

# TIMBER RIDGE OF WELLINGTON PART 3-D SITUATED IN THE SOUTHWEST 1/4 OF SECTION 17 TOWNSHIP 8 NORTH - RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI

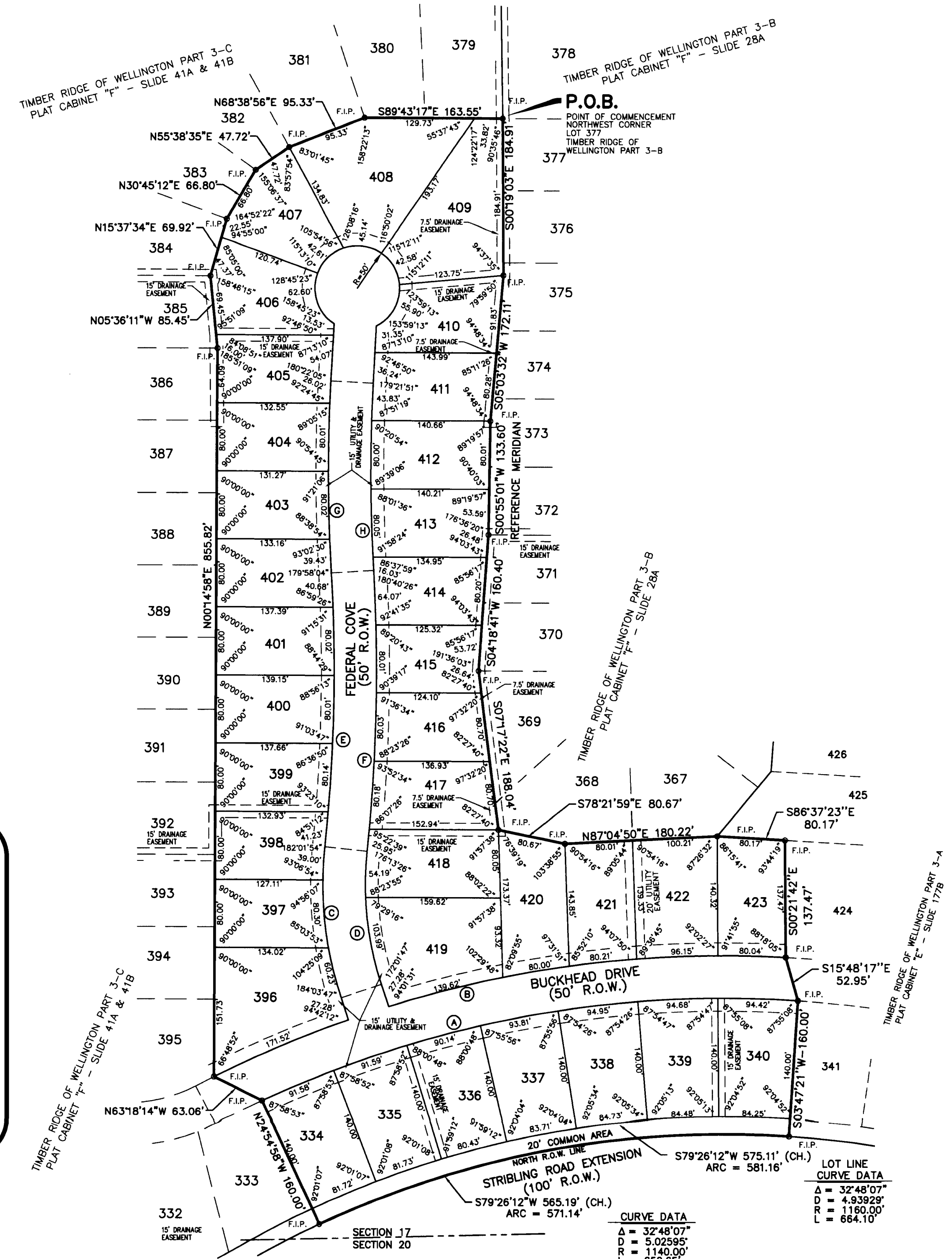
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F-67DA

PLATTED & SURVEYED BY  
H D LANG AND ASSOCIATES, INC.  
ENGINEERS / LAND SURVEYORS  
4099 NORTH STATE STREET  
JACKSON, MISSISSIPPI  
(601) 362-4886

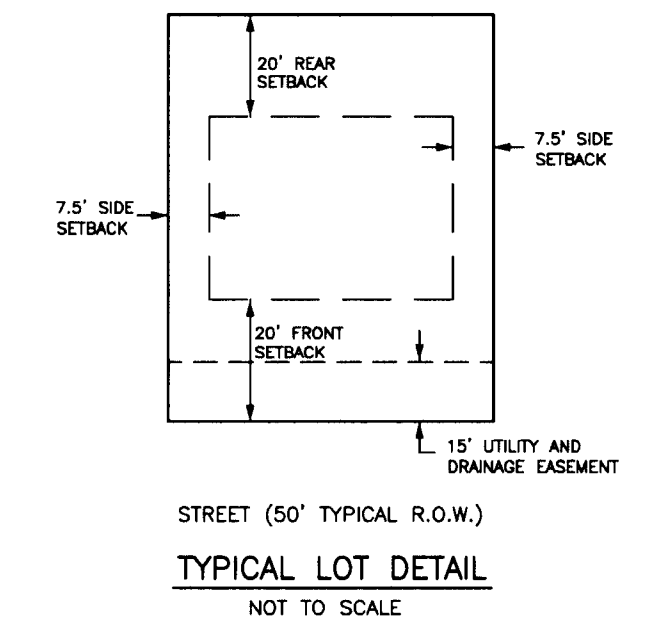
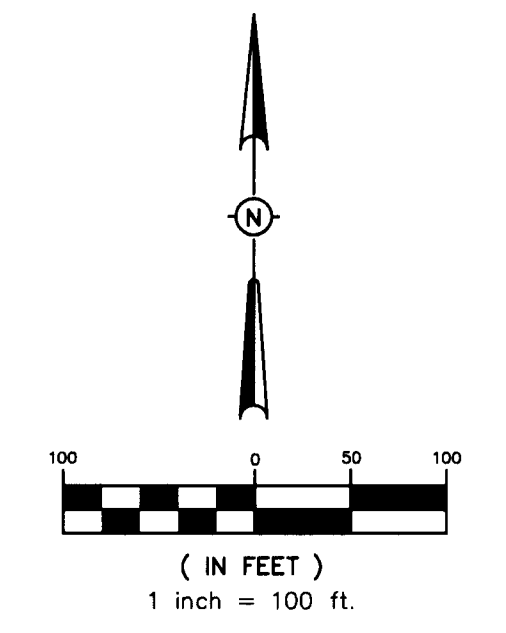
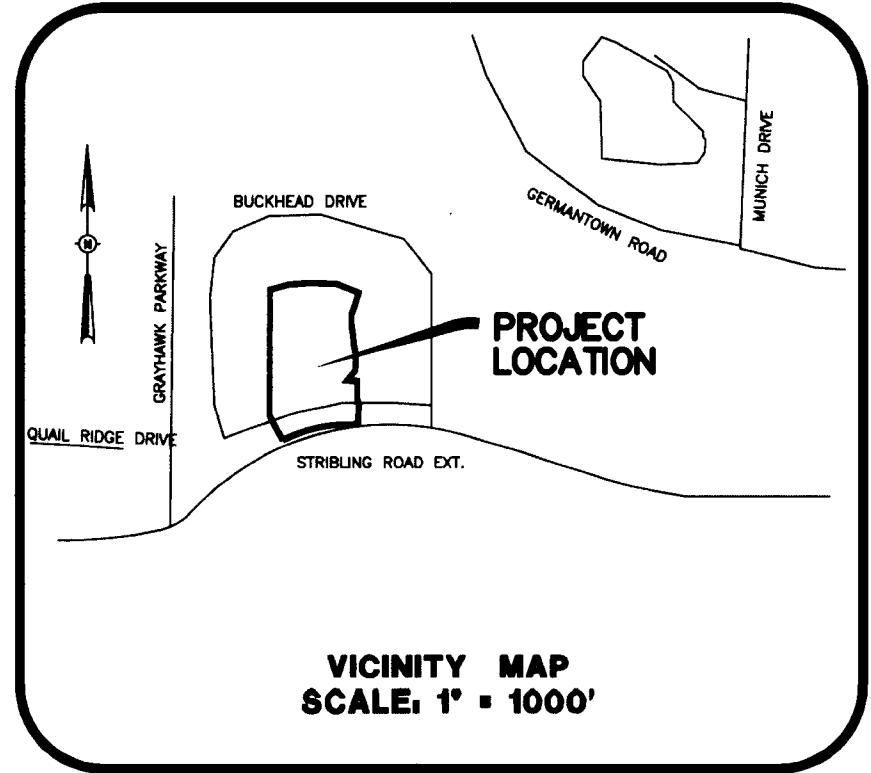
- NOTES:
1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C 0415 F EFFECTIVE MARCH 17, 2010.
  2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
  3. SURVEY CLASSIFICATION "B".
  4. REFERENCE MERIDIAN: WEST LINE OF TIMBER RIDGE OF WELLINGTON PART 3-B.
  5. IRON PINS SET AT ALL LOT CORNERS.
  6. AREA = 11.95 ACRES, MORE OR LESS.
  7. DATE OF FIELD SURVEY: MARCH 19, 2014.
  8. DATE OF PREPARATION OF PLAT: SEPTEMBER 27, 2016.
  9. ALL COMMON AREAS TO BE MAINTAINED BY THE OWNER OR HOA.

F.I.P. = DENOTES FOUND 1/2" IRON PIN  
S.I.P. = DENOTES SET 1/2" IRON PIN



RIGHT-OF-WAY CURVE DATA

A Δ = 31'01.08" D = 4.40737' R = 1300.00' L = 712.52'	B Δ = 31'01.08" D = 4.24413" R = 1350.00' L = 739.92'	C Δ = 24'13.37" D = 13.48136" R = 425.00' L = 179.71'	D Δ = 24'13.37" D = 15.27887" R = 375.00' L = 158.87'
E Δ = 09'20'39" D = 2.90105' R = 1975.00' L = 322.10'	F Δ = 08'22'39" D = 2.82942" R = 2025.00' L = 330.25'	G Δ = 06'22'49" D = 2.82942" R = 2025.00' L = 225.49'	H Δ = 06'22'49" D = 2.90105' R = 1975.00' L = 219.93'



LOT LINE CURVE DATA

Δ = 32'48'07"
D = 4.93928"
R = 1180.00'
L = 664.10'

CURVE DATA

Δ = 32'48'07"
D = 5.02595"
R = 1140.00'
L = 652.65'

**TIMBER RIDGE OF WELLINGTON PART 3-D  
SITUATED IN THE  
SOUTHWEST 1/4 OF SECTION 17  
TOWNSHIP 8 NORTH - RANGE 2 EAST,  
MADISON COUNTY, MISSISSIPPI**

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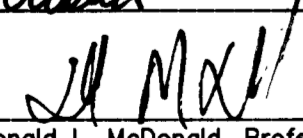
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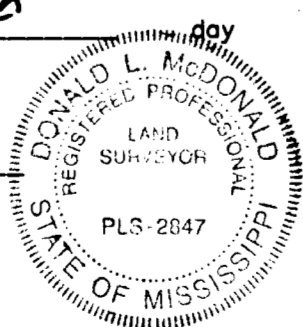
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**SURVEYOR'S CERTIFICATE  
STATE OF MISSISSIPPI  
COUNTY OF MADISON**

I, Donald L. McDonald, Professional Surveyor, do hereby certify that at the request of the undersigned Owner, I have subdivided and platted the following described land being situated in the Southwest 1/4 of Section 17, T8N-R2E, Madison County, Mississippi:

Begin at an existing 1/2" iron pin marking the Northwest corner of Lot 377, Timber Ridge of Wellington, Part 3-B, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet F at Slide 28-A; from said POINT OF BEGINNING, run thence along the East and South line of said Timber Ridge of Wellington, Part 3-B the following bearings and distances: South 00 degrees 19 minutes 03 seconds East for a distance of 184.91 feet to an existing 1/2" iron pin; South 05 degrees 03 minutes 32 seconds West for a distance of 172.11 feet to an existing 1/2" iron pin; South 00 degrees 55 minutes 01 seconds West for a distance of 133.60 feet to an existing 1/2" iron pin; South 04 degrees 18 minutes 41 seconds West for a distance of 160.40 feet to an existing 1/2" iron pin; South 07 degrees 17 minutes 22 seconds East for a distance of 188.04 feet to an existing 1/2" iron pin; South 78 degrees 21 minutes 59 seconds East for a distance of 80.67 feet to an existing 1/2" iron pin; North 87 degrees 04 minutes 50 seconds East for a distance of 180.22 feet to an existing 1/2" iron pin marking the Southwest corner of Lot 425, Timber Ridge of Wellington, Part 3-A, a subdivision according to the map or plat thereof, on file and of record in the aforesaid Chancery Clerk's office, as now recorded in Plat Cabinet E at Slide 177-B; leaving said South line of Timber Ridge of Wellington, Part 3-B, run thence South 86 degrees 37 minutes 23 seconds East along the South line of said Lot 425, Timber Ridge of Wellington, Part 3-A for a distance of 80.17 feet to an existing 1/2" iron pin marking the Northwest corner of Lot 424 of said Timber Ridge of Wellington, Part 3-A; leaving said South line of Lot 425, Timber Ridge of Wellington, Part 3-A, run thence along the West line of said Timber Ridge of Wellington, Part 3-A the following bearings and distances: South 00 degrees 21 minutes 42 seconds East for a distance of 137.47 feet to an existing 1/2" iron pin; South 15 degrees 48 minutes 17 seconds East for a distance of 52.95 feet to an existing 1/2" iron pin; South 03 degrees 47 minutes 21 seconds West for a distance of 160.00 feet to an existing 1/2" iron pin on the North right-of-way line of Stribling Road Extension marking the Southwest corner thereof; said point also being on the arc of a 5.02595 degree curve bearing to the left having a central angle of 32 degrees 48 minutes 07 seconds and a radius of 1,140.00 feet; leaving said West line of Timber Ridge of Wellington, Part 3-A, run thence southwesterly along said North right-of-way line of Stribling Road Extension and along the arc of said curve an arc length of 571.14 feet to an existing 1/2" iron pin marking the Southeast corner of Timber Ridge of Wellington, Part 3-C, a subdivision according to the map or plat thereof, on file and of record in the aforesaid Chancery Clerk's office, as now recorded in Plat Cabinet F at Slides 41-A and 41-B; said curve having and a chord bearing of South 79 degrees 26 minutes 12 seconds West and a chord distance of 565.19 feet; leaving said North right-of-way line of Stribling Road Extension and the arc of said curve, run thence along the East line and South line of said Timber Ridge of Wellington, Part 3-C the following bearings and distances: North 24 degrees 54 minutes 58 seconds West for a distance of 160.00 feet to an existing 1/2" iron pin; North 63 degrees 18 minutes 14 seconds West for a distance of 63.06 feet to an existing 1/2" iron pin; North 00 degrees 14 minutes 58 seconds East for a distance of 855.82 feet to an existing 1/2" iron pin; North 05 degrees 36 minutes 11 seconds West for a distance of 85.45 feet to an existing 1/2" iron pin; North 15 degrees 37 minutes 34 seconds East for a distance of 69.92 feet to an existing 1/2" iron pin; North 30 degrees 45 minutes 12 seconds East for a distance of 66.80 feet to an existing 1/2" iron pin; North 55 degrees 38 minutes 35 seconds East for a distance of 47.72 feet to an existing 1/2" iron pin; North 68 degrees 38 minutes 56 seconds East for a distance of 95.33 feet to an existing 1/2" iron pin; South 89 degrees 43 minutes 17 seconds East for a distance of 163.55 feet to the POINT OF BEGINNING, containing 11.95 acres, more or less.

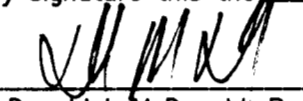
Witness my signature this 6th day of October 2016 of \_\_\_\_\_  
  
 Donald L. McDonald, Professional Surveyor

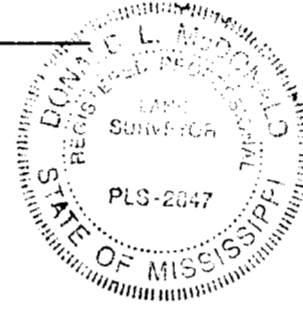


**SURVEYOR'S CERTIFICATE OF COMPLIANCE  
STATE OF MISSISSIPPI  
COUNTY OF MADISON**

I, Donald L. McDonald, Professional 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 6th day of October 2016

  
 Donald L. McDonald, Professional Surveyor



**CERTIFICATE AND DEDICATION OF OWNER  
STATE OF MISSISSIPPI  
COUNTY OF MADISON**

I, Nolan D. Palmer, Manager of Catlett Road Properties, LLC, a Mississippi Limited Liability Company, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Donald L. McDonald, Professional Surveyor, and that as Manager of said Catlett Road Properties, LLC, has caused the same to be subdivided and platted as shown hereon, and hereby adopt this plat subdivision as the free act and deed of said Limited Liability company and has designated the same as Timber Ridge of Wellington Part 3-D and dedicates the street rights-of-ways and drainage easements as shown hereon for public use forever.

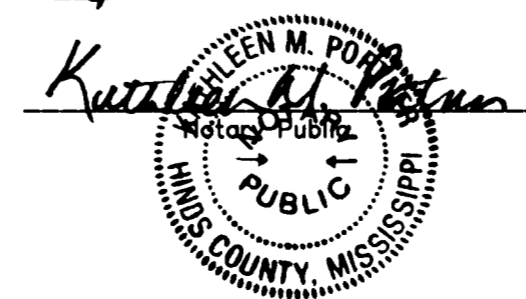
Witness my signature this 6th day of October 2016  
 Catlett Road Properties, LLC, A Mississippi Limited Liability Company

By:   
 Nolan D. Palmer, Manager

**ACKNOWLEDGEMENT  
STATE OF MISSISSIPPI  
COUNTY OF HINDS**

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Nolan D. Palmer, who acknowledged to me that he is Manager of Catlett Road Properties, LLC, a Mississippi Limited Liability Company, the owner, who acknowledged to me that he signed and delivered this plat and the certificate thereon as his own act and deed, for and on behalf of said Catlett Road Properties, LLC, after being authorized so to do, and Donald L. McDonald, Professional 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 6th day of October 2016



My Commission Expires: 6-30-19

**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.

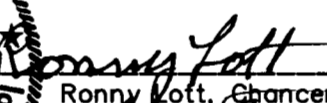
By:   
 Dan Gaillet, P.E., County Engineer

**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 of Madison County in session on the 3 day of October 2016.

Madison County Board of Supervisors

By:   
 Trey Baxter, Board President


By:   
 Ronny Lott, Chancery Clerk





**CERTIFICATE OF COMPARISON  
STATE OF MISSISSIPPI  
COUNTY OF MADISON**

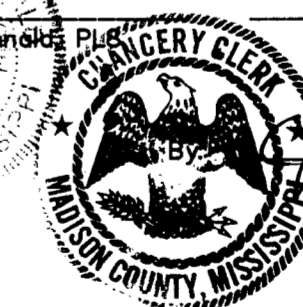
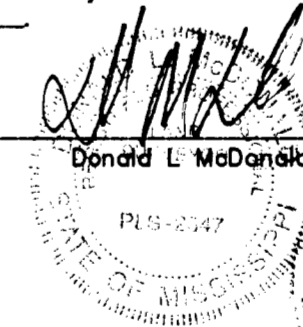
We, Ronny Lott, Chancery Clerk and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Timber Ridge of Wellington Part 3-D with the original thereof, as made by said Donald L. McDonald, Professional Surveyor, and find it to be a true and correct copy of said map or plat.

Given under my hand and seal of office this 17 day of January 2017

  
 Donald L. McDonald, Professional Surveyor

  
 Ronny Lott, Chancery Clerk

  
 C. Fasler, D.C.





**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 the final plat of Timber Ridge of Wellington Part 3-D was filed for record in my office on this the 17 day of January 2017, and was duly recorded in Plat Cabinet E at Slides 67A and 67B of the records of maps and plats of land in Madison County, Mississippi.

Given under my hand and seal of office this 17 day of January



By:   
 Ronny Lott, Chancery Clerk

By:   
 C. Fasler, D.C.