

Parcel Table					
Line #/Curve #	Length	Direction	Radius	Chord	Chord Length
C1	31.68		358.97	S15° 11' 09" E	37.67
L1	15.62	N59° 40' 01" W			
L2	34.41	N59° 00' 54" W			
L3	22.12	N73° 03' 26" W			

POB 60' Easement - 883.51' East of and 1,044.48' South of a found Concrete monument representing the NW corner of the SW 1/4 of Sec. 20, T8N, R1E, Madison Co., MS

POB Tract 1- 961.11' East of and 1,062.82' South of a found Concrete monument representing the NW corner of the SW 1/4 of Sec. 20, T8N, R1E, Madison Co., MS

L-113.63
R-336.53
CD-N77° 43' 25" E
CL-113.09

EAST 50.00
SOUTH 163.34
NORTH 169.78
60' side access/utility easement "Sandy Lane"
S10° 56' 09" W 107.91

Bouncer LP
Db 2296 Pg 296

Tract 4
12.067 acres +/-

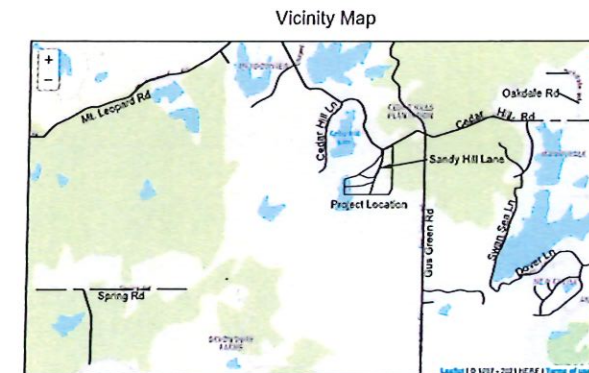
Tract 1
6.41 acres +/-

30' wide access/utility easement

Tract 2
10.50 Acres +/-

POB Tract 4 - 722.31' East of and 2,128.15' South of a found Concrete monument representing the NW corner of the SW 1/4 of Sec. 20, T8N, R1E, Madison Co., MS

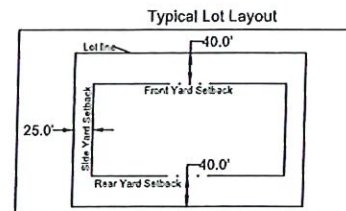
See sheet 2 for lots 2, 3, & 5



NOTES:

1. This subdivision lies within the limits established for zone "X" (no shading) according to firm map number 28089c0390f, effective february 16, 2012.
2. Dimensions and bearings along curves are the chord of the curve.
3. Area = 49.98 acres +/-
4. 1/2" x 18" rebar placed at all corners of the subdivision.
5. Date of field survey: 08-27-25
6. Date of plat preparation 09-19-25

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



Cedar Point Subdivision

Developer: Pogo Land Company LLC
Rainy Lane LLC
209 Fieldstone Lane
Madison MS, 39110

LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- 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 OUDLEY INET.

I certify that the information shown on this plat is thorough and accurate to the best of my knowledge.

Charles M. McGinty
September 19, 2025

WILLIAMS, CLARK & MORRISON, INC.

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



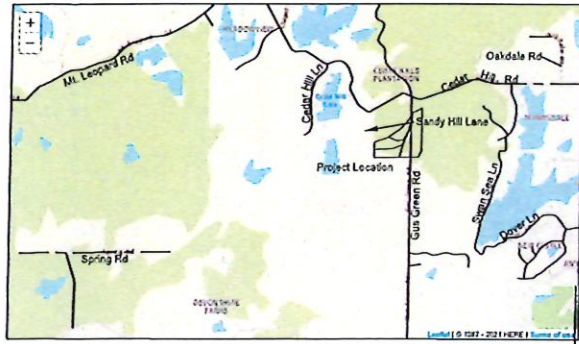
100 0 100
1" = 100'

Bearings by GPS - RTK Observation
Class "B" Survey
Date of Field Survey: 08/27/25

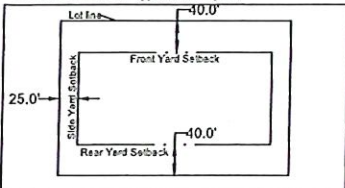
Cedar Point Subdivision
MADISON COUNTY, MISSISSIPPI

Part of Sections 19, 20, 29, & 30, T-8-N, R-1-E
Madison Co., MS

DRAWN: CMM DATE: 09-19-25 SHEET NO. 1/3
CHECKED: JWM



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



Notes :

1. This subdivision lies within the limits established for zone "X" (no shading) according to firm map number 28089c0390f, effective february 16, 2012.
2. Dimensions and bearings along curves are the chord of the curve.
3. Area = 49.98 acres +/-
4. 1/2" x 18" rebar placed at all corners of the subdivision.
5. Date of field survey: 08-27-25
6. Date of plat preparation 09-19-25

LEGEND

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POB POINT OF BEGINNING
SIP SET IRON PIN 1/2" X 18" REBAR
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I certify that the information shown on this plat is thorough and accurate to the best of my knowledge.

Charles M. McGinty
September 19, 2025

Cedar Point Subdivision

Developer: Pogo Land Company LLC
Rainy Lane LLC
209 Fieldstone Lane
Madison MS, 39110

See sheet 1 for lots 1 & 4

60' side access/utility easement "Sandy Lane"

Tract 1
6.41 acres +/-

Tract 4
12.067 acres +/-

Tract 2
10.50 Acres +/-

Tract 5
12.063 acres +/-

Tract 3
8.94 Acres +/-

Sec. 19 Sec. 20
Sec. 30 Sec. 29

Gulf Guaranty Life Insurance
Db 3135 Pg 766

POC - Tract 1 & 2
POB - Easement Tract 3
POB - Tract 3 & 5 510.31' East of
and 2,838.17' South of a found
Concrete monument representing
the NW corner of the SW 1/4 of Sec.
20, T8N, R1E, Madison Co., MS

WILLIAMS, CLARK & MORRISON, INC.

CONSULTING ENGINEERS

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

100 0 100
1" = 100'

Bearings by GPS - RTK Observation
Class "B" Survey
Date of Field Survey: 07/02/21

Cedar Point Subdivision
MADISON COUNTY, MISSISSIPPI

Part of Sections 19, 20, 29, & 30, T-8-N, R-1-E
Madison Co., MS

DRAWN: CMM
CHECKED: JWM
DATE: 09-15-25
SHEET NO. 2/3

Cedar Point Subdivision

Situated in the Southeast Quarter of Section 19, the Southwest Quarter of Section 20, the Northwest Quarter of Section 29, and the Northeast Quarter of Section 30, Township 8 North, Range 1 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 08/27/25

SURVEYOR'S CERTIFICATE

I, Charles M. McGinty, 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 platted the following described land being situated in the Southeast Quarter of Section 19, the Southwest Quarter of Section 20, the Northwest Quarter of Section 29, and the Northeast Quarter of Section 30, Township 8 North, Range 1 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a set iron pin on the South Right of Way of Cedar Hill Road, that is 961.11 feet East of and 1,062.82 feet South of a found concrete monument representing the Northwest corner of the Southwest Quarter of Section 20, Township 8 North, Range 1 East, Madison County, Mississippi;

From said point run East, along said Right of Way, for a distance of 50.00 feet to a set iron pin;

Thence continue along said Right of Way, along a curve to the left a distance of 113.63 feet to a point, said curve having a radius of 336.53 feet, and a chord bearing North 77 degrees 43 minutes 25 seconds East for a distance of 113.09 feet;

Thence run North 62 degrees 17 minutes 32 seconds East, along said Right of Way, for a distance of 298.98 feet to a set iron pin;

Thence leaving said Right of Way, run South 00 degrees 07 minutes 02 seconds West for a distance of 1,740.37 feet to a set iron pin;

Thence run South 89 degrees 55 minutes 26 seconds West for a distance of 35.47 feet to a found t-post;

Thence run South 21 degrees 01 minutes 07 seconds West for a distance of 212.11 feet to a set iron pin;

Thence run West for a distance of 1,537.73 feet to a set iron pin at the water's edge of a lake;

Thence run West for a distance of 234.76 feet to a point in the center of said lake;

Thence run North along the center of said lake, for a distance of 614.52 feet to a point;

Thence run North 74 degrees 17 minutes 49 seconds East for a distance of 166.83 feet to a set iron pin on the water's edge of said lake;

Thence run North 74 degrees 17 minutes 49 seconds East for a distance of 332.18 feet to a set iron pin at a fence corner;

Thence run along a fence for the following 3 calls:

North 56 degrees 21 minutes 53 seconds East for a distance of 653.79 feet to a set iron pin;

North 51 degrees 38 minutes 58 seconds East for a distance of 242.38 feet to a set iron pin;

North 35 degrees 47 minutes 17 seconds East for a distance of 423.41 feet to a set iron pin;

Thence run North for a distance of 169.78 feet, back to the POINT OF BEGINNING.

This tract contains 49.98 acres, more or less, located in the Southeast Quarter of Section 19, the Southwest Quarter of Section 20, the Northwest Quarter of Section 29, and the Northeast Quarter of Section 30, Township 8 North, Range 1 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 19th day of September, 2025.

Charles M. McGinty
Professional Land Surveyor
Mississippi P.L.S No. 36389

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 Charles M. McGinty, Professional Surveyor, 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

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 Charles M. McGinty, P.L.S. and have caused the same to be platted as shown hereon.

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

POGO LAND CO. , LLC

RAINY LANE LLC

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 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 Cedar Point Subdivision, was filed for record in my office on this the ____ day of September, 2025 and was duly recorded on Platslide _____.

Ronny Lott

Chancery Clerk

Madison County, Mississippi

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

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, Charles M. McGinty, a Mississippi Registered Professional Engineer and Land Surveyor do hereby certify that we have carefully compared this plat of Cedar Point Subdivision, 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

Charles M. McGinty

Chancery Clerk

Ronny Lott