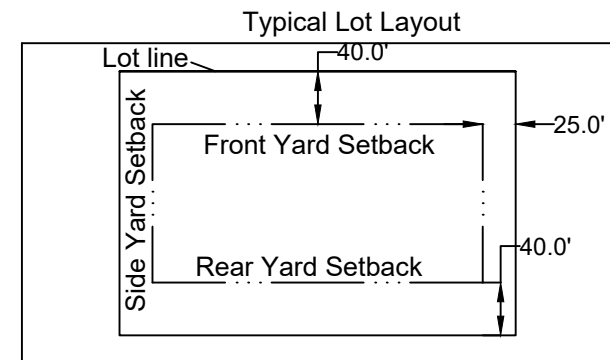
Robinwood Subdivision
Developer : Paul Hopper
P.O. Box 2446, Madison MS, 39130

Notes:

1. This subdivision lies within the limits established for zone "X" (no shading) according to firm map number 28089C0435F, effective March 17, 2010.
2. Area = 23.40 acres +/-
3. $\frac{1}{2}$ " x 18" rebar placed at all corners of the subdivision.

Covenants - No mobile or modular homes.

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



LEGEND

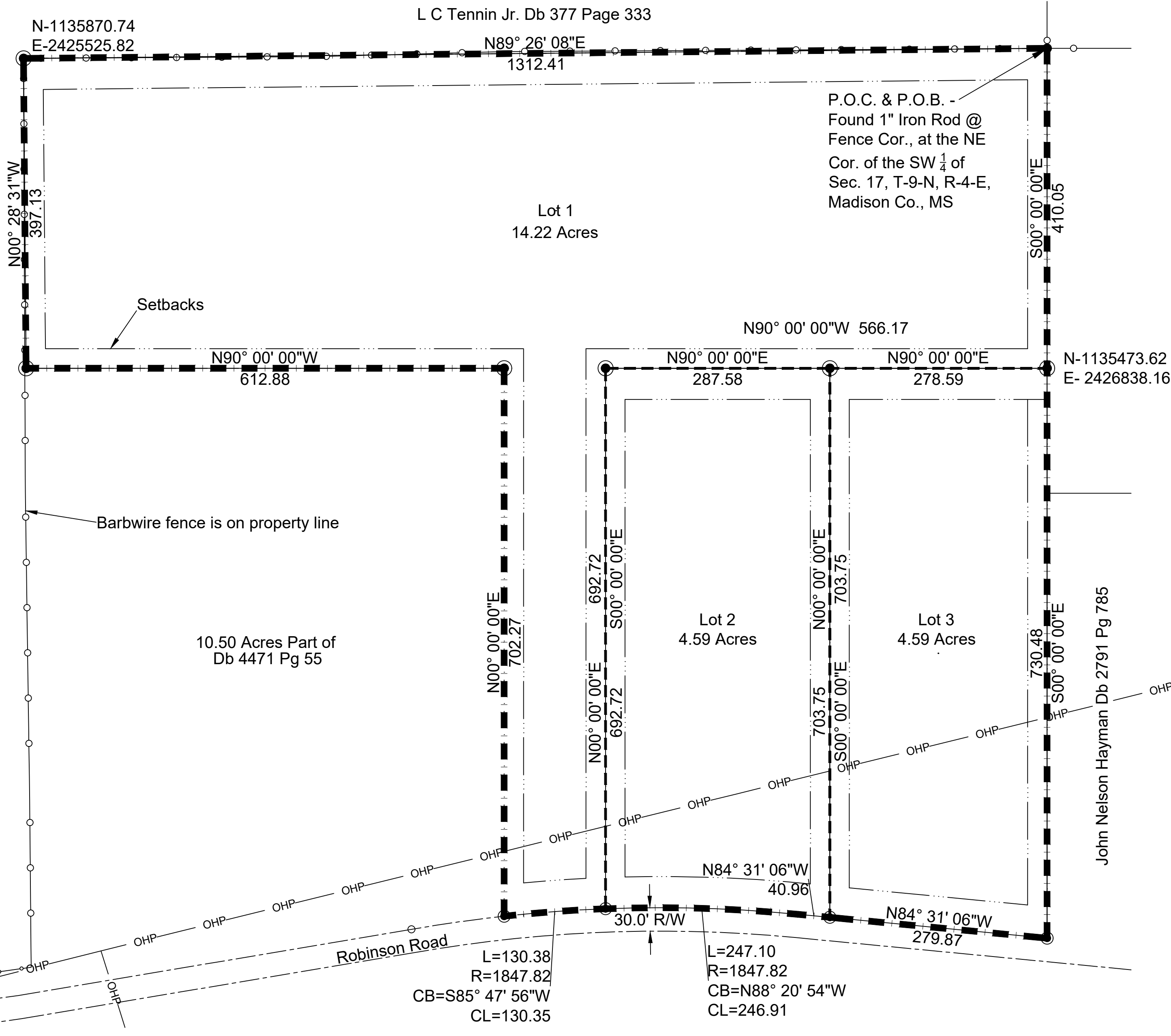
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- ROWM RIGHT OF WAY MARKER
- SIP SET IRON PIN 1/2" X 18" REBAR
- SET IRON PIN 1/2" X 18"
- FOUD IRON PIN
- PROPERTY CORNER - NO PIN SET
- FENCE
- FOC- FIBER OPTIC CABLE
- OHP- OVER HEAD POWER LINE



GRID

MISSISSIPPI STATE PLANE
COORDINATE SYSTEM WEST ZONE,
NAD83
SCALE FACTOR: 0.99999642
CONVERGENCE ANGLE: 00°13'41"

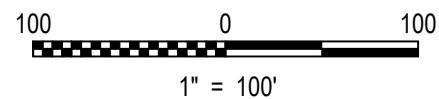
L C Tennin Jr. Db 377 Page 333



John Nelson Hayman Db 4128 Pg 470

WILLIAMS, CLARK & MORRISON, INC.

CONSULTING ENGINEERS
(662) 746-1863 FAX (662) 716-7393
P.O. BOX 567 213 SOUTH MAIN STREET
YAZOO CITY, MISSISSIPPI



Bearings by GPS - RTK Observation
Class "A" Survey
Date of Field Survey: 09/11/24

Robinwood
MADISON COUNTY, MISSISSIPPI

Part of Section 17, T-9-N, R-4-E
Madison Co., MS

DRAWN: CMM
CHECKED: JWM

DATE: 03-07-25

SHEET NO.
1/2

Robinwood
Situating in the Southwest Quarter of Section 17, 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 09/11/24

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 Southwest Quarter of Section 17, Township 9 North, Range 4 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to wit:

Paul Hopper - Robinwood Subdivision

A tract or parcel of land containing 23.40 acres, being part of the Northeast Quarter of the Southwest Quarter of Section 17, Township 9 North, Range 4 East, Madison County, Mississippi

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 0.99999642 and a grid to geodetic azimuth angle of 00 degrees 13 minutes 41 seconds developed at the below described POINT OF BEGINNING:

Commence at a found 1 inch iron bar (N-1135883.67, 2426838.16) at a fence corner at the Northeast corner of the Southwest Quarter of the Section 17, Township 9 North, Range 4 East, Madison County, Mississippi, said point also being the POINT OF BEGINNING;

From said point run South 00 degrees 00 minutes 00 seconds East, along the East line of the Southwest Quarter of said Section 17, for a distance of 1,140.53 feet to a set 1/2 inch rebar at the Southeast corner of Lot 3 of Robinwood Subdivision on the North Right of Way of Robinson Road

Thence run along said Right of Way for the following 3 calls:

North 84 degrees 31 minutes 06 seconds West for a distance of 320.83 feet to a point;

Thence run along a curve to the left a distance of 377.47 feet to a set 1/2 inch rebar at the Southwest corner of Lot 2 of Robinwood Subdivision, said curve having a radius of 1,847.64 feet, a chord bearing South 89 degrees 37 minutes 48 seconds West, with a chord length of 376.82 feet;

Thence run North 00 degrees 00 minutes 00 seconds East for a distance of 702.27 feet to a set 1/2 inch rebar on the South line of Lot 1 of Robinwood Subdivision;

Thence run North 90 degrees 00 minutes 00 seconds West, along the South line of said Lot 1 for a distance of 612.88 feet to a set 1/2 inch rebar at the Southwest corner of said Lot 1;

Thence run North 00 degrees 28 minutes 31 seconds West, along the West line of said Lot 1 and along the East line of a tract of land found at Deed Book 377 Page 333, for a distance of 397.13 feet to a set 1/2 inch rebar at a fence corner;

Thence run North 89 degrees 26 minutes 08 seconds East along a fence on the North line of said Lot 1 and along the South line of a tract of land found at Deed Book 377 Page 333, for a distance of 1,312.41 feet, back to the POINT OF BEGINNING.

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 7th day of March 2025.

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 _____, 2025

Paul Hopper

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 _____, 2025.

Gerald Steen
President, Board of Supervisors

Attest:

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 Robinwood, 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.

J. Wayne Morrison
Professional Land Surveyor

Ronny Lott
Chancery Clerk

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction, the owners of the herin 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 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 Robinwood Subdivision, was filed for record in my office on this the ____ day of _____, 2025 and was duly recorded on Platslide _____.

Ronny Lott
Chancery Clerk
Madison County, Mississippi