

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

May 20, 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: Amendment of Cedar Ridge, Phase 2
Lots 18, 20 & 21

The Engineering Department recommends approval of the modification of lots 18, 20 and 21 of Cedar Ridge, Phase 2 as shown on the attached plat amendment. These modifications do not directly affect any other lots.

CASEY BRANNON
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL M. BANKS
District Four

PAUL GRIFFIN
District Five

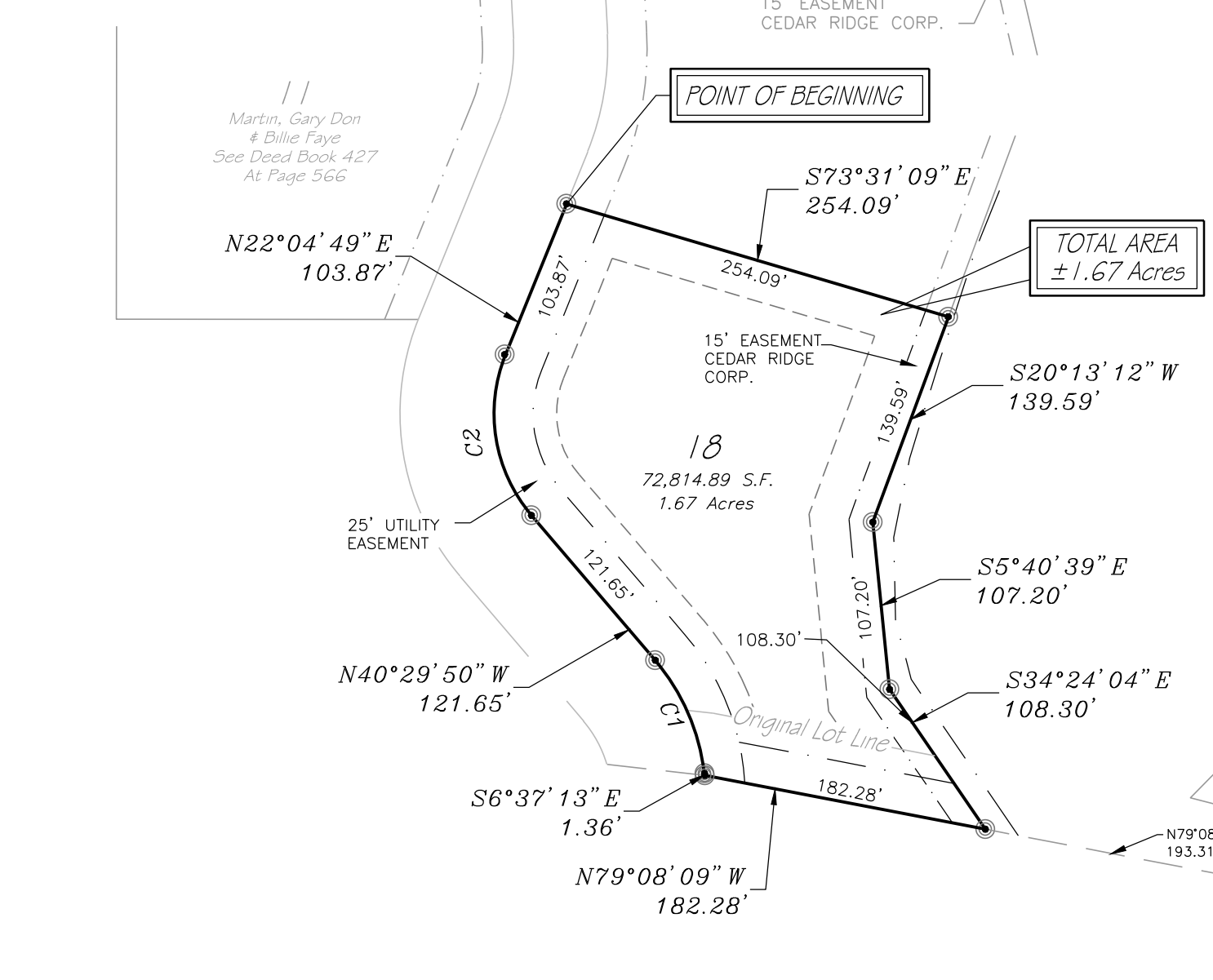
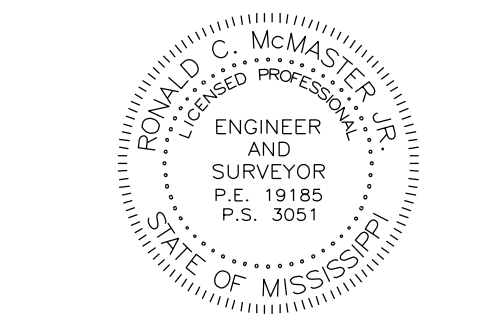
**AMENDMENT OF CEDAR RIDGE, PHASE 2,
LOTS 18, 20, AND 21**

SITUATED IN SECTION 15, T9N-R4E,
MADISON COUNTY, MISSISSIPPI

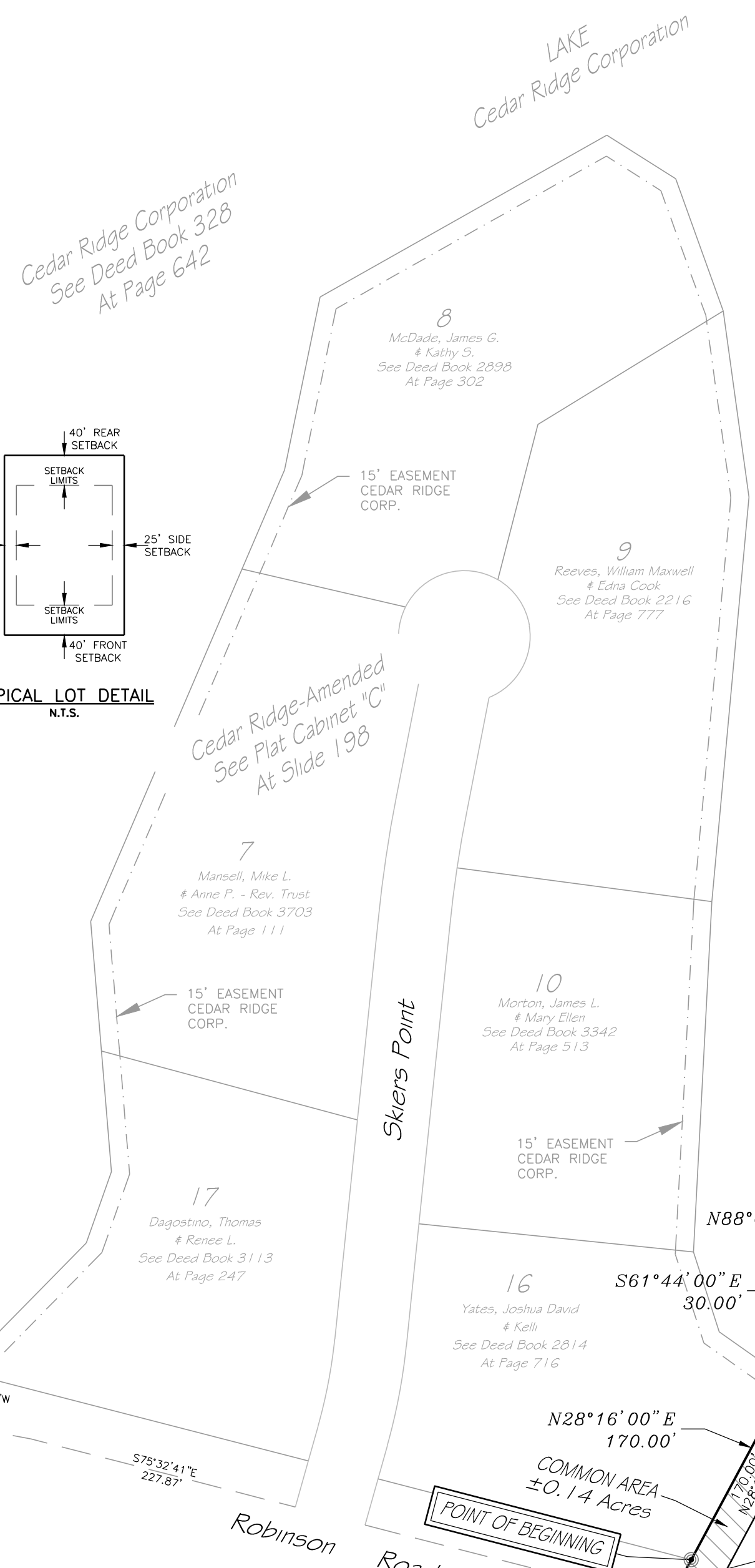
Class "B" Survey
Bearings Based on Survey Grade
GPS Observations Taken On
March 25, 2021
(Geodetic North)
Our Job No. M-2031-Final Plat
Date of Survey: April 21, 2021
Date of Plat: February 20, 2025

Iron Pin (1/2" x 18" Iron Rebar)
Easement Boundary
Building Setback Line
Common Area

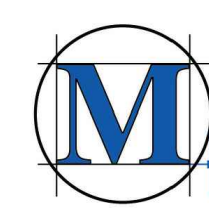
0' 100' 200'
Scale 1" = 100'



- NOTES:
- This is to certify that this property is situated in Zone "X"-Other Areas, which is defined as "Areas determined to be outside the 0.2% annual chance floodplain", according to FIRM Map Number 28089C0435F, map revised March 17, 2010, and FIRM Map Number 28089C0275F, map revised March 17, 2010.
 - Iron pins at lot corners as shown on this plot. Field work meets or exceeds the requirements for a Class "B" survey.
 - No building may be constructed within any drainage or utility easement shown hereon.
 - Maintenance of all drainage easements and common areas are the responsibility of the Homeowner's Association.
 - The individual lot owners/builders are responsible for additional drainage improvements (i.e. catch basins, storm pipe, french drains etc.) needed to facilitate water flow on or across their lot. All roof downspouts shall be piped to the existing storm sewer system for the development at locations shown in the construction plans.
 - All surface drainage shall be directed to the street and away from the home.
 - Utility easements as shown and extending 5 feet either side of in-place utilities.
 - Streets and Right-Of-Way dedicated to Madison County on November 1, 1991, via original plat which is on file and of record in the office of the Chancery Clerk of Madison County, at Canton, Mississippi, in Plat Cabinet C at Slide 84.
 - All of the property within this subdivision is subject to the provisions of the covenants and restrictions for CEDAR RIDGE SUBDIVISION as may be declared by the Declarant and filed for record in the Office of the Chancery Clerk of Madison County, Mississippi, in Deed Book 1037 at Page 513, together with any amendments and supplements thereto.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	79.85	135.00	33.89	N23° 33' 33"W	78.69
C2	109.19	100.00	62.56	N9° 12' 30"W	103.85



M'MASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

**AMENDMENT OF CEDAR RIDGE, PHASE 2,
LOTS 18, 20, AND 21**

SITUATED IN SECTION 15, T9N–R4E,
MADISON COUNTY, MISSISSIPPI

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

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plot 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 _____, 2025.

Ronald C. McMaster, Jr., Professional Engineer and Surveyor

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that we have carefully compared this plot of AMENDMENT OF CEDAR RIDGE, PHASE 2, LOTS 18, 20, and 21 with the original thereof, as made by Ronald C. McMaster, Jr., Professional Engineer and 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 _____, 2025.

Ronald C. McMaster, Jr., P.E., P.S. Ronny Lott, Chancery Clerk

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 plot of AMENDMENT OF CEDAR RIDGE, PHASE 2, LOTS 18, 20, AND 21 was filed for record in my office on this the _____ day of _____, 2025, and was duly recorded in Plat Cabinet _____ at Slide _____ 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 _____, 2025.

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

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

I hereby certify that this is a true copy and that this plot was approved by the Board of Supervisors of Madison County in session on the _____ day of _____, 2025.

Madison County Board of Supervisors Attest:

By: _____
Gerald Steen, President Ronny Lott, Chancery Clerk

COUNTY ENGINEER'S RECOMMENDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON

I have examined this plot and find it conforms to all conditions set forth on the preliminary plot 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

We, Euell B. Powell, President of Cedar Ridge Corporation, a Mississippi Corporation, and lot owners, Steven R. Gilmore and Brian and Naureen Fielding, do hereby certify that the aforementioned are the owners of the land described in the foregoing certificate of Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and have caused the same to be subdivided and plotted as shown hereon, and hereby adopt this plot of said subdivision as the free act and deed and have designated the same as AMENDMENT OF CEDAR RIDGE, PHASE 2, LOTS 18, 20, and 21. All utilities, utility easements, and other easements are as designated and defined hereon. All utilities and utility easements shall be dedicated for public use.

Witness my signature this the _____ day of _____, 2025.

Cedar Ridge Corporation
A Mississippi Corporation

By: _____
Euell B. Powell, President

Steven R. Gilmore – Lot 18 Brian Fielding – Lots 20 and 21 Naureen Fielding – Lots 20 and 21

ACKNOWLEDGMENT OF SIGNATURES
STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned officers in and for the jurisdiction aforesaid, the within named Euell B. Powell, President of Cedar Ridge Corporation, a Mississippi Corporation, and lot owners, Steven R. Gilmore and Brian and Naureen Fielding, who acknowledged to me that they signed and delivered this plot and the certificates thereon as their act and deed, after being authorized so to do, and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, who acknowledged to me that he signed and delivered this plot and the certificates thereon as his own act and deed, on the day and year herein mentioned, all for the purpose therein contained.

Given under my hand and seal of office this the _____ day of _____, 2025.

Ronny Lott, Chancery Clerk By: _____
Notary Public

My commission expires: _____

CEDAR RIDGE CORPORATION
A Mississippi Corporation

By: _____
Euell B. Powell, President
President

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on the _____ day of _____, 2025, within my jurisdiction, the within named Euell B. Powell, who acknowledged that he is a President of CEDAR RIDGE CORPORATION, a Mississippi corporation, and that for and on behalf of said corporation, he executed the foregoing plot of AMENDMENT OF CEDAR RIDGE, PHASE 2, LOTS 18, 20, AND 21, after first having been duly authorized by said corporation, so to do.

Notary Public

My Commission Expires: _____

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

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that at the request of Cedar Ridge Corporation, Inc., Steven R. Gilmore, and Brian and Naureen Fielding, the Owners, have subdivided and plotted the following described land as follows, to-wit:

LOT 18

A parcel or tract of land, containing 1.67 acres, more or less, lying and being situated in Section 15, T9N–R4E, Madison County, Mississippi, being a part of the Cedar Ridge Corporation property as described in Deed Book 328 at Page 642 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

BEGINNING at the SW corner of Lot 1 of Cedar Ridge–Amended, as shown on map or plot of same in Plat Cabinet "C" at Slide 198 of the Records of said Madison County, Mississippi, said point lying on the Easterly Right–Of–Way of Cedar Ridge Drive, as shown on said plot of Cedar Ridge–Amended; run thence

Leaving the Easterly Right–Of–Way of said Cedar Ridge–Amended, run South 73 degrees 31 minutes 09 seconds East along the Southerly boundary of Lot 1 of said Cedar Ridge–Amended, for a distance of 254.09 feet to a one–half inch iron rebar lying at the SE corner, thereof; thence

South 20 degrees 13 minutes 12 seconds West for a distance of 139.59 feet to a one–half inch iron rebar; thence South 05 degrees 40 minutes 39 seconds East for a distance of 107.20 feet to a one–half inch iron rebar; thence

South 34 degrees 24 minutes 04 seconds East for a distance of 108.30 feet to a one–half inch iron rebar lying on the Northerly Right–of–Way of Robinson Road, as it existed in August, 2024; thence

North 79 degrees 08 minutes 09 seconds West along the Northerly Right–of–Way of said Robinson Road for a distance of 182.28 feet to a one–half inch iron rebar lying on the Easterly Right–of–Way of said Cedar Ridge Drive; thence

Along the Easterly Right–Of–Way of said Cedar Ridge Drive to one–half inch iron rebars at each of the following calls;

North 06 degrees 37 minutes 13 seconds West for a distance of 1.36 feet; thence

79.85 feet along the arc of a 135.00 foot radius curve to the left, said arc having a 78.69 foot chord which bears North 23 degrees 33 minutes 33 seconds West; thence

North 40 degrees 29 minutes 50 seconds West for a distance of 121.65 feet; thence

109.19 feet along the arc of a 100.00 foot radius curve to the right, said arc having a 103.85 foot chord which bears North 09 degrees 12 minutes 30 seconds West; thence

North 22 degrees 04 minutes 49 seconds East for a distance of 103.87 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

LOT 20, LOT 21 & COMMON AREA

A parcel or tract of land, containing 4.77 acres, more or less, lying and being situated in Section 15, T9N–R4E, Madison County, Mississippi, being a part of the Cedar Ridge Corporation property as described in Deed Book 328 at Page 642 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

BEGINNING at the SE corner of Lot 16 of Cedar Ridge–Amended, as shown on map or plot of same in Plat Cabinet "C" at Slide 198 of the Records of said Madison County, Mississippi; run thence

North 28 degrees 16 minutes 00 seconds East along the Easterly boundary of Lot 16 of said Cedar Ridge–Amended, for a distance of 170.00 feet to a one–half inch iron rebar lying at the NE corner, thereof; thence

Run to one–half inch iron rebars at each of the following calls;

South 61 degrees 44 minutes 00 seconds East for a distance of 30.00 feet; thence

North 88 degrees 05 minutes 16 seconds East for a distance of 139.13 feet; thence

North 70 degrees 13 minutes 14 seconds East for a distance of 57.53 feet; thence

North 48 degrees 31 minutes 07 seconds East for a distance of 62.61 feet; thence

North 24 degrees 47 minutes 19 seconds East for a distance of 77.77 feet; thence

South 87 degrees 56 minutes 10 seconds East for a distance of 291.85 feet; thence

South 02 degrees 03 minutes 50 seconds West for a distance of 438.23 feet to a one–half inch iron rebar lying on the Northerly Right–of–Way of Robinson Road, as it existed in August, 2024; thence

Along the Northerly Right–of–Way of said Robinson Road to one–half inch iron rebars at each of the following calls;

North 81 degrees 12 minutes 19 seconds West for a distance of 233.53 feet; thence

Continue North 81 degrees 12 minutes 19 seconds West for a distance of 96.12 feet; thence

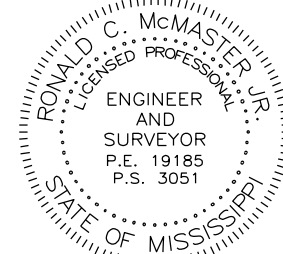
North 75 degrees 32 minutes 47 seconds West for a distance of 329.86 feet; thence

Continue North 75 degrees 32 minutes 47 seconds West for a distance of 30.89 feet; thence

Leaving the Northerly Right–of–Way of said Robinson Road, run North 28 degrees 16 minutes 00 seconds East for a distance of 41.18 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

Witness my signature, this the _____ day of _____, 2025.

Ronald C. McMaster, Jr., Professional Surveyor
Mississippi P.S. No. 3051



Brian Fielding Naureen Fielding

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2025, within my jurisdiction, the within named Brian and Naureen Fielding, who acknowledged that they executed the foregoing plot of AMENDMENT OF CEDAR RIDGE, PHASE 2, LOTS 18, 20, AND 21.

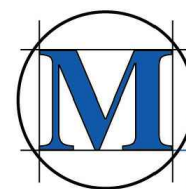
Notary Public My commission expires: _____

Steven R. Gilmore

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2025, within my jurisdiction, the within named Steven R. Gilmore, who acknowledged that he executed the foregoing plot of AMENDMENT OF CEDAR RIDGE, PHASE 2, LOTS 18, 20, AND 21.

Notary Public My commission expires: _____



M-MASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090