

BEFORE THE MADISON COUNTY, MISSISSIPPI BOARD OF SUPERVISORS
IN RE: ALTERATION OF THE PLAT OF CHURCHILL OF CHARLTON PLACE TO
COMBINE TWO (2) LOTS INTO ONE (1) LOT

WILLIAM BARRETT LONG, MEAGAN BAILEY LONG AND HIGHWAY 22
PROPERTY, LLC, PETITIONERS

PETITION TO ALTER THE PLAT OF CHURCHILL OF CHARLTON PLACE
TO COMBINE TWO (2) LOTS INTO ONE (1) LOT

COME NOW Petitioners, **WILLIAM BARRETT LONG, MEAGAN BAILEY LONG,**
AND HIGHWAY 22 PROPERTY, LLC, 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 Churchill of Charlton Place,
a Subdivision of Madison County, Mississippi, and in support hereof show as follows:

1. Petitioners, **WILLIAM BARRETT LONG AND WIFE, MEAGAN BAILEY**
LONG, are the owners of Lot 54, Churchill of Charlton Place, as evidenced by Warranty
Deed dated May 23, 2021, recorded in Book 4033 at Page 901 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. Petitioner, Highway 22 Property, LLC, is the developer of Churchill of
Charlton Place and is the owner of Lot 55, Churchill of Charlton Place.

3. Churchill of Charlton Place 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 F at Slides 3B, 4A and 4B. A copy of the plat is attached
hereto as **Exhibit "B"** and incorporated herein by reference.

4. **WILLIAM BARRETT LONG AND MEAGAN BAILEY LONG** have entered into a contract with Highway 22 Property, LLC for the purchase of Lot 55. Petitioners desire to combine Lots 54 and 55, so that **WILLIAM BARRETT LONG AND MEAGAN BAILEY LONG** will be able to construct one (1) residential dwelling on the combined Lots after their purchase of Lot 55. The size of the combined Lots totals 6.18 acres.

5. 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, **WILLIAM BARRETT LONG AND MEAGAN BAILEY LONG**;

B. **HIGHWAY 22 PROPERTY, LLC**, developer of Churchill of Charlton Place, LLC and owner of Lot 55, Churchill of Charlton Place.

6. That the Board of Supervisors should approve the combining of Lots 54 and 55, Churchill of Charlton Place, and should reflect same in its minutes and by marginal notation on the plat of Churchill of Charlton Place.


7. That upon the combining of Lots 54 and 55, all easements and setbacks along the common lot line of Lots 54 and 55 shall be abandoned and terminated.

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 Churchill of Charlton Place to reflect that Lots 54 and 55 thereof are to be classified as one (1) Lot and that all easements and setbacks between the adjoining lots are abandoned and terminated.

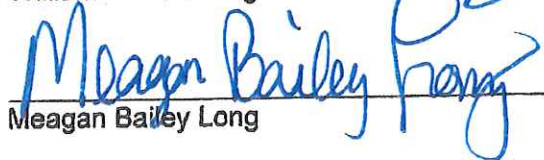
FURTHER, Petitioners request that the Board of Supervisors of Madison County, Mississippi grant any other relief to which Petitioners may be entitled.

THIS the 10TH day of June 2022.

Respectfully submitted,

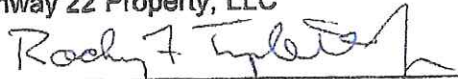


William Barrett Long



Meagan Bailey Long

Highway 22 Property, LLC

By: 

Rodney F. Triplett, Jr., Member/Manager

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
Attorney for Petitioners



Madison County, MS
 I CERTIFY THIS INSTRUMENT FILED/RECORDED
 5/5/2021 11:09:30 AM
 INST. 925510 PAGE 1 OF 3
 BOOK W - 4033/901
 WITNESS MY HAND AND SEAL
 Ronny Lott, C.C. BY: RGK D.C.

PREPARED BY:
 Cecil D. McClellan III (MB# 10478)
 Benchmark Title, LLC
 124 One Madison Plaza, Suite 1400
 Madison, MS 39110
 (601)707-7789

RETURN TO:
 Benchmark Title, LLC
 124 One Madison Plaza, Suite 1400
 Madison, MS 39110
 (601)707-7789
 File #: 2021-4152

WARRANTY DEED

STATE OF MISSISSIPPI
 COUNTY OF MADISON

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the GRANTORS:

Alan B. Parker and Evan S. Parker
 128 Amethyst Lane
 Brandon, MS 39047
 Phone Number: (601)529-8896

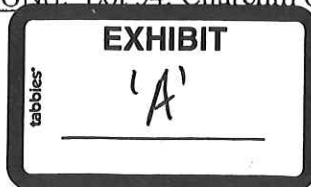
do hereby bargain, sell, grant, convey, and warrant unto GRANTEE:

William Barrett Long and Meagan Bailey Long,
 Husband and Wife, as Joint Tenants with Full Rights
 of Survivorship and not as Tenants in Common
216 FIRST COLONY BLVD.
MADISON, MS 39110
 Phone Number: (601) 506-4241

the following described land and property located in Madison County, Mississippi, and more particularly described as follows:

Complete Legal Description is attached hereto as Exhibit A.

INDEXING INSTRUCTIONS: Lot 54, Churchill of Charlton Place, Madison County, Mississippi

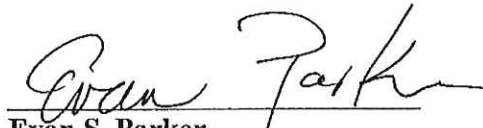


Excepted from this deed and warranty hereof are all zoning and building ordinances; easements, covenants and rights of way of record; and prior reservations and conveyances of minerals.

IT IS AGREED and understood that the taxes for the current year have been prorated as to this date on an estimated basis. When said taxes are actually determined, if the pro-ration as of this date is incorrect, then the Grantors agree to pay the Grantee or his assigns any amount which is deficit on an actual pro-ration and likewise, the Grantee agrees to pay the Grantors any amount overpaid by the Grantors.

IN WITNESS THEREOF, the undersigned Grantors have executed this Warranty Deed on the 3 day of May, 2021.


Alan B. Parker


Evan S. Parker

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 3rd day of May, 2021, within my jurisdiction, the within named **Alan B. Parker and Evan S. Parker**, who acknowledged to me that they executed, signed and delivered the above and foregoing instrument on the day and year therein mentioned.


NOTARY PUBLIC

My Commission Expires:
5/20/2022



EXHIBIT A

COMPLETE LEGAL DESCRIPTION

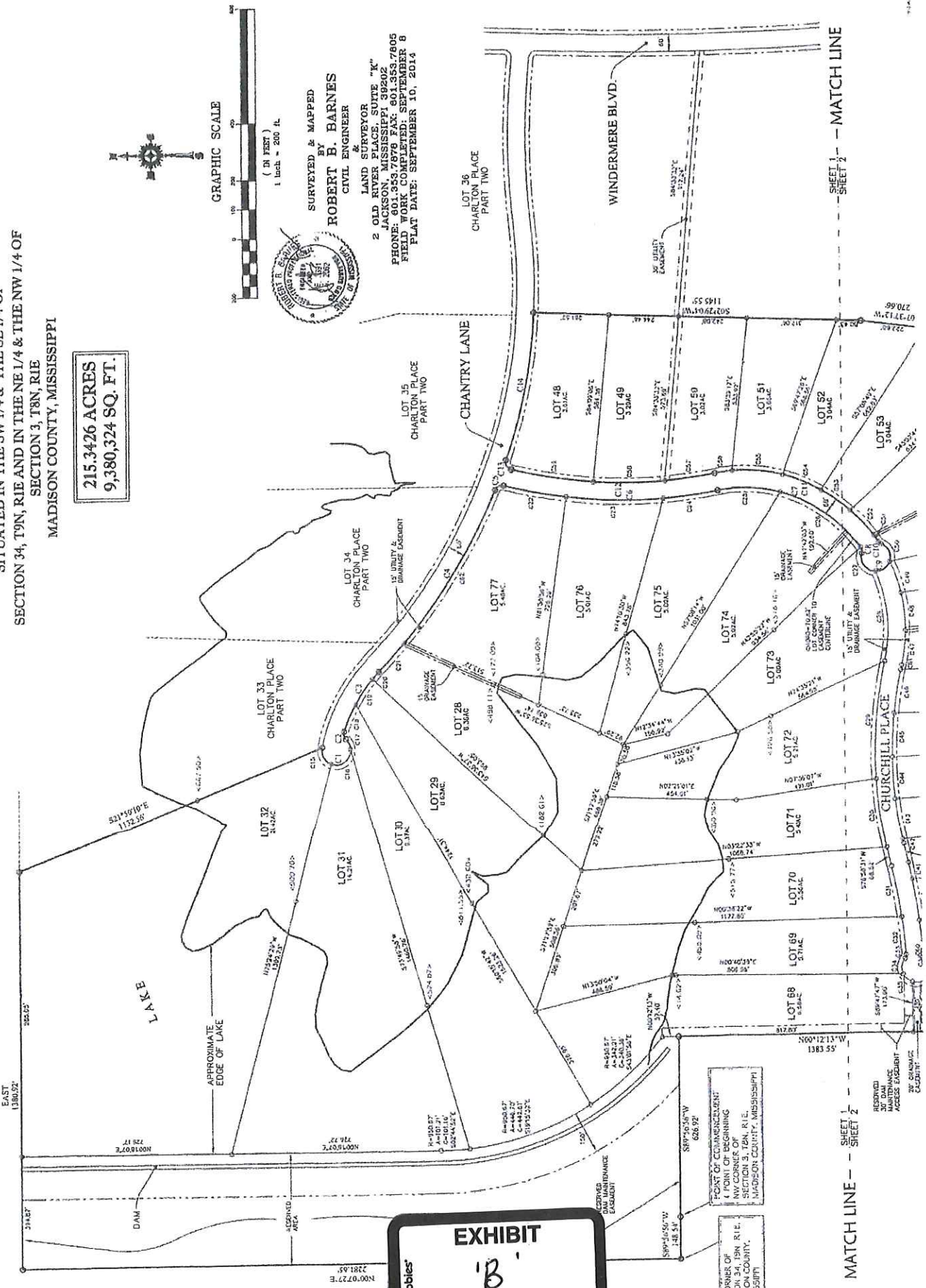
Lot 54, Churchill of Charlton Place, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet F at Slides 3B, 4A & B reference to which map or plat is hereby made in aid of and as a part of this description.

MADISON COUNTY, MISSISSIPPI
I CERTIFY THIS INSTRUMENT WAS FILED ON 5/5/2021 11:09:30 AM AND RECORDED IN W BOOK 4033 PAGE:901

CHURCHILL OF CHARLTON PLACE

SITUATED IN THE SW 1/4 & THE SE 1/4 OF SECTION 34, T9N, R1E AND IN THE NE 1/4 & THE NW 1/4 OF SECTION 3, T8N, R1E MADISON COUNTY, MISSISSIPPI

215.3426 ACRES
9,380,324 SQ. FT.



SURVEYED & MAPPED
BY
ROBERT E. BARNES
CIVIL ENGINEER
&
LAND SURVEYOR
2 OLD RIVER PLACE, SUITE "K"
JACKSON, MISSISSIPPI 39202
PHONE: 662.782.7878 FAX: 601.353.7805
FIELD WORK COMPLETED: SEPTEMBER 8
PLAT DATE: SEPTEMBER 10, 2014



tabbles
EXHIBIT
'B'

POINT OF COMMENCEMENT
4 POINT OF BEGINNING
NW CORNER OF
SECTION 34, T9N, R1E,
MADISON COUNTY,
MISSISSIPPI

MATCH LINE - SHEET 2

RESERVED
30' DAM
EASEMENT
ADDRESS EASEMENT

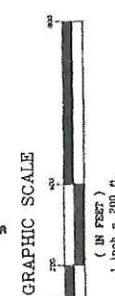
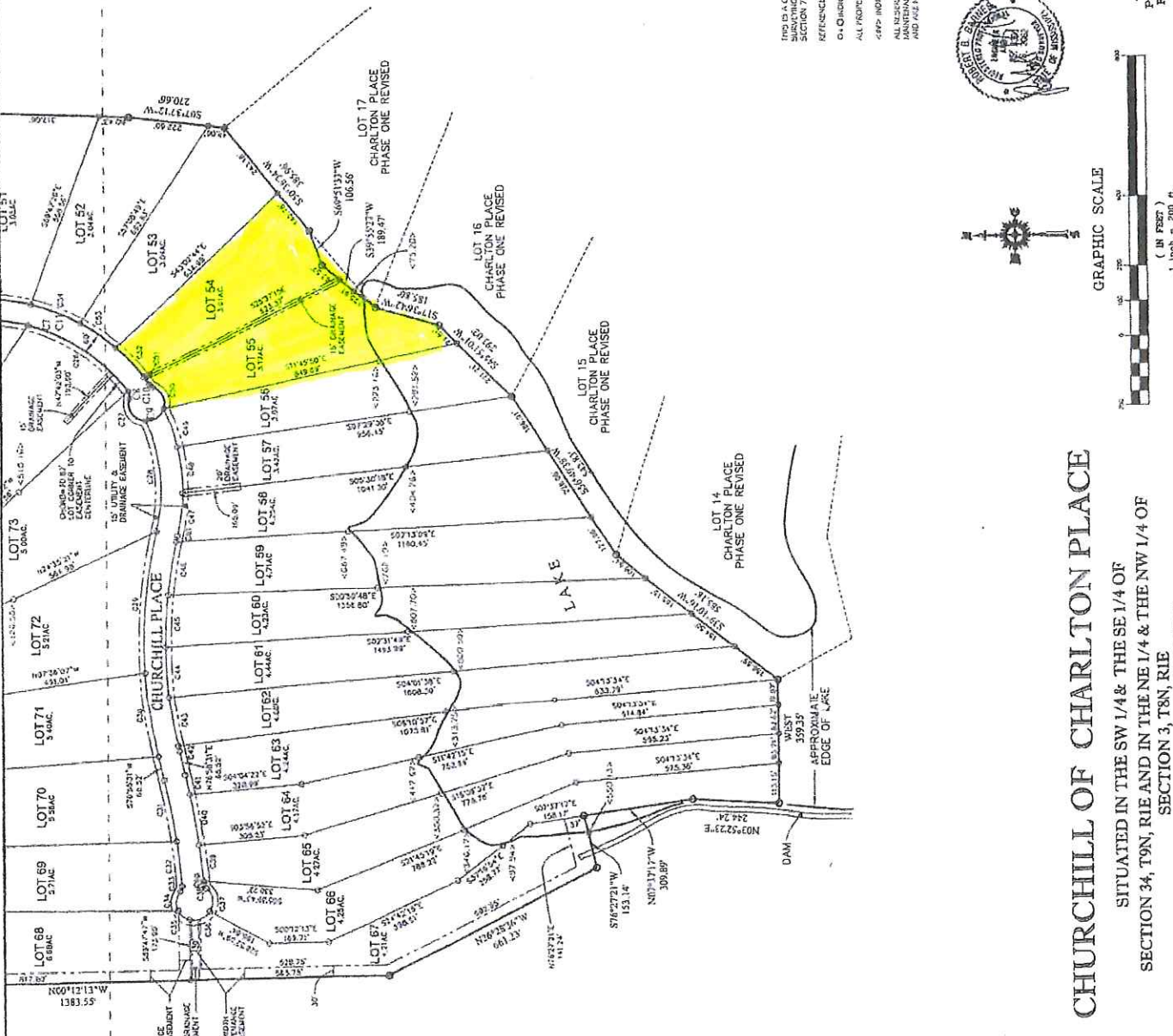
1409 K-4A

SHEET 2/3

MATCH LINE -- SHEET 2

MATCH LINE -- SHEET 1

| CURVE | RADIUS | ARC | CHORD | BEARING |
|-------|--------|-------|-------|---------|
| C1 | 25.00 | 25.00 | 25.00 | 271.7 |
| C2 | 25.00 | 25.00 | 25.00 | 271.7 |
| C3 | 25.00 | 25.00 | 25.00 | 271.7 |
| C4 | 25.00 | 25.00 | 25.00 | 271.7 |
| C5 | 25.00 | 25.00 | 25.00 | 271.7 |
| C6 | 25.00 | 25.00 | 25.00 | 271.7 |
| C7 | 25.00 | 25.00 | 25.00 | 271.7 |
| C8 | 25.00 | 25.00 | 25.00 | 271.7 |
| C9 | 25.00 | 25.00 | 25.00 | 271.7 |
| C10 | 25.00 | 25.00 | 25.00 | 271.7 |
| C11 | 25.00 | 25.00 | 25.00 | 271.7 |
| C12 | 25.00 | 25.00 | 25.00 | 271.7 |
| C13 | 25.00 | 25.00 | 25.00 | 271.7 |
| C14 | 25.00 | 25.00 | 25.00 | 271.7 |
| C15 | 25.00 | 25.00 | 25.00 | 271.7 |
| C16 | 25.00 | 25.00 | 25.00 | 271.7 |
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| C18 | 25.00 | 25.00 | 25.00 | 271.7 |
| C19 | 25.00 | 25.00 | 25.00 | 271.7 |
| C20 | 25.00 | 25.00 | 25.00 | 271.7 |
| C21 | 25.00 | 25.00 | 25.00 | 271.7 |
| C22 | 25.00 | 25.00 | 25.00 | 271.7 |
| C23 | 25.00 | 25.00 | 25.00 | 271.7 |
| C24 | 25.00 | 25.00 | 25.00 | 271.7 |
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| C26 | 25.00 | 25.00 | 25.00 | 271.7 |
| C27 | 25.00 | 25.00 | 25.00 | 271.7 |
| C28 | 25.00 | 25.00 | 25.00 | 271.7 |
| C29 | 25.00 | 25.00 | 25.00 | 271.7 |
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| C60 | 25.00 | 25.00 | 25.00 | 271.7 |
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| C64 | 25.00 | 25.00 | 25.00 | 271.7 |
| C65 | 25.00 | 25.00 | 25.00 | 271.7 |
| C66 | 25.00 | 25.00 | 25.00 | 271.7 |
| C67 | 25.00 | 25.00 | 25.00 | 271.7 |
| C68 | 25.00 | 25.00 | 25.00 | 271.7 |
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| C70 | 25.00 | 25.00 | 25.00 | 271.7 |
| C71 | 25.00 | 25.00 | 25.00 | 271.7 |
| C72 | 25.00 | 25.00 | 25.00 | 271.7 |
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| C75 | 25.00 | 25.00 | 25.00 | 271.7 |
| C76 | 25.00 | 25.00 | 25.00 | 271.7 |
| C77 | 25.00 | 25.00 | 25.00 | 271.7 |
| C78 | 25.00 | 25.00 | 25.00 | 271.7 |
| C79 | 25.00 | 25.00 | 25.00 | 271.7 |
| C80 | 25.00 | 25.00 | 25.00 | 271.7 |
| C81 | 25.00 | 25.00 | 25.00 | 271.7 |
| C82 | 25.00 | 25.00 | 25.00 | 271.7 |
| C83 | 25.00 | 25.00 | 25.00 | 271.7 |
| C84 | 25.00 | 25.00 | 25.00 | 271.7 |
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| C86 | 25.00 | 25.00 | 25.00 | 271.7 |
| C87 | 25.00 | 25.00 | 25.00 | 271.7 |
| C88 | 25.00 | 25.00 | 25.00 | 271.7 |
| C89 | 25.00 | 25.00 | 25.00 | 271.7 |
| C90 | 25.00 | 25.00 | 25.00 | 271.7 |
| C91 | 25.00 | 25.00 | 25.00 | 271.7 |
| C92 | 25.00 | 25.00 | 25.00 | 271.7 |
| C93 | 25.00 | 25.00 | 25.00 | 271.7 |
| C94 | 25.00 | 25.00 | 25.00 | 271.7 |
| C95 | 25.00 | 25.00 | 25.00 | 271.7 |
| C96 | 25.00 | 25.00 | 25.00 | 271.7 |
| C97 | 25.00 | 25.00 | 25.00 | 271.7 |
| C98 | 25.00 | 25.00 | 25.00 | 271.7 |
| C99 | 25.00 | 25.00 | 25.00 | 271.7 |
| C100 | 25.00 | 25.00 | 25.00 | 271.7 |



CHURCHILL OF CHARLTON PLACE

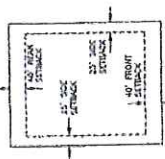
SITUATED IN THE SW 1/4 & THE SE 1/4 OF SECTION 34, T9N, R1E AND IN THE NE 1/4 & THE NW 1/4 OF SECTION 3, T8N, R1E MADISON COUNTY, MISSISSIPPI

SURVEYED & MAPPED BY
ROBERT B. BARNES
CIVIL ENGINEER

LAND SURVEYOR
2 OLD RIVER PLACE, SUITE 202
JACKSON, MISSISSIPPI 39202
PHONE: 601-353-7805
FIELD WORK COMPLETED: SEPTEMBER 8
PLAT DATE: SEPTEMBER 10, 2014

MINIMUM SETBACK FROM MEAN HIGH WATER MARK OF LAKE - 100'
MINIMUM LOT WIDTH 8 FEET AND SETBACK - 100'

STREETS PER MADISON COUNTY ZONING ORDINANCE



STREET (60' R.O.W. TYPICAL)
TYPICAL LOT DETAIL
NOT TO SCALE

THIS IS A CLASS OF SURVEY ACCORDING TO STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI AS SET FORTH IN PART OF SECTION 75-76, TITLE 17, MISSISSIPPI CODE OF 1972 AS AMENDED.
REFERENCE MERIDIAN - TRUE NORTH BASED ON SOLAR OBSERVATION.
D - INDICATES PROPERTY CORNER OR POINT ON PROPERTY LINES.
ALL PROPERTY CORNERS ARE MARKED WITH 5/8" IRON PIN UNLESS OTHERWISE NOTED.
4-PP INDICATES DISTANCE FROM PROPERTY CORNER TO WITHIN 5' SET.
ALL RESERVED AREAS, RESERVED EASEMENTS, EASEMENTS, RESERVED EASEMENTS, RESERVED EASEMENTS AND RESERVED EASEMENTS ARE RESERVED BY PROPERTY, LLC AND ARE NOT DEEMED TO BE PUBLIC USE.

SHEET 3/3

STATE OF MISSISSIPPI

COUNTY OF MADISON

SURVEYOR'S CERTIFICATE

I, Robert B. Barnes, Professional Land Surveyor, do hereby certify that as the result of the Owner, being shown and named under the Owners Certificate herein, has subdivided and platted the following described land being situated in the SW 1/4 and the SE 1/4 of Section 34, Township 9 North, Range 1 East, and in the NE 1/4 and the NW 1/4 of Section 3, Township 3 North, Range 1 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:

Commence at the northwest corner of the said Section 3, and northwest corner being the POINT OF BEGINNING for the parcel here in, thence South 84° 59' 56" West for a distance of 144.5 feet to the southeast corner of the said Section 3; thence North 00° 07' 27" East for a distance of 2,281.65 feet along the western line of the said Section 3; thence East for a distance of 1,306.92 feet; thence South 21° 39' 10" West for a distance of 1,123.9 feet to an iron pin found at the northern right of way line of Chaney Lane; thence North 00° 23' 16" East for a distance of 200.23 feet along the said right of way line of Chaney Lane; thence North 00° 23' 16" East for a distance of 2,281.65 feet to the northeast corner of the said Section 3; thence South 84° 59' 56" West for a distance of 144.5 feet to the northwest corner of the said Section 3; and being more particularly described by metes and bounds as follows, to-wit:

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STATE OF MISSISSIPPI

COUNTY OF MADISON

APPROVAL OF THE BOARD OF SUPERVISORS

This plat of Charlton Place is hereby approved by the Board of Supervisors of Madison County, Mississippi, pursuant to the authority of an Order and Resolution of said Board duly adopted, on the 15 day of September, 2014.

President, Board of Supervisors
Madison County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF MADISON

COUNTY ENGINEERS' APPROVAL

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 and the County of Madison and their recommended final approval.

County Engineer

STATE OF MISSISSIPPI

COUNTY OF MADISON

CERTIFICATE OF COMPARISON

We, Cyndie Parker, Charney Clerk in and for said County and State, and Robert B. Barnes, Professional Land Surveyor, do hereby certify that we have carefully compared this plat of Charlton Place with the original thereof, and find it to be a true and correct copy of the said plat.

Charney Clerk
Professional Land Surveyor

STATE OF MISSISSIPPI

COUNTY OF MADISON

OWNERS ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 17th day of September, 2014, Robert B. Barnes, Professional Land Surveyor, who administered to me the said plat of Charlton Place, and who presented to me the said limited liability company, as Owner, said as its name and docket, be executed this plat and certificate after being duly authorized by said limited liability company to do so on the day and year hereon to be mentioned.

Notary Public

STATE OF MISSISSIPPI

COUNTY OF MADISON

OWNERS CERTIFICATE

I, Robert B. Barnes, Professional Land Surveyor, do hereby certify that Highway 22 Property, LLC, a Missouri limited liability company, do hereby certify that Highway 22 Property, LLC, is the owner of the land described in the foregoing certificate of Robert B. Barnes, Professional Land Surveyor, and that Robert F. Triplett, Jr., acting as the duly authorized manager of said limited liability company, has caused said land to be subdivided and platted as shown hereon and have designated the name of Charlton Place. I hereby declare for public record this plat and certificate, and have designated the name of Charlton Place. I hereby declare for public record this plat and certificate, and have designated the name of Charlton Place. I hereby declare for public record this plat and certificate, and have designated the name of Charlton Place.

Witness my signature, this 10 day of September, 2014.

STATE OF MISSISSIPPI

COUNTY OF MADISON

OWNERS ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 10th day of September, 2014, Robert B. Barnes, Professional Land Surveyor, who administered to me the said plat of Charlton Place, and who presented to me the said limited liability company, as Owner, said as its name and docket, be executed this plat and certificate after being duly authorized by said limited liability company to do so on the day and year hereon to be mentioned.

Notary Public

My Commission Expires: July 24, 2015



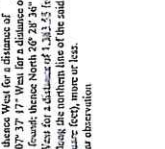
My Commission Expires: July 24, 2015



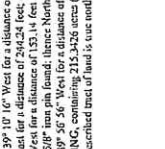
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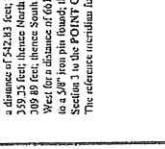
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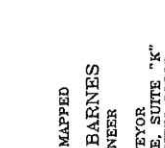
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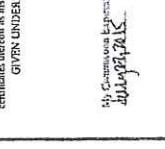
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CHURCHILL OF CHARLTON PLACE

SITUATED IN THE SW 1/4 & THE SE 1/4 OF SECTION 34, T9N, R1E AND IN THE NE 1/4 & THE NW 1/4 OF SECTION 3, T8N, R1E MADISON COUNTY, MISSISSIPPI

PLAT WORK COMPLETED: SEPTEMBER 8, 2014

FIELD DATE: SEPTEMBER 10, 2014

PLAT DATE: SEPTEMBER 10, 2014

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