

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

August 15, 2023

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 2  
Final Plat

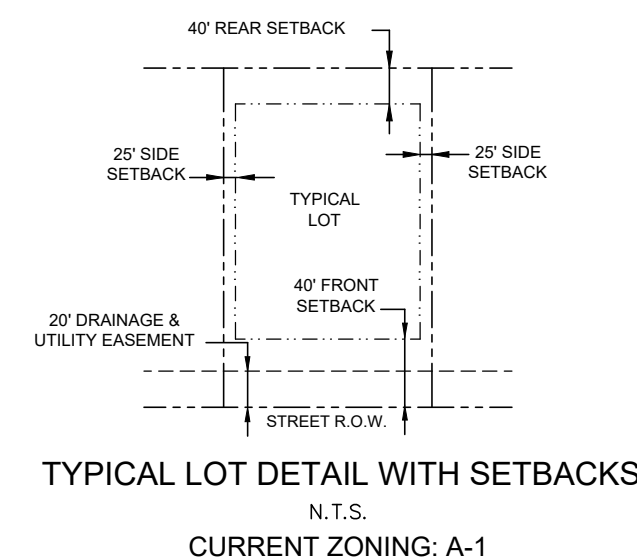
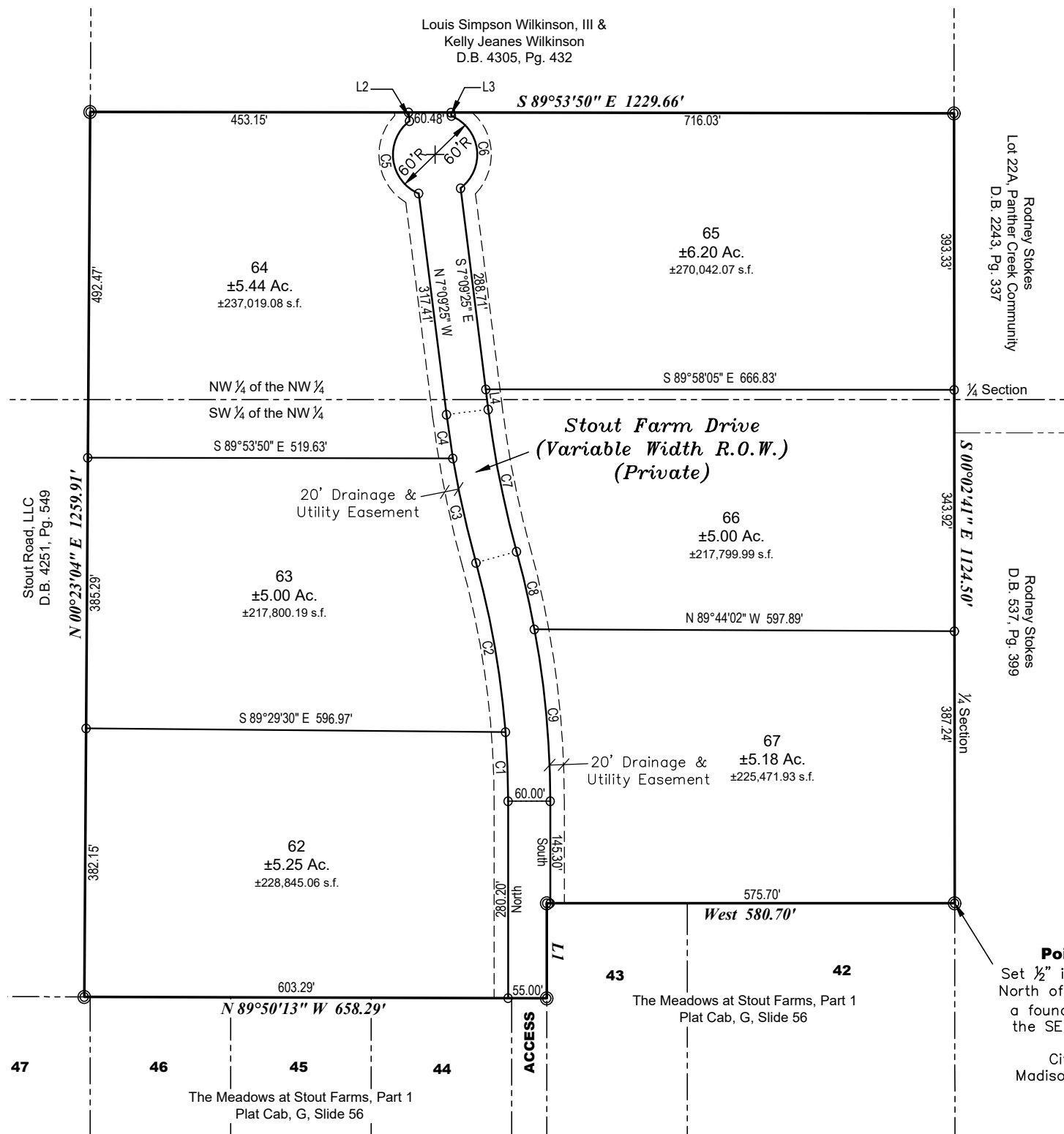
The Engineering Department recommends approval of the final plat of The Meadows at Stout Farms, Part 2. The development contains 6 lots on 33.91 acres. There is no public infrastructure associated with this development.

# THE MEADOWS AT STOUT FARMS, PART 2

Situated in the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 8, T8N, R2E, Madison County, Mississippi

101 Highpointe Court, Suite B  
 Brandon, Mississippi 39042  
 601-591-1077  
 www.benchmarkms.net

660 Katherine Drive, Suite 302  
 Flowood, Mississippi 39232  
 601-627-7780



Line Table		
Line	Bearing	Distance
L1	South	135.06'
L2	N 7°09'25" W	12.35'
L3	S 7°09'25" E	4.70'
L4	S 7°09'25" E	28.70'

Curve Table						
Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	4°23'49"	98.46'	1283.00'	49.25'	98.43'	N 2°11'54" W
C2	10°56'43"	245.09'	1283.00'	122.92'	244.72'	N 9°52'10" W
C3	5°47'24"	152.19'	1506.00'	76.16'	152.12'	N 12°26'50" W
C4	2°23'43"	62.96'	1506.00'	31.48'	62.95'	N 8°21'17" W
C5	120°00'00"	125.66'	60.00'	103.92'	103.92'	N 7°09'25" W
C6	120°00'00"	125.66'	60.00'	103.92'	103.92'	S 7°09'25" E
C7	8°11'06"	206.57'	1446.00'	103.46'	206.40'	S 11°14'59" E
C8	4°50'36"	113.53'	1343.00'	56.80'	113.49'	S 12°55'14" E
C9	10°29'56"	246.09'	1343.00'	123.39'	245.75'	S 5°14'58" E



### 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 2 hereon and in conjunction therewith hereby dedicate the streets, rights-of-way and drainage and utility easements to Madison County, Mississippi as shown hereon for public use forever.

WITNESS MY SIGNATURE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

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 2, was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023 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 \_\_\_\_\_, 2023.

Ronny Lott  
 Chancery Clerk

### 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 \_\_\_\_\_, 2023.

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.

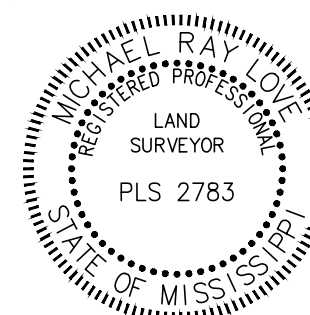
Tim Bryan, P.E.  
 County Engineer

### 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 \_\_\_\_\_, 2023.

Michael R. Love, P.S.



### 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 \_\_\_\_\_, 2023.

Notary Public \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

### 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 situated in the Northwest 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

**Commencing** at a found 1/2 inch iron pin marking the Southeast corner of said Section 8; run thence

North for a distance of 3,226.31 feet; thence

West for a distance of 3,964.27 feet to a found 1/2 inch iron pin marking the Northeast corner of The Meadows at Stout Farms, Part 1 as recorded in Plat Cabinet G, Slide 56 in the Office of the Chancery Clerk of Madison County and the West line of the Stokes property as recorded in Deed Book 537, Page 399 in the Office of the Chancery Clerk of Madison County and the **Point of Beginning** of the herein described property; thence

Continue along the North line of said The Meadows at Stout Farms, Part 1 as follows:

West for a distance of 580.70 feet to a found 1/2 inch iron pin; thence

South for a distance of 135.06 feet to a found 1/2 inch iron pin; thence

North 89 degrees 50 minutes 13 seconds West for a distance of 658.29 feet to a set 1/2 inch iron pin; thence

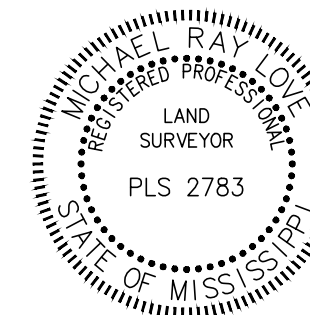
North 00 degrees 23 minutes 04 seconds East for a distance of 1,259.91 feet to a found 1/2 inch iron pin marking the Southwest corner of the Wilkinson property as recorded in Deed Book 4305, Page 432 in the Office of the Chancery Clerk of Madison County; thence

South 89 degrees 53 minutes 50 seconds East along the South line of said Wilkinson property for a distance of 1,229.66 feet to a found 1/2 inch iron pin marking the West line of the Stokes property as recorded in Deed Book 2243, Page 337 in the Office of the Chancery Clerk of Madison County; thence

South 00 degrees 02 minutes 41 seconds East along said West line of the Stokes properties for a distance of 1,124.50 feet to the **Point of Beginning**, containing **33.91 acres**, more or less.

WITNESS MY SIGNATURE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Michael R. Love, P.S.



### Vicinity Map:

