

THIS IS A CLASS "A" SURVEY ACCORDING TO "STANDARDS OF PRACTICE FOR SURVEYING" IN THE STATE OF MISSISSIPPI ESTABLISHED BY THE AUTHORITY OF SECTION 73-13-15(F), MISSISSIPPI CODE OF 1972 AS AMENDED.

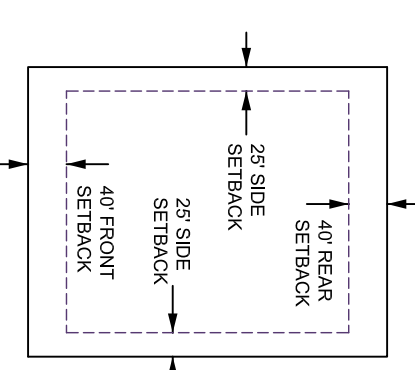
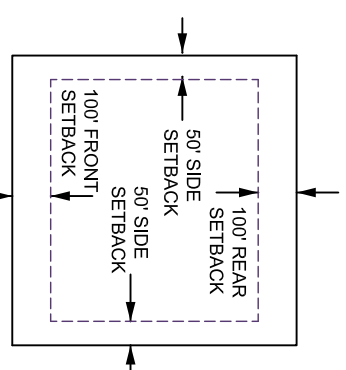
REFERENCE MERIDIAN - RECORDED PLAT OF CHARLTON PLACE PART TWO.

INDICATES PROPERTY CORNERS, INDICATES POINT ON PROPERTY LINES.

ALL PROPERTY CORNERS ARE MARKED WITH 5/8" IRON PINS, UNLESS OTHERWISE NOTED. ALL ADJOINING PROPERTIES ARE NOW OR FORMERLY OWNED AS SHOWN HEREON.

SQUARE FOOTAGE REQUIREMENTS: EAST SIDE OF WINDEMERE BLVD. MINIMUM 3,000 SQ. FT. HEATED & COOLED. WEST SIDE OF WINDEMERE BLVD. MINIMUM 2,750 SQ. FT. HEATED & COOLED.

THE CHARLTON HOME OWNERS ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE RESERVES THE RIGHT TO GRANT A VARIANCE TO THEIR SETBACKS WHEN DETERMINED APPROPRIATE.



MINIMUM SETBACK FROM MEAN HIGH WATER MARK OF LAKE - 100'.
MINIMUM LOT WIDTH @ FRONT 40' SETBACK - 100'.
VERIFY SETBACK REQUIREMENTS AND ANY OTHER RESTRICTIONS THAT MAY EXIST IN COVENANTS OR WITH OTHER JURISDICTIONS.

CHARLTON PLACE, PART THREE

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 34, T9N, R1E & IN THE NORTHEAST 1/4 OF SECTION 3, T8N, R1E MADISON COUNTY, MISSISSIPPI
PRELIMINARY PLAT

Owner: Highway 22 Property, LLC
124 One Madison Plaza,
Suite 1500, Madison, MS 39110
Total acreage: 74.248 acres
Elevation Datum: NAVD88

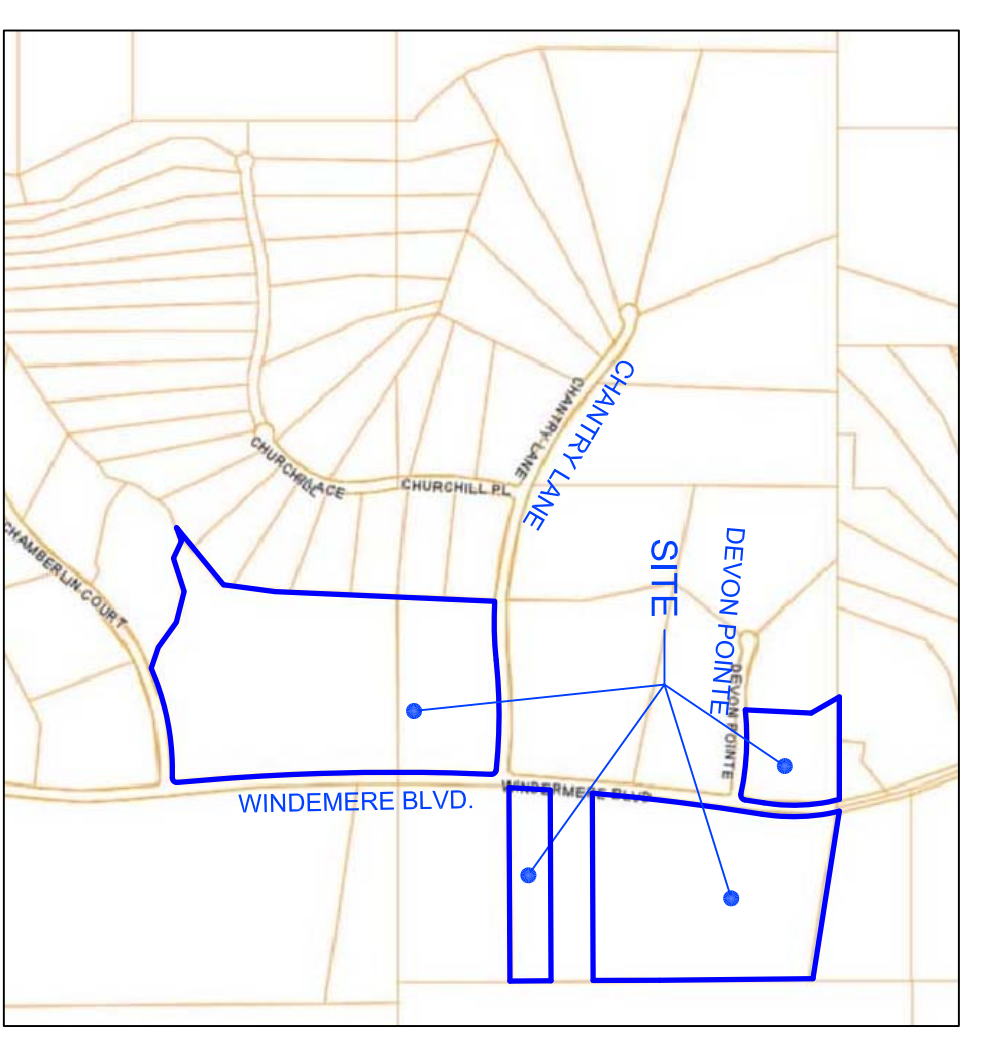
REFERENCE MATERIALS
RECORDED SUBDIVISION PLAT OF "THE RETREAT"
RECORDED SUBDIVISION PLAT OF "CHARLTON PLACE, PART TWO"
RECORDED SUBDIVISION PLAT OF "CHURCHILL OF CHARLTON PLACE"
RECORDED SUBDIVISION PLAT OF "CHARLTON PLACE, PHASE ONE"
BOOK 386 PAGE 324
BOOK 386 PAGE 324
BOOK 3730 PAGE 889
BOOK 3087 PAGE 508

SURVEYED & MAPPED
BY
BARNES SURVEYING, LLC
ROBERT MICHAEL BARNES
LAND SURVEYOR
272 S PERKINS ST., SUITE 400
RIDGELAND, MISSISSIPPI 39157
PHONE: 601.353.7878
EMAIL: mlke@barnesurvey.com
FIELD WORK COMPLETED: NOT COMPLETE
PLAT DATE: JULY 15, 2021

MATCH LINE C

MATCH LINE A

VICINITY MAP
1" = 1000'



LAKE
APPROXIMATE
EDGE OF LAKE
POOL ELEVATION 273.0

LOT 36
CHARLTON PLACE
PART TWO

LOT 38
CHARLTON PLACE
PART TWO

COLEMAN, CHRISTOPHER LUMMIE III
& LAURA POLINDERS
PARCEL #091H-34-004/01.00
BOOK 3730 PAGE 889

DEVON POINTE
R/W = 60'

LOT 9
THE RETREAT

THE RETREAT
COMMON AREA

POINT OF BEGINNING:
TRACT 3

LOT 40
5.89 ACRES

TRACT 3

WEST
538.12'

WEST
61.85'

WEST
890.58'

WEST
888.55'

LEGEND	
---	LOT LINE
---	EASEMENT
---	PROPERTY LINE
---	FOUND 5/8 IRON PIN
---	RIGHT OF WAY

WINDERMERE BLVD.
R/W = 60'

LOT 47-15
5.48 ACRES

LOT 47-14
5.04 ACRES

LOT 47-12
5.02 ACRES

LOT 47-11
5.03 ACRES

TRACT 2

LOT 47-13
5.02 ACRES

LOT 47-12
5.03 ACRES

POINT OF BEGINNING:
TRACT 2

75' UTILITY
EASEMENT

NOT A PART OF
THIS SUBDIVISION

CHISOLM TRAILS
PARCEL #091G-35-001/00.00
BOOK 386 PAGE 324

MATCH LINE C

MATCH LINE A

POINT OF BEGINNING: TRACT 2

LOT 47-11
5.03 ACRES

75' UTILITY EASEMENT

S00°11'4" E
349.2'

NOT A PART OF THIS SUBDIVISION

LOT 36
CHARLTON PLACE PART TWO

R=12033.04'
A=227.10'
C=227.10'
N05°26'14"E

S89°44'14"W
982.99'

N89°44'14"E
1001.39'

OLD ASPHALT PATH

S00°11'44"E
224.85'

R=12033.04'
A=216.68'
C=216.67'
N03°19'30"E

POINT OF BEGINNING: TRACT 1

LOT 47-9
5.07 ACRES

TRACT 1

CHANTRY LANE
R/W = 60'

POINT OF BEGINNING: TRACT 4

S00°26'57"E
216.25'

30' UTILITY EASEMENT

R=2716.39'
A=573.50'
C=572.44'
N89°57'40"W

LOT 45
CHARLTON PLACE PART TWO

30' UTILITY EASEMENT

S89°44'14"W
1015.65'

POINT OF COMMENCEMENT: NORTHWEST CORNER OF LOT 45 CHARLTON PLACE, PART TWO MADISON COUNTY, MISSISSIPPI.

CHISOLM TRAILS
PARCEL #091G-35-001/00.00
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WINDERMERE BLVD.
R/W = 60'

LOT 18-8
11.65 ACRES

CHARLTON PLACE, PART THREE

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 34, T9N, R1E & IN THE NORTHEAST 1/4 OF SECTION 3, T8N, R1E MADISON COUNTY, MISSISSIPPI
PRELIMINARY PLAT

SECTION 34 - T9N - R1E
SECTION 3 - T8N - R1E

LOT 49
CHURCHILL OF CHARLTON PLACE

15' DRAINAGE & UTILITY EASEMENT

R=25.00'
A=57.66'
C=34.20'
N40°45'40"W

R=12093.04'
A=282.76'
C=282.75'
S00°59'55"E

R=12093.04'
A=282.76'
C=282.75'
S00°59'55"E

R=12093.04'
A=282.76'
C=282.75'
S00°59'55"E

LOT 50
CHURCHILL OF CHARLTON PLACE

30' UTILITY EASEMENT

S84°33'32"E
917.24'

MATCH LINE B

LOT 18-7
7.23 ACRES

TRACT 4

N88°14'46"E
935.75'

R=12093.04'
A=282.76'
C=282.75'
S00°59'55"E

R=12093.04'
A=282.76'
C=282.75'
S00°59'55"E

SURVEYED & MAPPED BY
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PHONE: 601.353.7878
EMAIL: mike@barnesurvey.com
FIELD WORK COMPLETED: NOT COMPLETE
PLAT DATE: JULY 15, 2021

LEGEND

- LOT LINE
- EASEMENT
- PROPERTY LINE
- FOUND 5/8 IRON PIN
- RIGHT OF WAY

CHARLTON PLACE, PART THREE
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 34, T9N, R1E &
IN THE NORTHEAST 1/4 OF SECTION 3, T8N, R1E
MADISON COUNTY, MISSISSIPPI
PRELIMINARY PLAT

SECTION 34 - T9N - R1E
SECTION 3 - T8N - R1E

CHURCHILL PLACE
R/W = 60'

LOT 50
CHURCHILL OF
CHARLTON PLACE

LOT 51
CHURCHILL OF
CHARLTON PLACE

LOT 52
CHURCHILL OF
CHARLTON PLACE

LOT 53
CHURCHILL OF
CHARLTON PLACE

LOT 54
CHURCHILL OF
CHARLTON PLACE

LOT 55
CHURCHILL OF
CHARLTON PLACE

30' UTILITY
EASEMENT

S84°33'32"E
917.24'

LOT 18-7
7.23 ACRES

TRACT 4

N88°14'46"E
935.75'

LOT 18-6
7.20 ACRES

R=1790.24'
A=519.26'
C=517.44'
S82°52'43"W

LOT 18-5
5.53 ACRES

R=12093.04'
A=516.42'
C=516.38'
N04°08'02"W

S19°31'20"E
544.28'

LOT 18-4
6.42 ACRES

R=1790.24'
A=525.18'
C=523.29'
S86°09'55"W

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S07°37'12"W
270.66'

MATCH LINE B

WINDERMERE BLVD.
R/W = 60'

LEGEND	
	LOT LINE
	EASEMENT
	PROPERTY LINE
	PIP FOUND 5/8 IRON PIN
	R/W RIGHT OF WAY

R=12093.04'
A=1635.28'
C=1634.04'
N01°29'00"W

R=12093.04'
A=282.76'
C=282.75'
S00°59'55"E

R=12093.04'
A=282.16'
C=282.15'
S02°17'22"E

R=1325.22'
A=345.91'
C=344.82'
N84°12'46"E

R=1325.22'
A=238.33'
C=238.01'
N71°34'59"E

R=1790.24'
A=525.18'
C=523.29'
S86°09'55"W

R=1790.24'
A=519.26'
C=517.44'
S82°52'43"W

R=1325.22'
A=345.91'
C=344.82'
N84°12'46"E

R=1325.22'
A=238.33'
C=238.01'
N71°34'59"E

R=1325.22'
A=584.24'
C=579.52'
N79°03'38"E

R=25.00'
A=42.34'
C=37.46'
N43°10'00"W

S75°47'09"E
122.95'

S75°47'09"E
166.42'

S75°47'09"E
122.95'

S75°47'09"E
166.42'

S75°47'09"E
122.95'

S75°47'09"E
166.42'

S75°47'09"E
122.95'

S75°47'09"E
166.42'

S75°47'09"E
122.95'

S64°43'36"E
97.38'

S64°43'36"E
97.38'

S64°43'36"E
97.38'

S64°43'36"E
97.38'

S64°43'36"E
97.38'

S64°43'36"E
97.38'

S64°43'36"E
97.38'

S64°43'36"E
97.38'

S64°43'36"E
97.38'

DANIELS, JUSTIN B. & SARAH C.
PARCEL #081B-03-02400.00
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LOT 17
CHARLTON PLACE
PHASE ONE REVISED

LOT CORNER TO
CENTERLINE OF
EASEMENT
C=4.29'

R=1325.22'
A=584.24'
C=579.52'
N79°03'38"E

SURVEYED & MAPPED
BY
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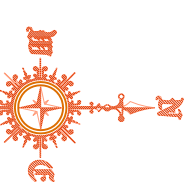
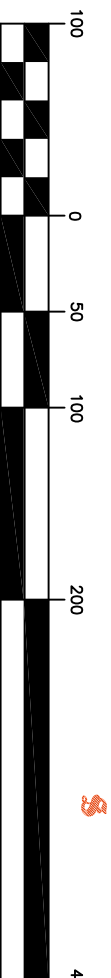
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FIELD WORK COMPLETED: NOT COMPLETE
PLAT DATE: JULY 15, 2021

CHAMBERLIN COURT
R/W = 60'

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



LAKE

