

**BEFORE THE MADISON COUNTY, MISSISSIPPI BOARD OF SUPERVISORS**

**IN THE MATTER OF THE PETITION  
OF MAK, LLC, D/B/A BRIDLEWOOD OF MADISON**

**PETITIONER**

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**PETITION TO HAVE PROPERTY GRANTED QUALIFIED RESORT STATUS**

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**COMES NOW** Petitioner, MAK, LLC, d/b/a Bridlewood of Madison, and files this, its Petition to Have Property Granted Qualified Resort Status, and shows unto the Madison County Board of Supervisors the following to-wit:

1. Petitioner, MAK, LLC, d/b/a Bridlewood of Madison, is a Mississippi limited liability company, whose address is 105 Woodlands Green Cove, Brandon, Mississippi, 39047. Petitioner is the owner of real property located in Madison County, Mississippi, located at 3024 Hwy. 22, Madison, Mississippi 39110, and being more particularly described in **Exhibit "1"** attached hereto and made a part hereof by reference. Petitioner operates as a special event venue and proposes to serve liquor and wine. The venue is known as Bridlewood of Madison.

2. Pursuant to Regulation 18 of the Alcoholic Beverage Control Division of the Mississippi Department of Revenue, Petitioner shows that the area under consideration is located at 3024 Hwy. 22, Madison County, Madison, Mississippi 39110, and is shown on the map attached hereto as **Exhibit "2."** Said property should be classified as a Qualified Resort Area because this part of Madison County is a populated area which hosts numerous events organized by the community. This location is near several recreational facilities such as, Reunion Golf and Country Club, Lake Caroline Golf Club, Whisper Lake Country Club, and Annandale Golf Club. Bridlewood of Madison is one of Madison County's first event venue, hosting numerous celebrations such as, wedding ceremonies and receptions, rehearsal dinners, birthday parties, class reunions, and many corporate events. It is also located on 24.88 acres of land with on-site accommodations.

3. Assurance has been given by the Madison County Sheriff, Randall Tucker, that the local Alcoholic Beverage Control laws of the State of Mississippi, and Rules and Regulations of the Alcoholic Beverage Control Commission in said area will be enforced as shown by **Exhibit "3."**

4. That Letters from three civic clubs are attached hereto as composite **Exhibit "4"**.

5. Legal Notices of the Application to the Alcoholic Beverage Control Division shall be published once per week for two consecutive weeks in the **Madison County Herald.**

**WHEREFORE, PREMISES CONSIDERED,** Petitioner prays that this Petition be filed with the Board of Supervisors of Madison County, Mississippi, and that Petitioner be allowed to present this Petition to the Madison County Board of Supervisors at its next regular meeting, and that upon a hearing, the Madison County Board of Supervisors will approve Petitioner's request, cause its approval to be entered in the official minute book of the Madison County Board of Supervisors, and that the President of the Board, by letter, will make application with the Alcoholic Beverage Control Division of the Mississippi Department of Revenue, for its approval to grant qualified resort status to the property shown on **Exhibit "2"** and described on **Exhibit "1."**

DATED THIS the 8<sup>TH</sup> day of MARCH 2021.

Respectfully submitted,

MAK, LLC, d/b/a Bridlewood of Madison

By: 

Don A. McGraw, Jr., Its Attorney

**Don A. McGraw, Jr. (MSB# 2621)**  
**Montgomery McGraw, PLLC**  
151 W. Peace Street  
P.O. Box 1039  
Canton, MS 39046  
Telephone No: 601-859-3616  
Facsimile No: 601-859-3622  
Email: [Dmcgraw@montgomerymcgraw.com](mailto:Dmcgraw@montgomerymcgraw.com)  
**Attorney for Petitioner**

The following description is based on the Mississippi State Plane Coordinate System, west Zone, NAD83/93, NAVD88, grid values, using a scale factor of 0.999952788 and a convergence angle of (+) 00 degrees 05 minutes 10 seconds at the Point of Beginning derived using the U.S.M. RTK/VRS network.

Commencing at a found ½” rebar being the Southwest corner of Parcel “B” of the Martinique Part 1A, a subdivision recorded in the Chancery Clerk’s office of Madison County, Mississippi, in Plat Cabinet “D”, at Slide 176, said Southwest corner being at the intersection of the East right of way line of Caroline Boulevard and the North right of way line of Martinique Drive, as both exist this date (May, 2015); thence run North 89 degrees 59 minutes 24 seconds East, 49.27 feet to a point; thence run North 00 degrees 00 minutes 36 seconds East 1275.67 feet to a ½” rebar found marking the Southwest corner of a parcel described in Book 2107, Page 284, owned by the Madison County Wastewater Authority, and being on the existing North right of way line of Mississippi State Highway No. 22, (100’ ROW); thence run along said right of way line, North 81 degrees 04 minutes 08 seconds East, 113.00 feet to a ½” rebar found at the Southeast corner of the Madison County Wastewater Authority parcel and the POINT OF BEGINNING of the 24.88 acre tract herein described; thence leaving said right of way line run along the East line of the Madison County Wastewater Authority parcel, North 08 degrees 51 minutes 10 seconds West, 110.07 feet to a ½” rebar found at its Northeast corner, said point having a value of N:1115350.48, E:2345910.76 on the above referenced coordinate system; thence run North 23 degrees 32 minutes 08 seconds East, 128.64 feet to a ½” rebar set; thence run North 05 degrees 07 minutes 05 seconds West, 1159.19 feet to a ½” rebar set, said point having a value of N:1116622.99, E:2345858.72 on the above referenced coordinate system; thence run South 89 degrees 59 minutes 28 seconds East, 830.33 feet to a ½” rebar set; thence run South 02 degrees 34 minutes 19 seconds East, 190.30 feet to a ½” rebar set; thence run South 02 degrees 34 minutes 19 seconds East, 190.30 feet to a ½” rebar set; thence run South 08 degrees 22 minutes 41 seconds East, 781.92 feet to a ½” rebar set; thence run South 33 degrees 43 minutes 04 seconds West, 374.13 feet to a concrete right of way monument found at Highway Station 494+77.70 on the North right of way line of said Mississippi State Highway No. 22; thence along said North right of way line, run South 81 degrees 04 minutes 08 seconds West, 684.44 feet to the POINT OF BEGINNING, containing 24.88 acres, more or less, and being situated in the South Half of the Northwest Quarter and North Half of the Southwest Quarter of Section 2, Township 8 North, Range 1 East, Madison County, Mississippi.

Being part of the same property described in Warranty Deed recorded in Deed Book 386, at Page 324, in the land records of Madison County, Mississippi.

## **EXHIBIT “1”**





Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

This property may be subject to recorded or unrecorded easements, rights-of-way or other encumbrances which are not evident to the surveyor, but which would be revealed by a Title Search performed by an attorney.

Survey is valid only if print has original seal and signature of surveyor.

CHISOLM TRAILS, L.P.

S 89°59'28" E 830.33'

N:1116622.86  
E:2346689.05

N:1116622.99  
E:2345868.72

REFERENCES:

- R- BOOK 2107, PAGE 284
- R1- BOOK 386, PAGE 324
- R2- HWY PLANS NO. FAS-S-515-1(1)

N:1116432.75  
E:2346697.59

CANTON MUNICIPAL UTILITIES, BOOK 1858, PAGE 290  
WITHIN THIS EASEMENT:  
OVERHEAD POWER; SEWER FORCE MAIN; WATER; GAS.

BEARINGS BASED ON UNIV. OF SOUTHERN MISSISSIPPI RTK/VRS GPS NETWORK, HAVING A SCALE FACTOR OF 0.999952788 AND A CONVERGENCE ANGLE OF 0°05'10" ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, (WEST ZONE-GRID), NAD83, NAVD 88, GEODETIC 128



PARCEL A  
24.88 ACRES  
PARTITIONED FROM THE LANDS OF  
CHISOLM TRAILS, L.P.  
BOOK 386, PAGE 324.

CHISOLM TRAILS, L.P.

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey, building set back lines; restrictive; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.

MADISON COUNTY  
WASTEWATER AUTHORITY  
BK 2107, PG 284.

S 81°01'58" W  
113.07'

S 08°53'28" E  
110.00'

N:1115468.42  
E:2345982.13

N:1115350.48  
E:2345910.76

N 23°32'08" E  
128.64'

(R-S08°52'52"E, 110.00')

N 08°51'10" W  
110.07'

(R1-N80°52'39"E)  
S 81°04'08" W 684.37'

HWY STA. 494+77.70  
CONCRETE ROW MON.  
N:1115347.98  
E:2346603.84

PARCEL B

N:1115659.17  
E:2346811.52

S 08°22'41" E  
252.20'

S 08°22'41" E  
781.92'

70' CANTON MUNICIPAL UTILITY EASEMENT  
P.O.B. (BURIED DEEP)  
N:1115241.72  
E:2345927.70

(R-S81°07'08" W)  
N 81°04'08" E  
113.00'

(R-EAST)  
N 89°59'24" E  
49.27'

(R-NORTH)  
N 00°00'36" W  
1275.67'

P.O.C. THE SOUTHWEST CORNER OF  
PARCEL "B" OF THE MARTINIQUE PART 1A, A  
SUBDIVISION OF RECORD IN PLAT CABINET "D", AT  
SLIDE 176. (SAME BEING P.O.C. IN BK 2107, PG 284)  
NE CORNER OF CAROLINE BLVD. & MARTINIQUE DRIVE

CHORD:  
S 75°50'15" W  
252.09'  
A252.44'  
R1382.40'  
D10°27'48"

- LEGEND
- 1/2" REBAR FOUND
  - x-x-x- EXISTING FENCE
  - P- POWER LINE
  - POWER POLE
  - 1/2" REBAR SET

DATE OF FIELD WORK 2015-10-23

200' 0' 200'

*Richard T. Tolbert*

PRELIMINARY UNLESS SIGNED

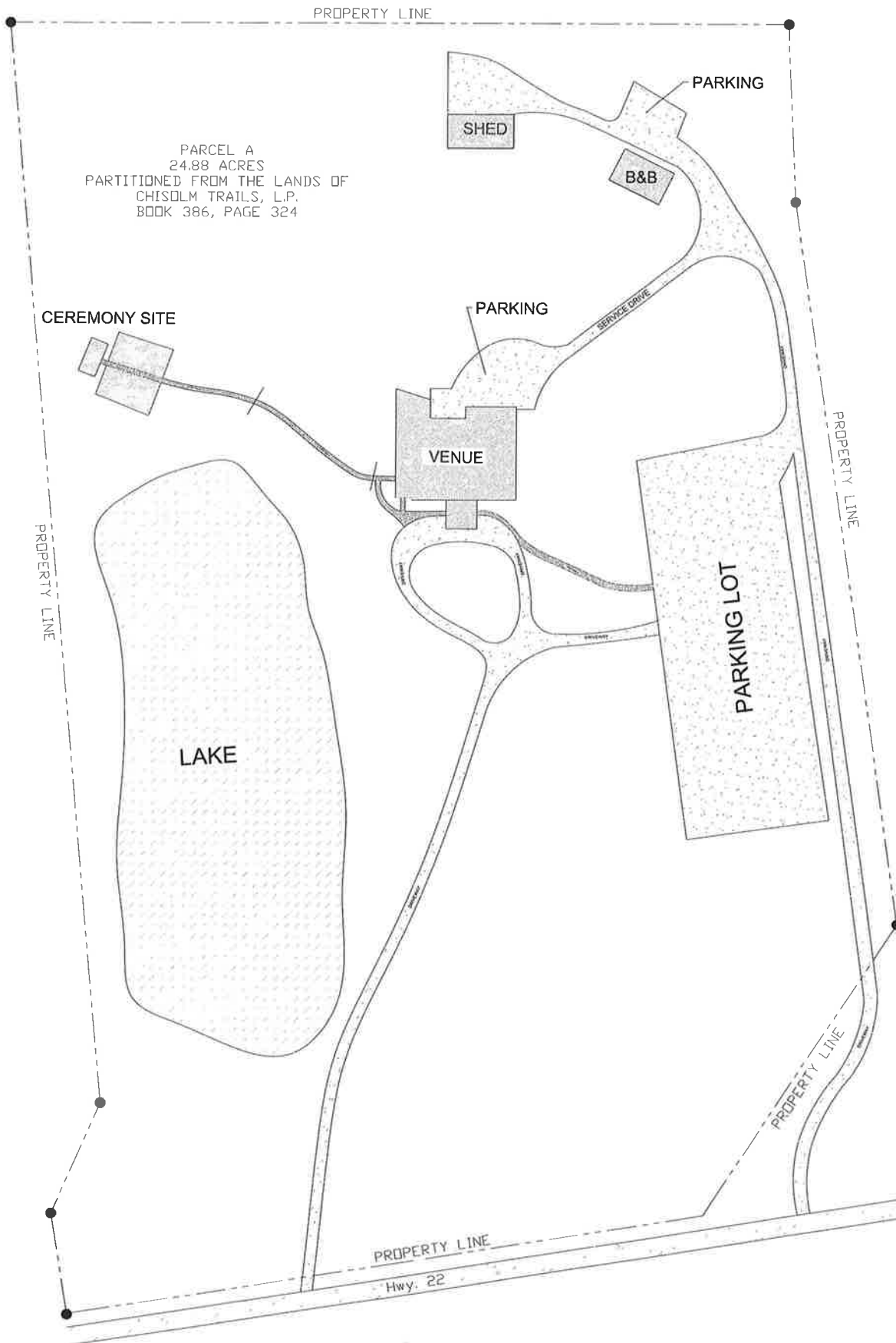
PLAT SHOWS SURVEY OF 24.88 ACRE TRACT  
FROM CHISOLM TRAILS, LP IN THE S 1/2 OF THE NW 1/4  
AND THE N 1/2 OF THE SW 1/4 OF SECT. 2, T-8-N, R-1-E,  
MADISON COUNTY, MISSISSIPPI

RICHARD T. TOLBERT, PLS  
MADISON COUNTY SURVEYOR  
100 OLD ORCHARD ROAD, MADISON, MS 39110  
TELEPHONE: (601)-750-1669 (CELL)

BEARINGS: U.S.M. RTK	DATE: 2015-10-25	JOB NO. MCS 217	SCALE: 1" = 200'
DRAWN BY: R. TOLBERT	CLASS B SURVEY	NOTES: ALL RTK	DWG = MCS 217



# BARN VENUE HIGHWAY 22





# Office of the Sheriff

Madison County, Mississippi

2941 Highway 51 • Canton, MS 39046 • Phone: 601-859-2345

**Randall Tucker, Sheriff**

July 17, 2020

Alcohol Beverage Control  
Permit Department  
Post Office Box 540  
Madison, MS 39130-0540

**Re: Qualified Resort Area Application**

This letter will confirm that the Madison County Sheriff's Department will enforce the Local Option Beverage Control Laws of the State of Mississippi, and the rules and regulations of the Mississippi Department of Revenue for **Bridlewood of Madison** located at **3024 Highway 22, Madison, MS 39110**. This location falls under the jurisdiction of the Madison County Sheriff's Department. This business will operate as an event venue in accordance with the guidelines set forth by the Alcohol Beverage Control Division.

Sincerely,

Randall Tucker,  
Sheriff of Madison County

RT/lb

EXHIBIT

"3"

tabbies



**CHAMBER OF COMMERCE**

P.O. Box 544, Madison, MS 39110 601-856-7060

To Whom It May Concern:

I am writing to offer support for Bridlewood of Madison in their application to obtain a license to sell and serve alcohol during their events. I have worked with their team on several events personally as well as for the Chamber. I have also attended numerous events held at Bridlewood.

They provide terrific customer service and offer a beautiful venue for holding various types of vents. They are very professional and take care of their clients. They are an asset to our community.

Please contact me with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth F. Tyler".

Elizabeth F. Tyler  
Executive Director







SOUTHERN REGIONAL OFFICE

193 Business Park Drive, Suite E  
Ridgeland, MS 39157-6026  
(601) 956-1936 Fax (601) 956-7814  
www.ducks.org

Marcus Kirby  
Bridlewood of Madison  
3024 MS-22  
Madison, MS 39110

RE: Ducks Unlimited Sponsor Banquet

Mr. Kirby,

I would like to take this opportunity to say thank you for your continued support over the years with Ducks Unlimited events. You and your staff have always shown professionalism and curtesy to DU staff and volunteers as we work together to support the DU mission of wetland conservation.

Working with Bridlewood of Madison as a host site for our events has allowed us to bring together volunteers from across the tri-county area to a place of unique beauty, staffed by helpful and professional individuals.

We look forward to hosting our next event at your outstanding location.

Regards,

Donna Walters  
SR Administrative Assistant  
Ducks Unlimited, Inc.



# MISSISSIPPI SIDS AND INFANT SAFETY ALLIANCE

To Whom It May Concern:

I am writing this letter to commend Bridlewood of Madison on being such an exceptional venue. The events that I have had the pleasure of attending at this beautiful property have been very organized and professional. The attention to detail was incredible and the staff were some of the best I have ever seen.

Bridlewood of Madison reflects what Madison and its citizens represent. It has the charm, personality and client care that I look for in a venue for my events.

I look forward to attending many more events at Bridlewood of Madison and making even more memories.

With Love for Our Children,

Cathy B Files

Executive Director

Mississippi SIDS & Infant Safety Alliance