

Department of Engineering
Tim Bryan, P.E., County Engineer

3137 South Liberty Street, Canton, MS 39046
Office (601) 790-2525 FAX (601) 859-3430

MEMORANDUM

December 15, 2022

To: Sheila Jones, Supervisor, District I
Trey Baxter, Supervisor, District II
Gerald Steen, Supervisor, District III
Karl Banks, Supervisor, District IV
Paul Griffin, Supervisor, District V

From: Tim Bryan, P.E.
County Engineer

Re: The Meadows at Stout Farms, Part 1
Final Plat

The Engineering Department requests the Board approve the final plat of The Meadows at Stout Farms, Phase 1. This is a 17 lot subdivision on 38.2 acres with no public infrastructure.

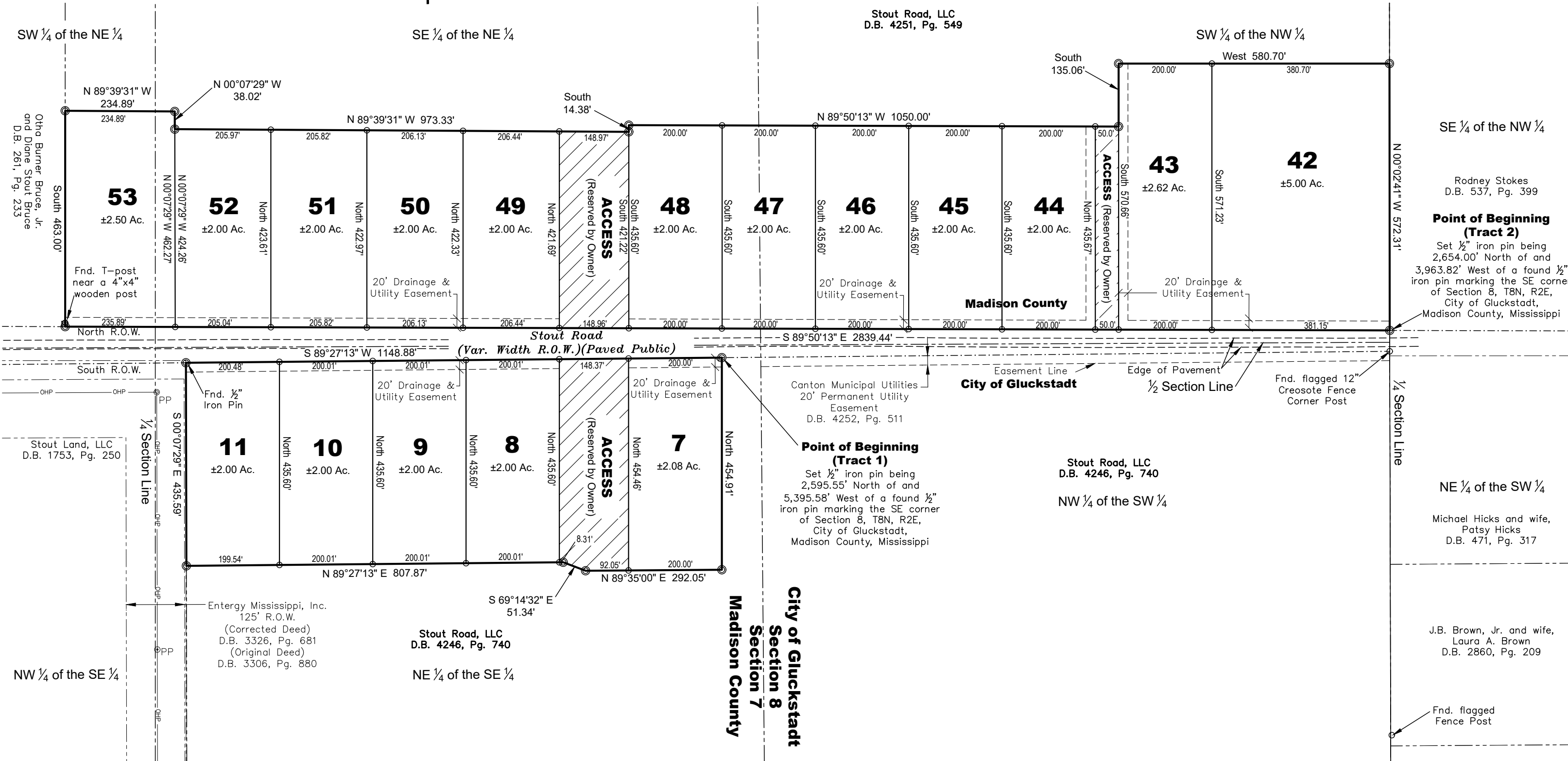
BENCHMARK ENGINEERING & SURVEYING, LLC

101 Highpointe Court, Suite B, Brandon, Mississippi 39042
Office: 601-591-1077 Fax: 601-591-0711
E-mail: mlove@benchmarkms.net

THE MEADOWS AT STOUT FARMS, PART 1

Situated in the the South 1/2 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 7 and in the SW 1/4 of the NW 1/4 of Section 8, T8N, R2E, Madison County, Mississippi

PLAT CABINET _____, SLIDE _____



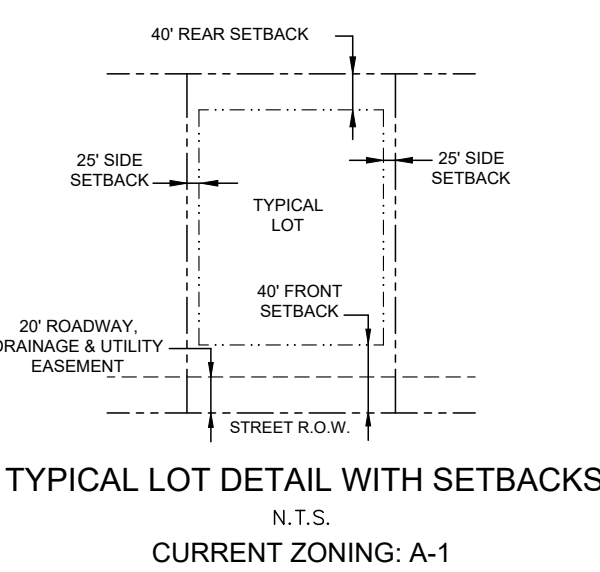
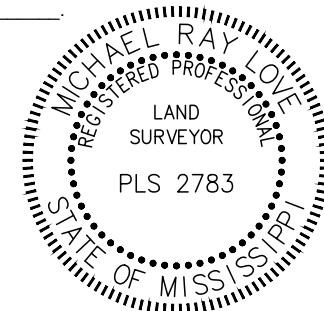
SURVEYOR'S CERTIFICATE - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Michael R. Love, Professional Surveyor, do hereby certify that at the request of Stout Road, LLC, the Owner, I have subdivided and platted the following described land being more particularly described by metes and bounds as follows:

TRACT 1
Commencing at a found 1/2 inch iron pin marking the Southeast corner of said Section 8; run thence North for a distance of 2,595.55 feet; thence West for a distance of 5,395.58 feet to a set 1/2 inch iron pin marking the South right of way of Stout Road and the Point of Beginning of the herein described property; thence South 89 degrees 27 minutes 13 seconds West along said South right of way of Stout Road for a distance of 1,148.88 feet to a set 1/2 inch iron pin; thence South 00 degrees 07 minutes 29 seconds East along the East line of said Stout Land, LLC property for a distance of 435.59 feet to a set 1/2 inch iron pin; thence North 89 degrees 27 minutes 13 seconds West for a distance of 807.87 feet to a set 1/2 inch iron pin; thence South 69 degrees 14 minutes 32 seconds East for a distance of 51.34 feet to a set 1/2 inch iron pin; thence North 89 degrees 35 minutes 00 seconds East for a distance of 292.05 feet to a set 1/2 inch iron pin; thence North for a distance of 454.91 feet to the Point of Beginning, containing 11.62 acres, more or less, situated in the Northeast 1/4 of the Southeast 1/4 of Section 8, T8N, R2E, Madison County, Mississippi.

TRACT 2
Commencing at a found 1/2 inch iron pin marking the Southeast corner of said Section 8; run thence North for a distance of 2,654.00 feet; thence West for a distance of 3,963.82 feet to a set 1/2 inch iron pin marking the intersection of the East line of said Southwest 1/4 of the Northwest 1/4 of Section 8 with the North right of way of Stout Road, and the Point of Beginning of the herein described property; thence North 00 degrees 02 minutes 41 seconds West along said East line of the Southwest 1/4 of the Northwest 1/4 of Section 8 for a distance of 572.31 feet to a set 1/2 inch iron pin; thence West for a distance of 580.70 feet to a set 1/2 inch iron pin; thence South for a distance of 135.06 feet to a set 1/2 inch iron pin; thence North 89 degrees 50 minutes 13 seconds West for a distance of 1,050.00 feet to a set 1/2 inch iron pin; thence South for a distance of 14.38 feet to a set 1/2 inch iron pin; thence North 89 degrees 39 minutes 31 seconds West for a distance of 973.33 feet to a set 1/2 inch iron pin; thence North 00 degrees 07 minutes 29 seconds West for a distance of 38.02 feet to a set 1/2 inch iron pin; thence North 89 degrees 39 minutes 31 seconds West for a distance of 234.89 feet to a set 1/2 inch iron pin marking the East line of the Bruce property as recorded in Deed Book 261, Page 233 in the Office of the Chancery Clerk of Madison County; thence South along said East line of the Bruce property for a distance of 463.00 feet to a set 1/2 inch iron pin marking the Southeast corner of said Bruce property and said North right of way of Stout Road; thence South 89 degrees 50 minutes 13 seconds East along said North right of way of Stout Road for a distance of 2839.44 feet to the Point of Beginning, containing 30.06 acres, more or less, situated in the Northeast 1/4 of Section 7, and the Southwest 1/4 of the Northwest 1/4 of Section 8, T8N, R2E, Madison County, Mississippi.

Witness My Signature on this the _____ day of _____, 2022.
Michael R. Love, P.S.
Stephen Cook, Member
Stout Road, LLC
Ronny Lott, Clerk of the Chancery Court in and for the said County and State, do hereby certify that the final plat of THE MEADOWS AT STOUT FARMS, PART 1, was filed for record in my office on this the _____ day of _____, 2022, and was duly recorded in Plat Cabinet _____ at Slide _____ of the records of maps and plats of land of Madison County, Mississippi.



BOARD OF SUPERVISORS - COUNTY OF MADISON - STATE OF MISSISSIPPI

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors in session on the _____ day of _____, 2022.

President of Board of Supervisors _____ Attest: _____
Chancery Clerk

COUNTY ENGINEER'S RECOMMENDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Tim Bryan, P.E., 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 thus recommend final approval.

Tim Bryan, P.E.
County Engineer

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the within named MICHAEL R. LOVE, Professional Surveyor, who acknowledged to me that he signed and delivered this Plat and Certificate thereon on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2022.

Notary Public _____ My Commission Expires: _____

FILING AND RECORDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

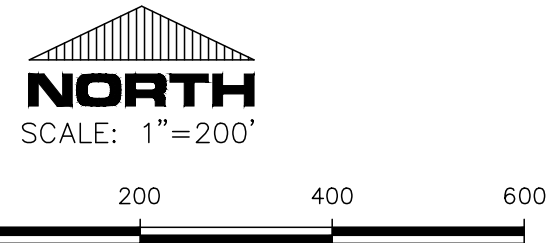
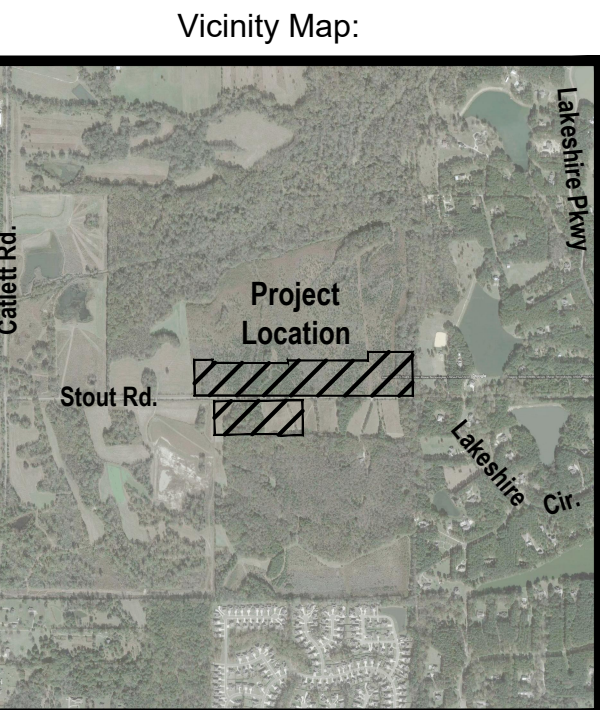
I, Ronny Lott, Clerk of the Chancery Court in and for the said County and State, do hereby certify that the final plat of THE MEADOWS AT STOUT FARMS, PART 1, was filed for record in my office on this the _____ day of _____, 2022, and was duly recorded in Plat Cabinet _____ at Slide _____ of the records of maps and plats of land of Madison County, Mississippi.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2022.

Ronny Lott
Chancery Clerk
Deputy Clerk

GENERAL NOTES:

- ALL LOTS IN THIS SUBDIVISION ARE THIS PARCEL IS LOCATED IN FLOOD ZONE X (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0395 F COMMUNITY PANEL NO. 280228 0395 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 LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
- GEODETIC BEARINGS DERIVED USING GPS OBSERVATIONS.
- 1/2" x 18" IRON PINS SET AT ALL CORNERS.
- FIELD SURVEY COMPLETED SEPTEMBER 14, 2022.
- PLAT PREPARATION DATE: NOVEMBER 30, 2022.



CERTIFICATE OF OWNERSHIP - COUNTY OF MADISON - STATE OF MISSISSIPPI

Stout Road, LLC, the undersigned owner, does hereby certify that Stout Road, LLC is the owner of the land described in the foregoing Certificate of Michael R. Love, Professional Surveyor, and have caused the same to be subdivided and platted as THE MEADOWS AT STOUT FARMS, PART 1 hereon and in conjunction therewith hereby dedicate the drainage and utility easements to Madison County, Mississippi as shown hereon for public use forever.

WITNESS MY SIGNATURE, this the _____ day of _____, 2022.

Stephen Cook, Member
Stout Road, LLC

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Stephen Cook, Member of Stout Road, LLC, the Owner, who acknowledged to me that, after first having been authorized so to do, he signed and delivered this Plat and Certificate thereon on behalf of Stout Road, LLC on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2022.

Notary Public _____ My Commission Expires: _____

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Michael R. Love, Professional Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plan and plat shown hereon are a true and correct representation of a survey performed to the accuracy designated in the subdivision regulation for Madison County, Mississippi.

WITNESS MY SIGNATURE, this the _____ day of _____, 2022.

Michael R. Love, P.S.

