

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

September 12, 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, Phase 3  
Final Plat

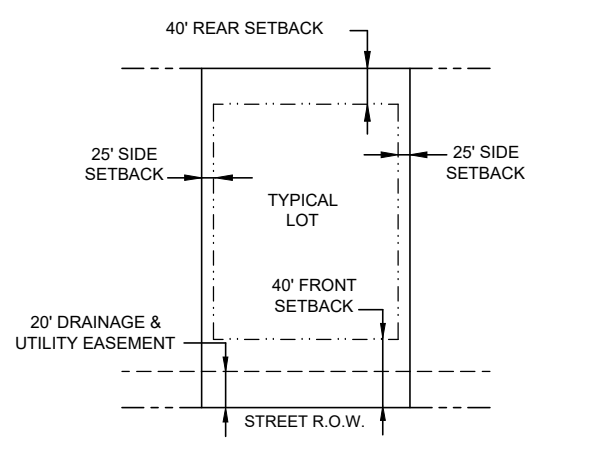
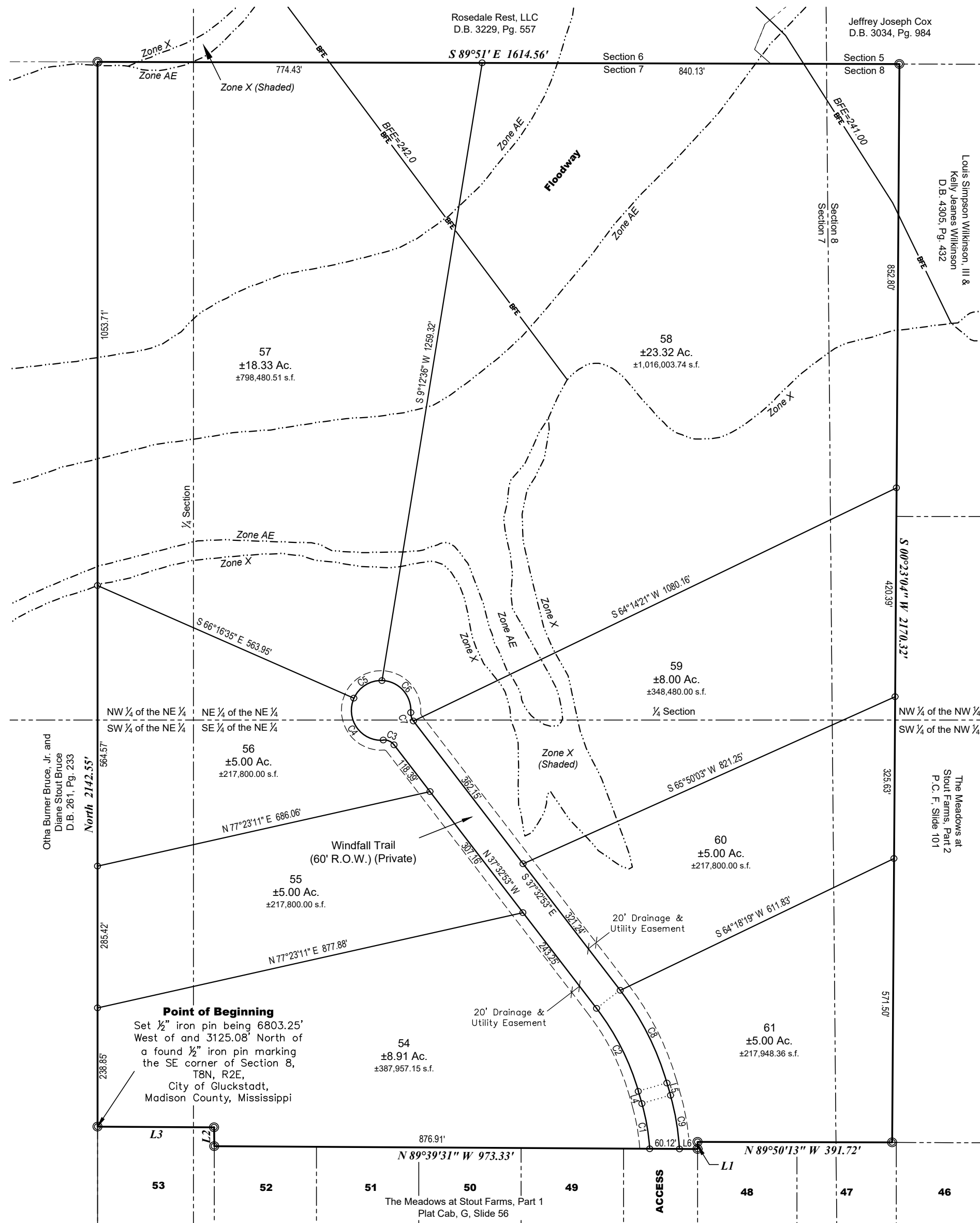
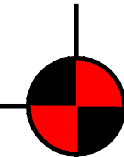
The Engineering Department recommends approval of the final plat of The Meadows at Stout Farms, Phase 3. The development contains 8 lots on 80.22 acres. There is no public infrastructure associated with this development.

# THE MEADOWS AT STOUT FARMS, PART 3

Situated in the NE 1/4 of Section 7 and the West 1/2 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



TYPICAL LOT DETAIL WITH SETBACKS  
N.T.S.  
CURRENT ZONING: A-1

Line Table		
Line	Bearing	Distance
L1	South	14.38'
L2	N 00°07'29" W	38.02'
L3	N 89°39'31" W	234.89'
L4	N 16°01'17" W	25.74'
L5	S 16°01'17" E	25.74'
L6	N 89°39'31" W	36.28'

Curve Table						
Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	12°27'30"	92.41'	425.00'	46.39'	92.23'	N 9°47'32" W
C2	21°31'36"	187.86'	500.00'	95.05'	186.75'	N 26°47'05" W
C3	56°48'29"	24.79'	25.00'	13.52'	23.78'	N 65°57'07" W
C4	118°25'58"	124.02'	60.00'	100.72'	103.09'	N 35°08'23" W
C5	67°38'08"	70.83'	60.00'	40.19'	66.79'	N 57°53'40" E
C6	92°26'12"	96.80'	60.00'	62.61'	86.64'	S 42°04'10" E
C7	41°41'49"	18.19'	25.00'	9.52'	17.79'	S 16°41'58" E
C8	21°31'36"	210.40'	560.00'	106.45'	209.16'	S 26°47'05" E
C9	12°56'31"	109.55'	485.00'	55.01'	109.32'	S 9°33'01" 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 3 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: \_\_\_\_\_

**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: \_\_\_\_\_

**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 3, 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, Deputy Clerk  
Chancery Clerk

**BOARD OF SUPERVISORS - COUNTY OF MADISON - STATE OF MISSISSIPPI**

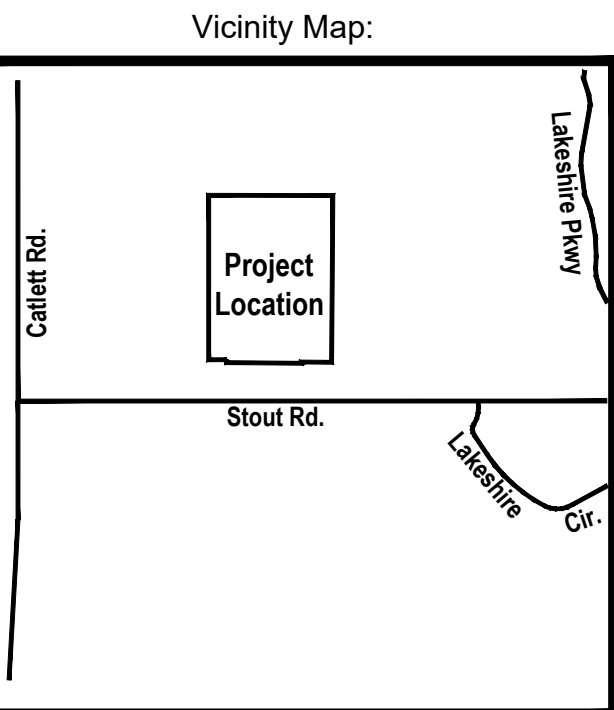
I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors in session on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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 - 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 Northeast 1/4 of Section 7 and the West 1/2 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 West for a distance of 6,803.25 feet; thence North for a distance of 3,125.08 feet to a set 1/2 inch iron pin marking the Northwest 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 East line of the Bruce property as recorded in Deed Book 261, Page 233 in the Office of the Chancery Clerk of Madison County and the **Point of Beginning** of the herein described property; thence North along said East line of the Bruce property for a distance of 2,142.55 feet to a set 1/2 inch iron pin marking the South line of the Rosedale Rest, LLC property as recorded in Deed Book 3229, Page 557 in the Office of the Chancery Clerk of Madison County; thence South 89 degrees 51 minutes East along said South line of the Rosedale Rest, LLC property and the South line of the Cox property as recorded in Deed Book 3034, Page 984 in the Office of the Chancery Clerk of Madison County for a distance of 1,614.56 feet to a set 1/2 inch iron pin marking the Northwest 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 00 degrees 23 minutes 04 seconds West along the West line of said Wilkinson property and the projection thereof for a distance of 2,170.32 feet to a set 1/2 inch iron pin marking the North line of said The Meadows at Stout Farms, Part 1; thence Continue along said North line of The Meadows at Stout Farms, Part 1 as follows:  
North 89 degrees 50 minutes 13 seconds West for a distance of 391.72 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 the **Point of Beginning**, containing **80.22 acres**, more or less.

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

Michael R. Love, P.S.

