

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

**IN RE: ALTERATION OF THE PLAT OF CHURCHILL OF CHARLTON PLACE TO COMBINE  
LOTS 73 AND 74 INTO ONE (1) LOT**

**ARLEVIA RAY-BOWEN AND HIGHWAY 22 PROPERTY, LLC, PETITIONERS**

---

**PETITION TO ALTER THE PLAT OF CHURCHILL OF CHARLTON PLACE  
TO COMBINE LOTS 73 AND 74 INTO ONE (1) LOT**

---

**COME NOW** Petitioners, **ARLEVIA RAY-BOWEN 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. Petitioner, **ARLEVIA RAY- BOWEN**, is the owner of Lot 73, Churchill of Charlton Place. A copy of her Warranty Deed is attached hereto as **Exhibit "A"**.
2. Petitioner, Highway 22 Property, LLC, is the developer of Churchill of Charlton Place and owner of Lot 74, 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. **ARLEVIA RAY- BOWEN** has entered into a contract with Highway 22 Property, LLC for the purchase of Lot 74, Churchill of Charlton Place. Petitioners desire to combine Lots 73 and 74, Churchill of Charlton Place, so that **ARLEVIA RAY- BOWEN** will be able to construct one (1) residential dwelling on the combined Lots after the purchase of Lot 74. The size of the combined Lots totals 10.02 acres.

5. Pursuant to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Charlton Place and Amendment and Supplement thereto, and Section 17-1-23 (4) of the *Mississippi Code of 1972, Annotated, as Amended*, the only parties interested in the subject matter of this Petition are:

- a. Arlevia Ray-Bowen, owner of Lot 73, Churchill of Charlton Place.
- b. Highway 22 Property, LLC, the Declarant/Developer and owner of Lot 74, Churchill of Charlton Place.
- c. Charlton Place Property Owner's Association, Inc.

All of such interested parties join in this Petition.

6. That the Board of Supervisors should approve the combining of Lots 73 and 74, 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 73 and 74, all easements and setbacks along the common lot line of Lots 73 and 74 shall be abandoned and terminated and Homeowner Association dues shall be assessed on one Lot only.

**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 73 and 74 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 22 day of September, 2022.


Respectfully submitted,

  
Arlevia Ray-Bowen

Highway 22 Property, LLC

By:   
Rodney F. Triplett, Jr., Member/Manager

Charlton Place Property Owner's Association, Inc.,  
a Mississippi Corporation

By:   
Rodney F. Triplett, Jr., President

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



MADISON COUNTY, MS  
 I certify this instrument filed/recorded  
 01/26/2022 3:33:43 PM  
 Inst. 949162 Page 1 of 2  
 Book: W - 4162 / 417.00  
 Witness my hand and seal  
 RONNY LOTT, C.C. BY: CH D.C.

**PREPARED BY:**  
 Don A. McGraw, Jr. - MSBN 2621  
 Montgomery McGraw, PLLC  
 P. O. Box 1039  
 Canton, MS 39046  
 601-859-3616

**RETURN TO:**  
 Don A. McGraw, Jr.  
 Montgomery McGraw, PLLC  
 P. O. Box 1039  
 Canton, MS 39046  
 601-859-3616

**INDEXING:** Lot 73, Churchill of Charlton Place, Madison County, Mississippi.

STATE OF MISSISSIPPI  
 COUNTY OF MADISON

**CORRECTED**  
**WARRANTY DEED**

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:

**GRANTOR:**  
**HIGHWAY 22 PROPERTY, LLC, a Mississippi Limited Liability Company**  
 124 Madison Plaza, Suite 1500  
 Madison, MS 39110  
 Phone: 601-321-7622

does hereby sell, convey and warrant unto

**GRANTEE:**  
**ARLEVIA RAY-BOWEN**  
 1335 Tanglewood Place  
 Jackson, MS 39110  
 Phone: 601-850-9663

the following described real property lying and being situated in the Madison County, Mississippi, to wit:

Lot 73, 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, Slides 3B, 4A & B reference to which is hereby made in aid of and as a part of this description.



WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to wit:

1. County of Madison, Mississippi, ad valorem taxes for the year 2021, which shall be pro-rated as of the date hereof.
2. County of Madison, Mississippi, Zoning and Subdivision Regulations and Ordinances, as amended.
3. Rights-of-way and easements for roads, power lines, drainage, and other utilities, and restrictive covenants of record.
4. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.

WITNESS OUR SIGNATURE on this the 27<sup>th</sup> day of JANUARY, 2022.

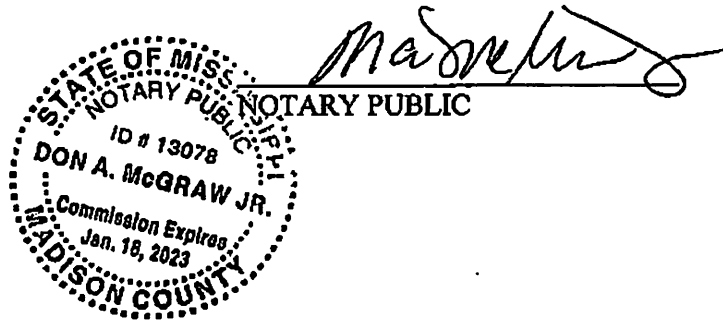
HIGHWAY 22 PROPERTY, LLC  
A Mississippi Limited Liability Company

By: Rodney F. Triplett  
Rodney F. Triplett, Jr., Manager/Member

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 27 day of JANUARY, 2022, within my jurisdiction, the within named **Rodney F. Triplett, Jr.**, who acknowledged that he is **Manager/Member of Highway 22 Property, LLC, a Mississippi Limited Liability Company**, and that for and on behalf of the said company, and as its act and deed he executed the above and foregoing instrument after first having been duly authorized by said company so to do.

MY COMMISSION EXPIRES:  
1-18-2023  
(SEAL)

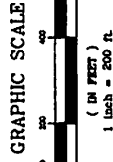


MADISON COUNTY, MS RONNY LOTT  
I CERTIFY THIS INSTRUMENT WAS FILED ON 1/26/2022 3:33:43 PM AND RECORDED IN W BOOK:4162 PAGE:417

# 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

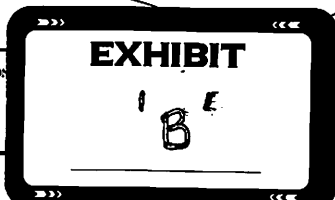
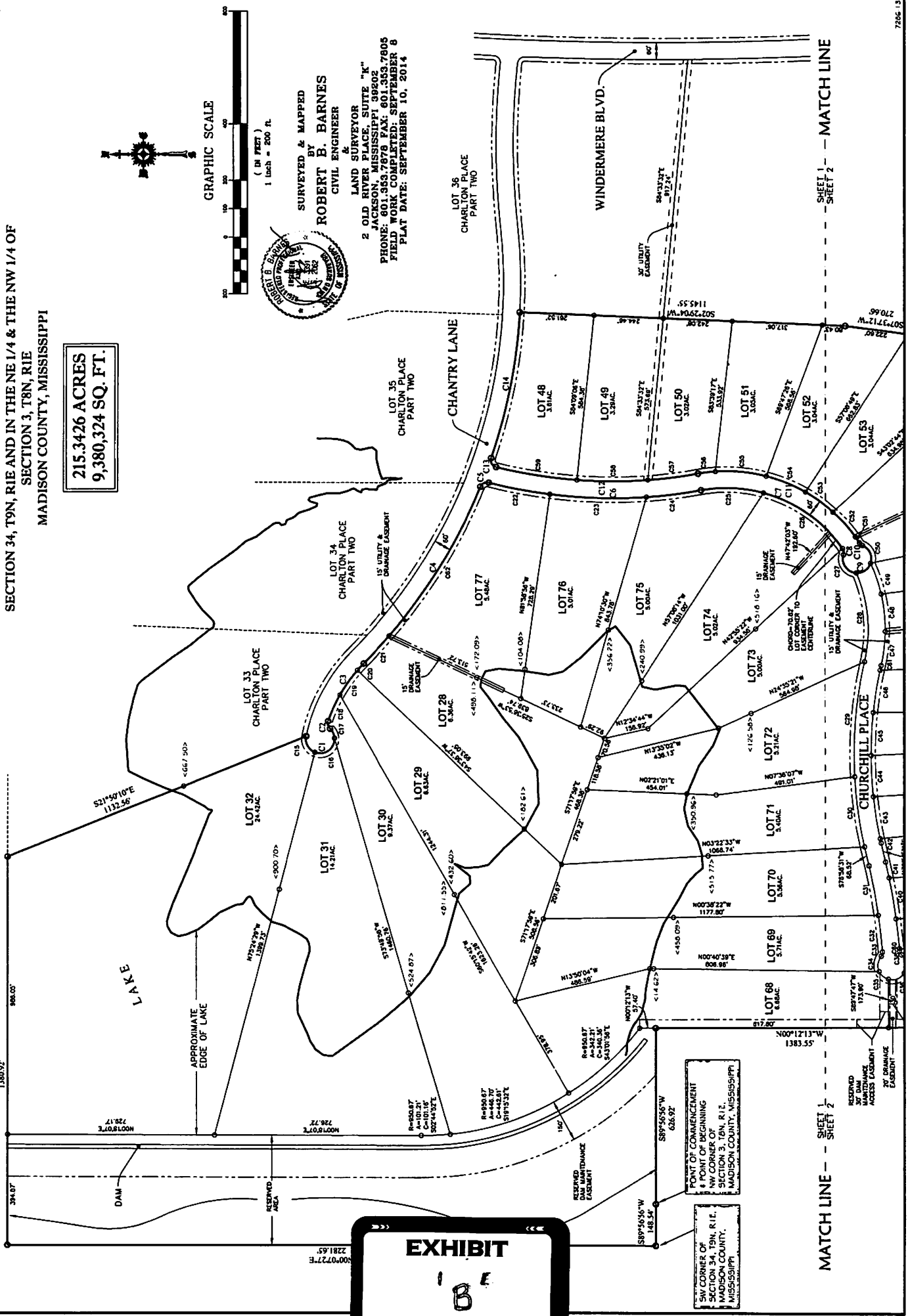
215.3426 ACRES  
9,380,324 SQ. FT.



SURVEYED & MAPPED  
**ROBERT B. BARNES**  
CIVIL ENGINEER

LAND SURVEYOR  
SUITE "K"  
2 OLD RIVER PLACE  
JACKSON, MISSISSIPPI 39202  
PHONE: 601.353.7878 FAX: 601.353.7805  
FIELD WORK COMPLETED: SEPTEMBER 8  
PLAT DATE: SEPTEMBER 10, 2014

EAST  
1380.92



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

SW CORNER OF SECTION 34, T9N, R1E, MADISON COUNTY, MISSISSIPPI

MATCH LINE -- SHEET 1 -- SHEET 2

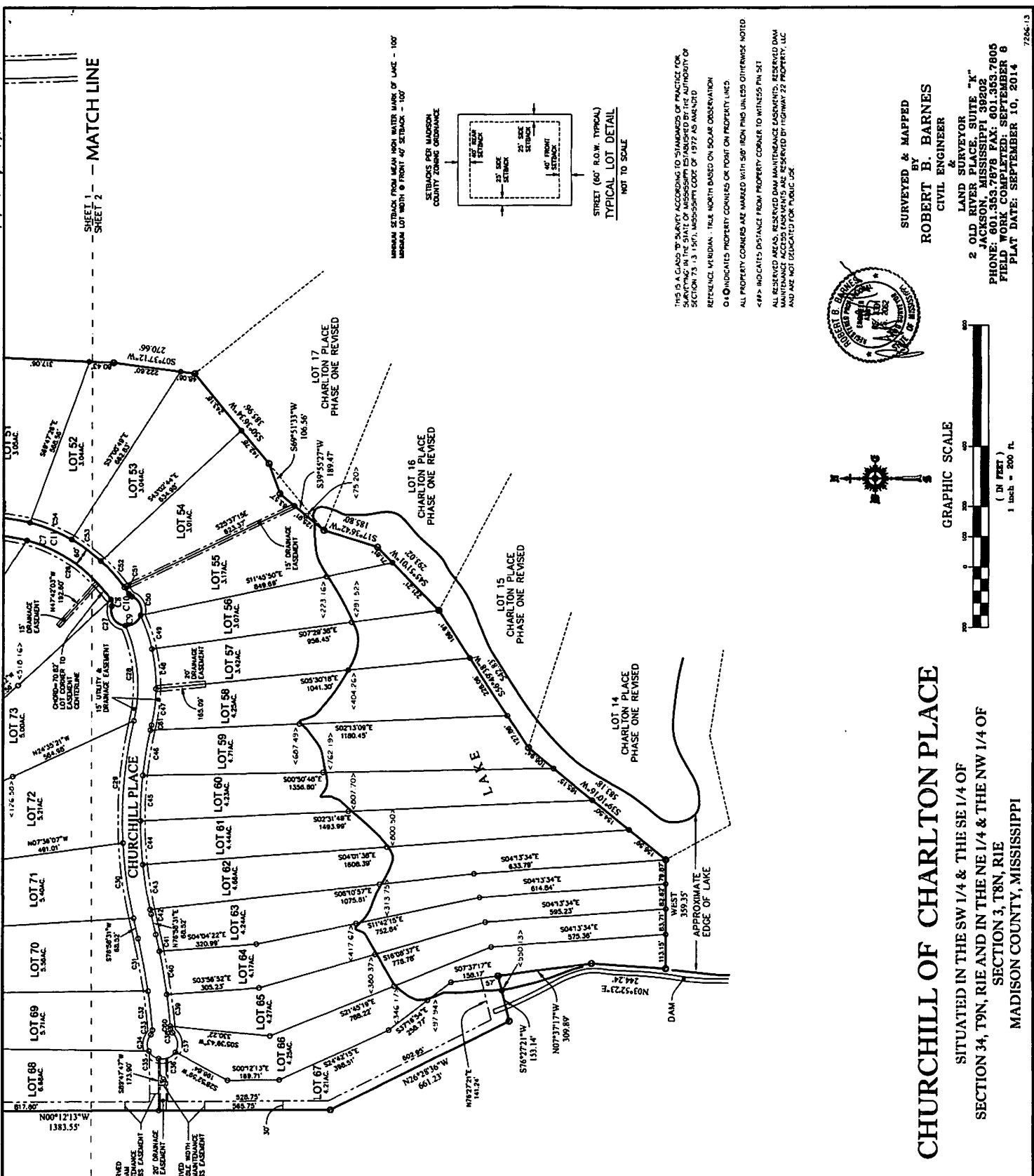
MATCH LINE -- SHEET 1 -- SHEET 2

1469 F-4A

SHEET 2/3

MATCH LINE SHEET 1 SHEET 2

MATCH LINE SHEET 1 SHEET 2



CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING
C1	50.00	208.35	97.19	317.392487
C2	50.00	208.35	97.19	317.392487
C3	50.00	208.35	97.19	317.392487
C4	1016.59	201.38	746.56	559.247241
C5	75.00	36.00	33.97	528.361133
C6	1733.44	752.25	747.04	502.101317
C7	499.75	565.05	538.05	322.211997
C8	50.00	208.35	97.19	317.392487
C9	50.00	208.35	97.19	317.392487
C10	25.00	104.18	48.59	163.646241
C11	599.75	653.70	618.50	124.181107
C12	1973.44	715.43	709.89	107.384527
C13	25.00	104.18	48.59	163.646241
C14	1016.59	201.38	746.56	559.247241
C15	50.00	208.35	97.19	317.392487
C16	50.00	208.35	97.19	317.392487
C17	50.00	208.35	97.19	317.392487
C18	50.00	208.35	97.19	317.392487
C19	50.00	208.35	97.19	317.392487
C20	50.00	208.35	97.19	317.392487
C21	1733.44	216.08	216.08	202.481337
C22	1733.44	339.96	339.96	202.481337
C23	499.75	232.30	220.47	167.282071
C24	499.75	232.30	220.47	167.282071
C25	499.75	232.30	220.47	167.282071
C26	499.75	232.30	220.47	167.282071
C27	499.75	232.30	220.47	167.282071
C28	499.75	232.30	220.47	167.282071
C29	1442.30	405.40	405.40	184.292237
C30	1442.30	250.75	250.75	184.292237
C31	2145.00	177.04	176.89	179.207331
C32	2145.00	177.04	176.89	179.207331
C33	50.00	208.35	97.19	317.392487
C34	50.00	208.35	97.19	317.392487
C35	50.00	208.35	97.19	317.392487
C36	50.00	208.35	97.19	317.392487
C37	50.00	208.35	97.19	317.392487
C38	50.00	208.35	97.19	317.392487
C39	50.00	208.35	97.19	317.392487
C40	50.00	208.35	97.19	317.392487
C41	2205.00	97.43	97.43	177.632324
C42	1392.30	15.74	15.74	177.100027
C43	1392.30	15.74	15.74	177.100027
C44	1392.30	15.74	15.74	177.100027
C45	1392.30	15.74	15.74	177.100027
C46	1392.30	15.74	15.74	177.100027
C47	599.75	120.79	120.79	184.292237
C48	599.75	120.79	120.79	184.292237
C49	599.75	120.79	120.79	184.292237
C50	599.75	120.79	120.79	184.292237
C51	599.75	120.79	120.79	184.292237
C52	599.75	120.79	120.79	184.292237
C53	599.75	120.79	120.79	184.292237
C54	599.75	120.79	120.79	184.292237
C55	599.75	120.79	120.79	184.292237
C56	599.75	120.79	120.79	184.292237
C57	599.75	120.79	120.79	184.292237
C58	1673.44	266.28	267.92	200.173007
C59	2205.00	6.51	6.51	184.292237
C60	1392.30	17.24	17.24	177.100027
C61	1392.30	17.24	17.24	177.100027
C62	1016.59	616.84	616.84	590.273717

THIS IS A PLAN TO SURVEY ACCORDING TO STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI AS FURNISHED BY THE AUTHORITY OF SECTION 73-13-157, MISSISSIPPI CODE OF 1972 AS AMENDED.

REFERENCE HEREIN: TRUE NORTH BASED ON SOLAR OBSERVATION.

○ INDICATES PROPERTY CORNERS OR POINT ON PROPERTY LINES.

ALL PROPERTY CORNERS ARE MARKED WITH 5/8" IRON PIN UNLESS OTHERWISE NOTED.

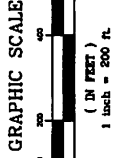
<R> INDICATES DISTANCE FROM PROPERTY CORNER TO WITNESS PIN SET.

ALL RESERVED AREAS, RESERVED DAM MAINTENANCE EASEMENTS, RESERVED DAM MAINTENANCE ACCESS EASEMENTS ARE RESERVED BY HIGHWAY 22 PROPERTY, LLC AND ARE NOT DEDICATED FOR PUBLIC USE.



SURVEYED & MAPPED  
**ROBERT B. BARNES**  
 CIVIL ENGINEER

LAND SURVEYOR  
 2 OLD RIVER PLACE, SUITE "K"  
 JACKSON, MISSISSIPPI 39202  
 PHONE: 601.353.7878 FAX: 601.353.7805  
 FIELD WORK COMPLETED: SEPTEMBER 8  
 PLAT DATE: SEPTEMBER 10, 2014



# 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

SURVEYOR'S CERTIFICATE COUNTY OF MADISON

I, Robert B. Barnes, Professional Land Surveyor, do hereby certify that at the request of the Owner, being shown and named under the Owners' Certificate hereon, have 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 8 North, Range 1 East, Madison County, Mississippi, and being more particularly described by meters and bounds as follows, to-wit:

Commence at the northwest corner of the said Section 3, said northwest corner being the POINT OF BEGINNING for the parcel herein described; thence South 89° 56' 56" West for a distance of 148.54 feet to the southwest corner of the said Section 34; thence North 00° 07' 27" East for a distance of 2,281.65 feet along the western line of the said Section 34 to an iron pin found; thence East for a distance of 1,380.92 feet; thence South 21° 50' 10" East for a distance of 1,132.56 feet to an iron pin found at the northern right of way line of Chantry Lane; thence run 208.25 feet along the arc of a 50.00 foot radius curve to the left along the said right of way line, said arc having an 87.19 foot chord which bears South 17° 39' 28" East to an iron pin found; thence run 28.73 feet along the arc of a 25.00 foot radius curve to the right along the southern right of way line of the said Chantry Lane, said arc having a 27.17 foot chord which bears North 75° 56' 29" East to an iron pin found; thence run 240.32 feet along the arc of a 536.09 foot radius curve to the right along the said southern right of way line, said arc having a 238.31 foot chord which bears South 58° 17' 46" East to an iron pin found; thence run 751.38 feet along the arc of a 1,918.59 foot radius curve to the left along the said southern right of way line, said arc having a 746.59 foot chord which bears South 56° 40' 24" East to an iron pin found; thence run 36.00 feet along the arc of a 75.00 foot radius curve to the right along a right of way flare, said arc having a 32.97 foot chord which bears South 26° 38' 13" East to an iron pin found; thence run 752.95 feet along the arc of a 1,733.44 foot radius curve to the left along the western right of way line of Churchill Place, said arc having a 747.04 foot chord which bears South 02° 10' 31" West to an iron pin found; thence run 569.05 feet along the arc of a 499.75 foot radius curve to the right along the said western right of way line, said arc having a 538.80 foot chord which bears South 22° 21' 09" West to an iron pin found; thence run 22.60 feet along the arc of a 25.00 foot radius curve to the right along the said right of way line of Churchill Place, said arc having a 21.83 foot chord which bears South 80° 51' 59" West to an iron pin found; thence run 230.57 feet along the arc of a 50.00 foot radius curve to the left along the said right of way line of Churchill Place, said arc having a 74.19 foot chord which bears South 25° 20' 51" East to an iron pin found; thence run 14.95 feet along the arc of a 25.00 foot radius curve to the right along the eastern right of way line of Churchill Place, said arc having a 14.73 foot chord which bears North 39° 40' 35" East to an iron pin found; thence run 655.29 feet along the arc of a 559.75 foot radius curve to the left along the said eastern right of way line, said arc having a 618.50 foot chord which bears North 23° 16' 10" East to an iron pin found; thence run 715.43 feet along the arc of a 1,673.44 foot radius curve to the right along the said eastern right of way line, said arc having a 709.99 foot chord which bears North 01° 58' 45" East to an iron pin found; thence run 41.29 feet along the arc of a 25.00 foot radius curve to the right along a right of way flare, said arc having a 36.75 foot chord which bears North 61° 32' 10" East to an iron pin found; thence run 525.14 feet along the arc of a 1,918.59 foot radius curve to the left along the said southern right of way line of Chantry Lane, said arc having a 523.50 foot chord which bears South 78° 59' 43" East to an iron pin set; thence leave said southern right of way line of Chantry Lane and run South 02° 29' 04" West for a distance of 1,145.55 feet to a 5/8" iron pin set; thence South 07° 37' 12" West for a distance of 270.66 feet to a 5/8" iron pin found; thence South 50° 36' 34" West for a distance of 185.96 feet to a 5/8" iron pin set; thence South 69° 51' 33" West for a distance of 106.56 feet to a 5/8" iron pin found; thence South 39° 55' 27" West for a distance of 189.47 feet; thence South 17° 36' 42" West for a distance of 185.80 feet; thence South 45° 51' 01" West for a distance of 293.02 feet; thence South 56° 49' 38" West for a distance of 542.83 feet; thence South 39° 10' 16" West for a distance of 583.18 feet; thence West for a distance of 359.35 feet; thence North 03° 52' 23" East for a distance of 244.24 feet; thence North 07° 37' 17" West for a distance of 309.89 feet; thence South 76° 27' 21" West for a distance of 153.14 feet to an iron pin found; thence North 26° 28' 36" West for a distance of 661.23 feet to a 5/8" iron pin found; thence North 00° 12' 13" West for a distance of 1,383.55 feet to a 5/8" iron pin found; thence South 89° 56' 56" West for a distance of 626.92 feet along the northern line of the said Section 3 to the POINT OF BEGINNING, containing 215.3426 acres (9,380,324 square feet), more or less. The reference meridian for the above described tract of land is true north based on solar observation.

APPROVAL OF THE BOARD OF SUPERVISORS COUNTY OF MADISON

This plat of Churchill 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, this the 15 day of September 2014. [Signature] President, Board of Supervisors Madison County, Mississippi

OWNERS' CERTIFICATE COUNTY OF MADISON

I, Rodney F. Triplett, Jr., manager of Highway 22 Property, LLC, a Mississippi limited liability company, do hereby certify that Highway 22 Property, LLC is the owner of the lands described in the foregoing certificate of Robert B. Barnes, Professional Land Surveyor, and that Rodney F. Triplett, Jr., acting as the duly authorized manager of said limited liability company, has caused said lands to be subdivided and platted as shown hereon and have designated the same as Churchill of Charlton Place. I hereby dedicate for public use forever, the streets, utility and drainage easements and utilities (excluding any areas or easements designated "reserved") as shown hereon. Witness my signature, this the 10 day of September, 2014.

Highway 22 Property, LLC. By: [Signature] Rodney F. Triplett, Managing Member

COUNTY ENGINEER'S APPROVAL 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 and the County of Madison and thus recommend final approval. [Signature] County Engineer

OWNER'S ACKNOWLEDGEMENT COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 10th day of September, 2014, within my jurisdiction, the within named Rodney F. Triplett, Jr., who acknowledged that he is the manager of Highway 22 Property, LLC, a Mississippi manager - managed limited liability company, the Owner, and that for and in behalf of said limited liability company, as Owner, and as its act and deed, he executed this plat and certificate after being duly authorized by said limited liability company so to do on the day and year herein mentioned.

[Signature] NOTARY PUBLIC

CERTIFICATE OF COMPARISON COUNTY OF MADISON

We, Cynthia Parker, Chancery 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 Churchill of Charlton Place with the original thereof, and find it to be a true and correct copy of the said plat.

My Commission Expires: July 22, 2015

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on this the 17 day of September, 2014.

[Signatures of Cynthia Parker, Chancery Clerk and Robert B. Barnes, Professional Land Surveyor]



FILING AND RECORDATION COUNTY OF MADISON

I, Cynthia Parker, Clerk of the Chancery Court in and for the said County and State, do hereby certify that this plat of Churchill of Charlton Place was filed for record in my office on the 17 day of September, 2014, and was duly recorded in Plat Cabinet F at Slides 28, 4A & B of the records of maps and plat of land of Madison County, Mississippi.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on this the 17 day of September, 2014.

[Signatures of Cynthia Parker, Chancery Clerk and Deputy Clerk]



WITNESS MY SIGNATURE this the 10th day of September, 2014.

[Signature of Robert B. Barnes]

Robert B. Barnes Professional Land Surveyor Mississippi P.L.S. No. 2062



ACKNOWLEDGMENT COUNTY OF MADISON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Robert B. Barnes, Professional Land 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 OFFICIAL SEAL, this the 10th day of September, 2014.

[Signature] NOTARY PUBLIC



My Commission Expires: July 22, 2015

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 "K" JACKSON, MISSISSIPPI 39202 PHONE: 801.353.7878 FAX: 801.353.7805 FIELD WORK COMPLETED: SEPTEMBER 8 PLAT DATE: SEPTEMBER 10, 2014