

BEFORE THE MADISON COUNTY, MISSISSIPPI BOARD OF SUPERVISORS

IN RE: ALTERATION OF THE PLAT OF TWELVE OAKS ESTATES TO COMBINE TWO (2) LOTS INTO ONE (1) LOT

THOMAS A. BOYKIN AND MELIA B. BOYKIN, PETITIONERS

---

PETITION TO ALTER THE PLAT OF TWELVE OAKS ESTATES  
TO COMBINE TWO (2) LOTS INTO ONE (1) LOT

---

COME NOW Petitioners, **THOMAS A. BOYKIN AND MELIA B. BOYKIN**, pursuant to Section 17-1-23 (4) of the *Mississippi Code of 1972, Annotated, as Amended*, and file this their Petition before the Board of Supervisors of Madison County, Mississippi to alter the Plat of Twelve Oaks Estates, a Subdivision of Madison County, Mississippi, and in support hereof show as follows:

1. Petitioners, **THOMAS A. BOYKIN AND WIFE, MELIA B. BOYKIN**, are the owners of Lots 4 and 5, Twelve Oaks Estates, as evidenced by Warranty Deed dated April 7, 2021, recorded in Book 4018 at Page 210 in the office of the Chancery Clerk of Madison County, Mississippi, a copy of which is attached hereto as **Exhibit "A"** and incorporated herein by reference.

2. Twelve Oaks Estates is a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi, in Plat Cabinet E at Slides 198A and 198B. A copy of the plat is attached hereto as **Exhibit "B"** and incorporated herein by reference.

3. Petitioners desire to combine Lots 4 and 5, so as to be able to construct one (1) residential dwelling on the combined Lots. The size of the combined Lots totals 9.71 acres.

4. That pursuant to Section 17-1-23 (4) of the *Mississippi Code of 1972, Annotated, as Amended*, the only parties interested in this matter are:

A. Petitioners, Thomas A. Boykin and Melia B. Boykin;

B. NW Properties, LLC, developer of Twelve Oaks Estates, LLC.

5. That the Board of Supervisors should approve the combining of Lots 4 and 5,

Twelve Oaks Estates, and should reflect same in its minutes and by marginal notation on the plat of Twelve Oaks Estates.

6. That upon the combining of Lots 4 and 5 all easements and setbacks along the common lot line of Lots 4 and 5 shall be abandoned.

**WHEREFORE, PREMISES CONSIDERED,** Petitioners respectfully request that this Petition be received, and that after due consideration, the Board of Supervisors of Madison County, Mississippi will enter its Order Altering the Plat of Twelve Oaks Estates to reflect that Lots 4 and 5 thereof are to be classified as one (1) Lot and that all easements and setbacks between the adjoining lots are abandoned.

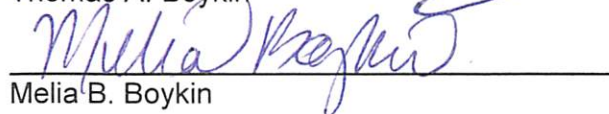
**FURTHER,** Petitioners request that the Board of Supervisors of Madison County, Mississippi grant any other relief to which Petitioners may be entitled.

THIS the 17 day of August 2021.

Respectfully submitted,



Thomas A. Boykin



Melia B. Boykin

NW Properties, LLC

By:  \_\_\_\_\_

Member

Don A. McGraw, Jr.  
Montgomery McGraw, PLLC  
P.O. Box 1039  
151 W. Peace Street  
Canton, MS 39046  
Telephone: 601-859-3616  
Facsimile: 601-859-3622  
Email: [Dmcgraw@montgomerymcgraw.com](mailto:Dmcgraw@montgomerymcgraw.com)  
Attorney for Petitioners



Prepared By:  
B. Scott Buffington  
Attorney at Law  
P.O. Box 745  
Magee, MS 39111  
(601)849-4267

Return To:  
B. Scott Buffington  
Attorney at Law  
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Magee, MS 39111  
(601)849-4267

INDEXING INSTRUCTIONS:  
OTS 4 & 5, MADISON COUNTY - TWELVE OAKS ESTATE  
SECTION 28, TOWNSHIP 8 NORTH, RANGE 3 EAST

STATE OF MISSISSIPPI  
COUNTY OF MADISON

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00),  
cash in hand paid and other good and valuable considerations, the  
receipt and sufficiency of which is hereby acknowledged,

NW PROPERTIES, LLC  
132 Jorn Circle  
Canton, MS 39046  
(601)519-5533

do hereby grant, bargain, sell, convey and warrant unto

THOMAS A. BOYKIN, and wife,  
MELIA B. BOYKIN  
505 Monterey Rd.  
Richland, NMS 39218  
(601)717-2778

as joint tenants with full rights of survivorship and not as  
tenants in common, the following described property, lying and  
being situated in MADISON County, Mississippi:



Lot 4 (4.87 acres) and Lot 5 (4.84 acres) of Twelve Oaks Estate, Section 28, Township 8 North, Range 3 East of Madison County, Mississippi, as per map or plat thereof on file in the office of the Chancery Clerk of Madison County, Mississippi.

PPIN: 54165, Parcel No. 083H-28-008/00.00 and  
PPIN: 54166, Parcel No. 083H-28-009/00.00


Having an address of: 765A & B Twelve Oaks Trace,  
Canton, MS 39046-5052

together with all and singular the improvements thereon and appurtenances thereunto belonging.

**SUBJECT to Land Use Restrictions as described on Exhibit "B" in that certain Special Warranty Deed recorded as Instrument # 659183 in Deed Book 2716 at Pages 531-546.**

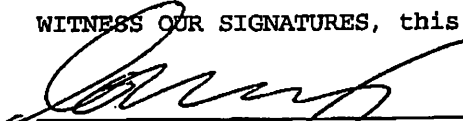
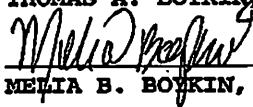
WITNESS OUR SIGNATURE, this the 5<sup>th</sup> day of April, 2021.

NW PROPERTIES, LLC

BY:   
BRAD WILLIFORD, MEMBER, GRANTOR

ACCEPTED:

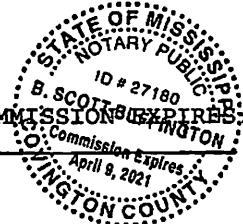
WITNESS OUR SIGNATURES, this the 5<sup>th</sup> day of April, 2021.

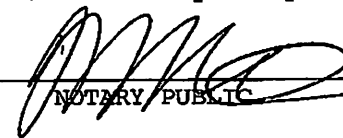
  
THOMAS A. BOYKIN, GRANTEE  
  
MELITA B. BOYKIN, GRANTEE

STATE OF MISSISSIPPI  
COUNTY OF SIMPSON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named BRAD WILLIFORD, Member of NW PROPERTIES, LLC, who acknowledged that HE signed and delivered the above and foregoing Warranty Deed on the day and year therein stated after having been properly authorized so to do.

GIVEN UNDER MY HAND AND SEAL, this the 5<sup>th</sup> day of April, 2021.

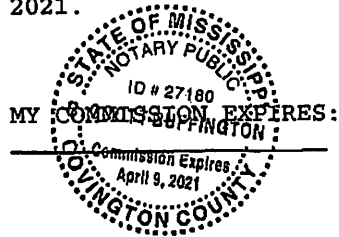
MY COMMISSION EXPIRES  
  
B. SCOTT BUXINGTON  
NOTARY PUBLIC  
SIMPSON COUNTY

  
NOTARY PUBLIC

STATE OF MISSISSIPPI  
COUNTY OF SIMPSON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **THOMAS A. BOYKIN**, who acknowledged that HE signed and delivered the above and foregoing Warranty Deed as HIS own act and deed on the day and year therein stated.

GIVEN UNDER MY HAND AND SEAL, this the 5<sup>th</sup> day of April, 2021.

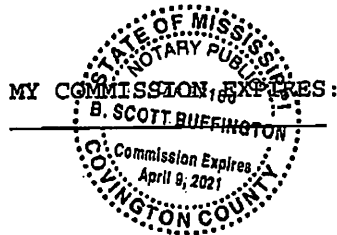


*[Handwritten Signature]*  
NOTARY PUBLIC

STATE OF MISSISSIPPI  
COUNTY OF SIMPSON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **MELIA B. BOYKIN**, who acknowledged that SHE signed and delivered the above and foregoing Warranty Deed as HER own act and deed on the day and year therein stated.

GIVEN UNDER MY HAND AND SEAL, this the 5<sup>th</sup> day of April, 2021.



*[Handwritten Signature]*  
NOTARY PUBLIC

POB.21/Boykin,Thomas&Melia,MadisonCounty-DEED

MADISON COUNTY - MS RONNY LOTT  
I CERTIFY THIS INSTRUMENT WAS FILED ON 4/7/2021 9:33:26 AM AND RECORDED IN W BOOK:4018 PAGE:310

# TWELVE OAKS ESTATES

Situated in the East 1/2 of the NW 1/4 and the West 1/2 of the NE 1/4 of Section 28, T8N, R3E, Madison County, Mississippi

8582 E-198A

Line	Bearing	Distance
L1	S 47°15'15" E	18.64
L2	N 37°18'27" E	198.14
L3	N 44°12'15" E	78.80
L4	N 13°40'27" E	24.87

Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	109°42'24"	43.59	218.00	21.82	43.51	N 37°16'43" E
C2	171°00'	36.67	183.00	18.34	36.67	N 39°00'00" E
C3	121°11'15"	146.07	312.00	81.30	146.00	N 32°31'41" E
C4	109°42'24"	43.59	218.00	21.82	43.51	N 37°16'43" E
C5	171°00'	36.67	183.00	18.34	36.67	N 39°00'00" E
C6	121°11'15"	146.07	312.00	81.30	146.00	N 32°31'41" E
C7	109°42'24"	43.59	218.00	21.82	43.51	N 37°16'43" E
C8	171°00'	36.67	183.00	18.34	36.67	N 39°00'00" E
C9	121°11'15"	146.07	312.00	81.30	146.00	N 32°31'41" E



( IN FEET )  
1 inch = 100 ft

- GENERAL NOTES:**
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" (NOT SHOWN) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 26089C0420D, COMMUNITY PANEL NO. 280228 0420 F, EFFECTIVE DATE MARCH 17, 2010.
  - THIS SURVEY MEETS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYORS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSES FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
  - ==== DENOTES 15' UTILITY EASEMENTS UNLESS OTHERWISE NOTED.
  - BEARINGS ARE BASED ON SOLAR OBSERVATION.
  - ALL MEASUREMENTS OF CURVES ARE CHORD-LENGTH DISTANCES.
  - 3/4" x 18" IRON PINS SET AT ALL CORNERS.
  - FIELD SURVEY COMPLETED JUNE 17, 2011.

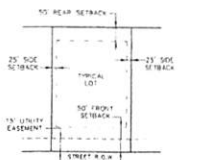
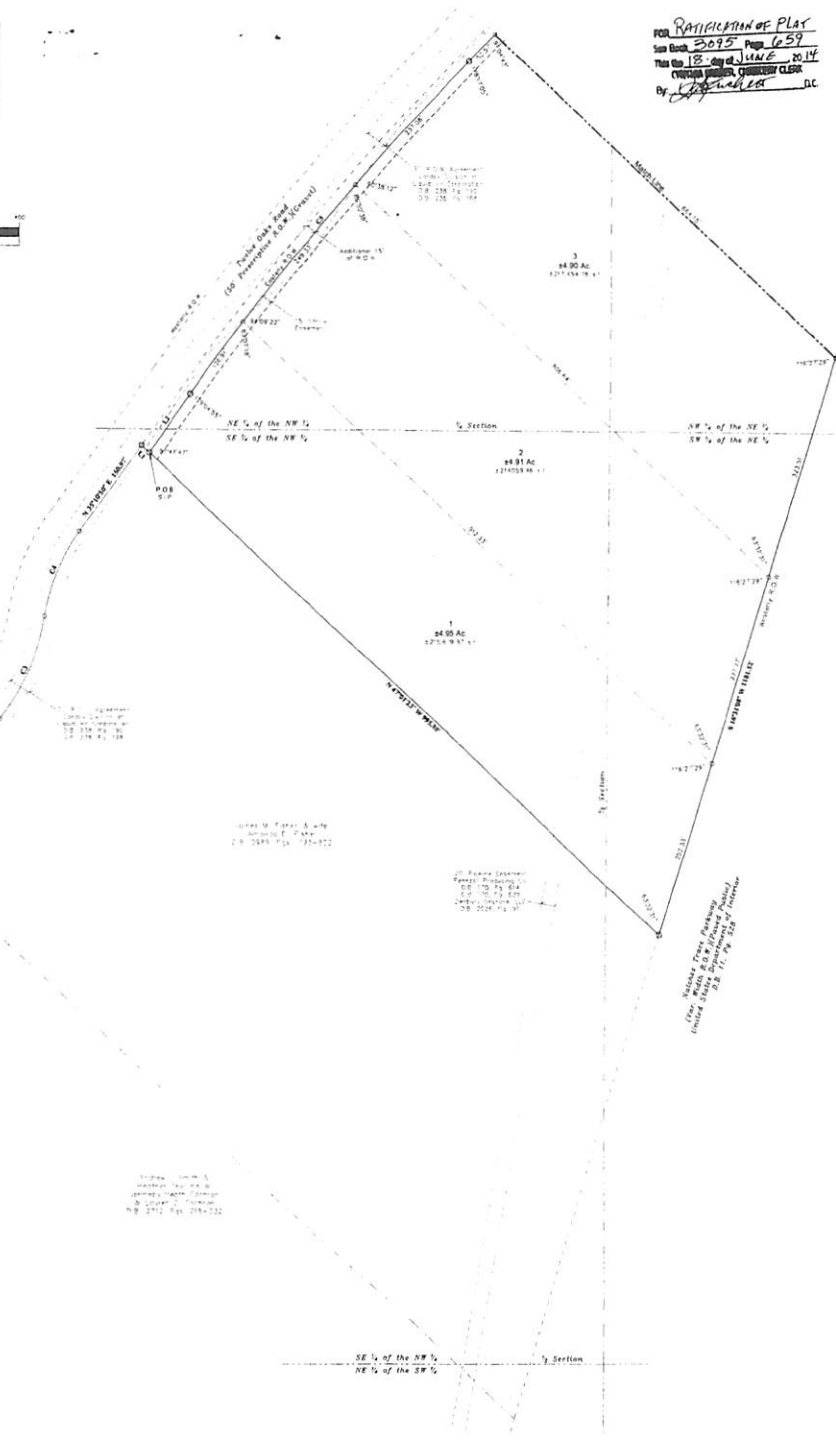
**MATHEMATICAL CLOSURE:**

Start Point: Station 11851.20, Easting: 6228.89  
 Ending Coordinates: Station 11851.20, Easting: 6228.89

Meaning: Distance: 295.81, LMG: 1185.92, 143.21, 475.64, 11.61  
 N 29°27'00" E 295.81 LMG  
 N 47°32'30" E 17.88 CURVE R 260.00 Δ 80.01 179.50 21.34  
 N 51°14'00" E 80.12 LMG  
 N 49°14'24" E 142.88 CURVE R 1185.92 Δ 120.00 475.64 11.61  
 N 44°47'00" E 78.96 LMG  
 N 30°18'00" E 244.42 CURVE R 740.00 Δ 120.00 197.45 122.92  
 N 25°42'24" E 25.81 LMG  
 N 30°27'00" E 177.38 LMG  
 S 47°15'15" E 18.64 LMG  
 S 13°37'00" E 181.52 LMG  
 N 47°15'15" E 89.84 LMG

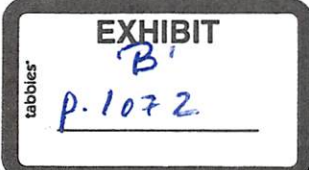
Ending Coordinates: Station 11851.20, Easting: 6228.89  
 Mean: 1280372.24 N, 29.3533 East  
 Mean: 1280372.24 N, 29.3533 East  
 Closure Error: Horizontal: 0.0000, Vertical: 0.0000  
 Closure: Precision: 1:289,828

FOR RATIFICATION OF PLAT  
 See Book 2095 Page 639  
 This on 13 day of JUNE 2014  
 COUNTY CLERK, MISSISSIPPI  
 By: [Signature] DC



**TYPICAL LOT DETAIL WITH SETBACKS**

SETBACK NOTE:  
 Breeding, raising and feeding of grazing livestock (i.e. horses, cattle, sheep, goats, mules, etc.) provided that such young animals defined as "grazing livestock" shall be kept on a tract or lot of one (1) acre or more. Signs, pens, corrals and other buildings or enclosures for the keeping of livestock are permitted accessory uses, provided that such buildings or enclosures (including signs attached) are located no closer than 10 feet from any adjoining property line or existing street right-of-way.





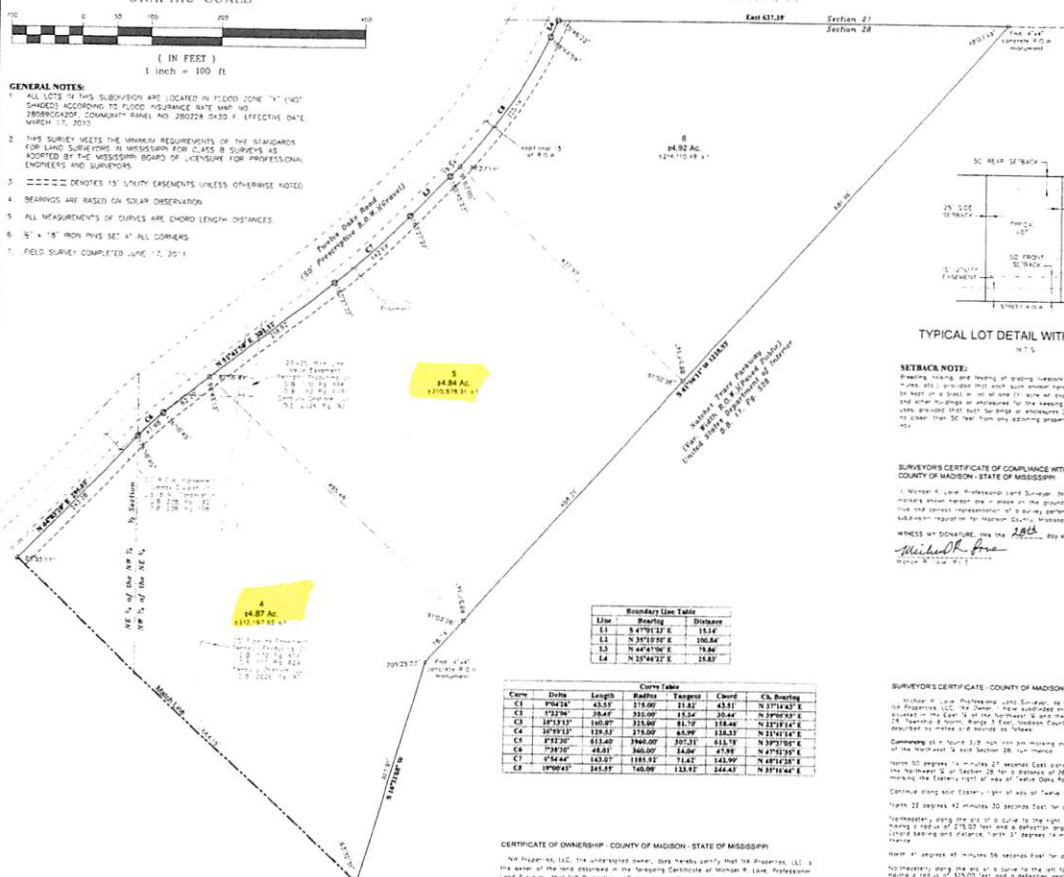
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Situated in the East 1/2 of the NW 1/4 and the West 1/2 of the NE 1/4 of Section 28, T8N, R3E, Madison County, Mississippi

8582 E-198 B



- GENERAL NOTES:**
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28889C0420 "COUNTY" PANEL NO. 28022A 0430 & EFFECTIVE DATE MARCH 17, 2010
  - THIS SURVEY MEETS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSES FOR PROFESSIONAL ENGINEERS AND SURVEYORS
  - ===== DENOTES 1/8" VERTICAL ELEVATIONS UNLESS OTHERWISE NOTED
  - BEARINGS ARE BASED ON SATELLITE OBSERVATION
  - ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES
  - 6" x 18" IRON PINS SET AT ALL CORNERS
  - FIELD SURVEY COMPLETED JUNE 17, 2011



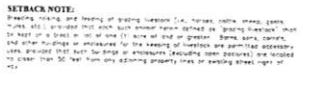
**Boundary Line Table**

Line	Bearing	Distance
L1	S 47°01'27" E	15.16'
L2	N 39°19'00" E	106.84'
L3	N 66°41'00" E	79.84'
L4	N 32°48'37" E	21.83'

**Curve Table**

Curve	Bearing	Length	Radius	Chord	Chord Bearing
C1	S 47°01'27" E	43.57'	278.00'	11.87'	S 31°14'43" E
C2	S 72°26'00" E	28.64'	216.00'	12.24'	N 19°00'37" E
C3	S 18°13'17" E	106.87'	316.00'	81.70'	N 12°19'14" E
C4	S 18°13'17" E	129.54'	376.00'	85.99'	N 12°19'14" E
C5	S 18°13'17" E	113.40'	346.00'	87.31'	N 12°19'14" E
C6	S 72°26'00" E	48.81'	366.00'	14.86'	N 47°12'50" E
C7	S 72°26'00" E	143.07'	446.00'	11.87'	N 31°14'43" E

### TYPICAL LOT DETAIL WITH SETBACKS



**SETBACKS NOTE:**  
 Fronting, side and rear setbacks shall be measured from the centerline of the street to the centerline of the building. Setbacks shall be measured from the centerline of the street to the centerline of the building. Setbacks shall be measured from the centerline of the street to the centerline of the building. Setbacks shall be measured from the centerline of the street to the centerline of the building.

**SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS**  
 COUNTY OF MADISON - STATE OF MISSISSIPPI  
 I, MICHAEL RAY, Licensed Professional Land Surveyor, do hereby certify that the measurements and bearings shown herein are a true and correct representation of the survey performed by the surveyor designated in the subdivision regulations for Madison County, Mississippi.  
 WITNESS MY SIGNATURE AND SEAL OF OFFICE, this 28th day of March, 2014.  
 Michael R. Ray  
 Licensed Professional Land Surveyor  
 License No. 12345

**SURVEYOR'S CERTIFICATE - COUNTY OF MADISON - STATE OF MISSISSIPPI**  
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**CERTIFICATE OF OWNERSHIP - COUNTY OF MADISON - STATE OF MISSISSIPPI**  
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**BOARD OF SUPERVISORS - COUNTY OF MADISON - STATE OF MISSISSIPPI**  
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**ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI**  
 PERSONALLY APPEARED BEFORE ME, the undersigned Notary Public, in and for the jurisdiction aforesaid, the above named MICHAEL RAY, Licensed Professional Land Surveyor, who acknowledged to me that he signed and delivered the Plat and Certificate thereon as set forth herein.  
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**CERTIFICATE OF COMPARISON - COUNTY OF MADISON - STATE OF MISSISSIPPI**  
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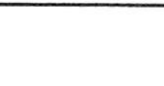
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 License No. 12345



**BENCHMARK**  
 Engineering & Surveying, LLC  
 101 Highpointe Ct., Suite B, Brandon, Mississippi 39047  
 Office 601-591-1077 • e-mail benchmark@benchmark.ms

**EXHIBIT 'B'**  
 p2 of 2

**SHEET 2 OF 2**