

BEFORE THE MADISON COUNTY, MISSISSIPPI BOARD OF SUPERVISORS

IN RE: ALTERATION OF THE PLAT OF CHURCHILL OF CHARLTON PLACE TO COMBINE  
LOTS 28 AND 77 INTO ONE (1) LOT

MICHAEL LANCE LAUMAN, DONNA LOUISE LAUMAN AND HIGHWAY 22 PROPERTY, LLC,  
PETITIONERS

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PETITION TO ALTER THE PLAT OF CHURCHILL OF CHARLTON PLACE  
TO COMBINE LOTS 28 AND 77 INTO ONE (1) LOT

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COME NOW Petitioners, **MICHAEL LANCE LAUMAN, DONNA LOUISE LAUMAN 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, Highway 22 Property, LLC, is the developer of Churchill of Charlton Place  
and owner of Lot 28, Churchill of Charlton Place.

2. Petitioners, **MICHAEL LANCE LAUMAN AND DONNA LOUISE LAUMAN**, are the  
owners of Lot 77, Churchill of Charlton Place. A copy of their Warranty Deed is attached hereto as  
**Exhibit "A"**.

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. **MICHAEL LANCE LAUMAN AND DONNA LOUISE LAUMAN** have entered into a  
contract with Highway 22 Property, LLC for the purchase of Lot 28, Churchill of Charlton Place.  
Petitioners desire to combine Lots 28 and 77, Churchill of Charlton Place, so that **MICHAEL  
LANCE LAUMAN AND DONNA LOUISE LAUMAN** will be able to construct one (1) residential

dwelling on the combined Lots after the purchase of Lot 28. The size of the combined Lots totals 12.11 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. Michael Lance Lauman and Donna Louise Lauman, owners of Lot 77, Churchill of Charlton Place.
- b. Highway 22 Property, LLC, the Declarant/Developer and owner of Lot 28, Churchill of Charlton Place.
- c. Charlton Place Property Owner's Association, Inc.
- d. There are no other parties directly interested and/or adversely affected by the combining of Lots 28 and 77.

All of such interested parties join in this Petition.

6. That the Board of Supervisors should approve the combining of Lots 28 and 77, Churchill of Charlton Place, and should reflect same in its minutes and by marginal notation on the plat of Churchill of Charlton Place.

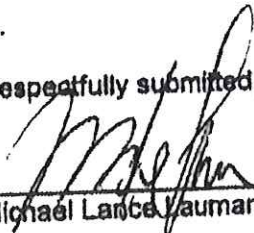
7. That upon the combining of Lots 28 and 77, all easements and setbacks along the common lot line of Lots 28 and 77 shall be abandoned and terminated and Homeowner Association dues shall be assessed on one Lot only.

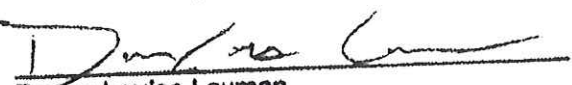
**WHEREFORE, PREMISES CONSIDERED,** Petitioners respectfully request that this Petition be received, and that after due consideration, the Board of Supervisors of Madison County, Mississippi will enter its Order Altering the Plat of Churchill of Charlton Place to reflect that Lots 28 and 77 thereof are 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.

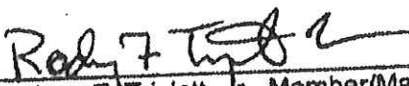
THIS the 15<sup>TH</sup> day of February, 2024.

Respectfully submitted,

  
Michael Lance Lauman

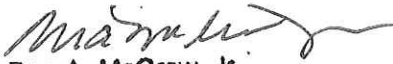
  
Donna Louise Lauman

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  
 10/14/2022 3:14:48 PM  
 Inst. 970675 Page 1 of 2  
 Book: W - 4269 / 229.00  
 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 77, Churchill of Charlton Place, Madison County, Mississippi.

STATE OF MISSISSIPPI  
 COUNTY OF MADISON

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

**GRANTEES:**  
 MICHAEL LANCE LAUMAN AND WIFE, DONNA LOUISE LAUMAN  
 as joint tenants with full rights of survivorship and not as tenants in common  
 392 Saint Ives Drive  
 Madison, MS 39110  
 Phone: 601-946-1900

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

Lot 77, 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.

**EXHIBIT "A"**

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

1. County of Madison, Mississippi, ad valorem taxes for the year 2022, 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 14<sup>th</sup> day of October, 2022.

HIGHWAY 22 PROPERTY, LLC  
A Mississippi Limited Liability Company

By: Rodney F. Triplett, Jr.  
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 14<sup>th</sup> day of October, 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.

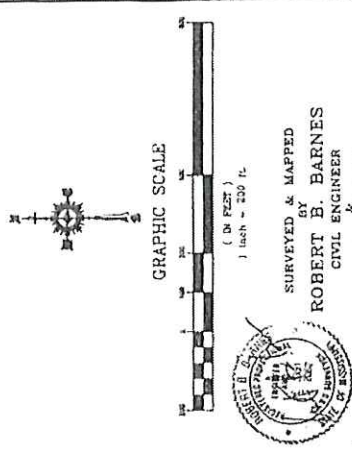
Bonnie Wilcox  
NOTARY PUBLIC



# 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.



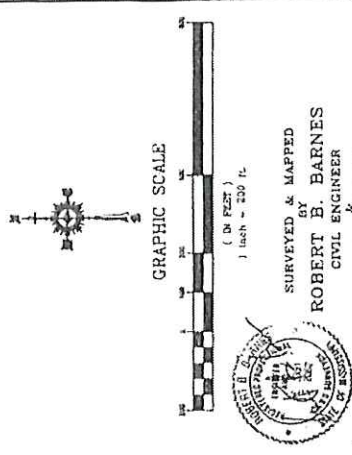
SURVEYED & MAPPED BY  
**ROBERT B. BARNES**  
CIVIL ENGINEER

LAND SURVEYOR  
2 OLD RIVER PLACE, SUITE "K"  
JACKSON, MISSISSIPPI 39202  
PHONE: 801.353.7870 FAX: 801.353.7805  
FIELD WORK COMPLETED: SEPTEMBER 8  
PLAT DATE: SEPTEMBER 10, 2014

SHEET 1/3

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  
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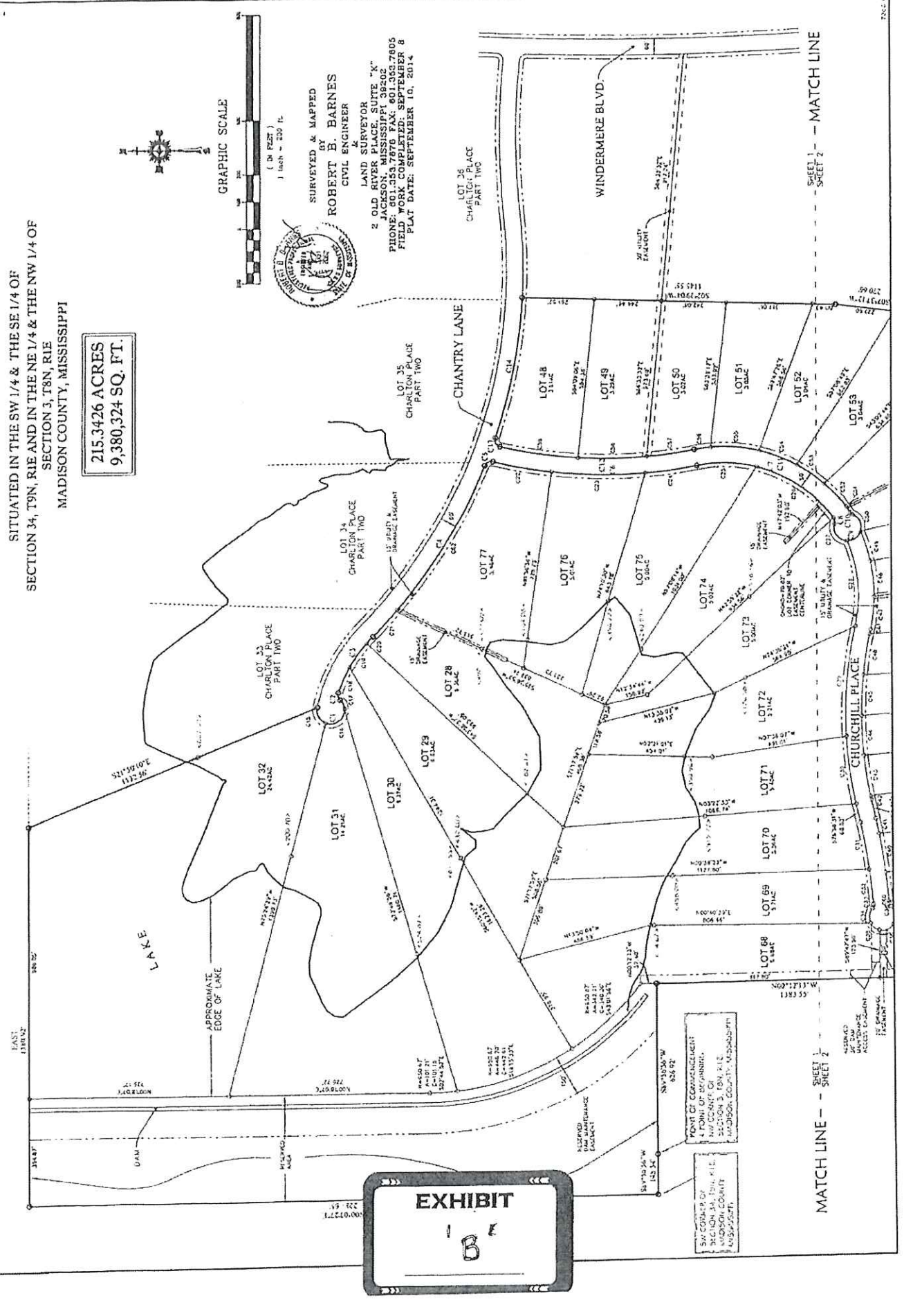
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EXHIBIT

1 B E

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

MATCH LINE -- SHEET 1 -- SHEET 2

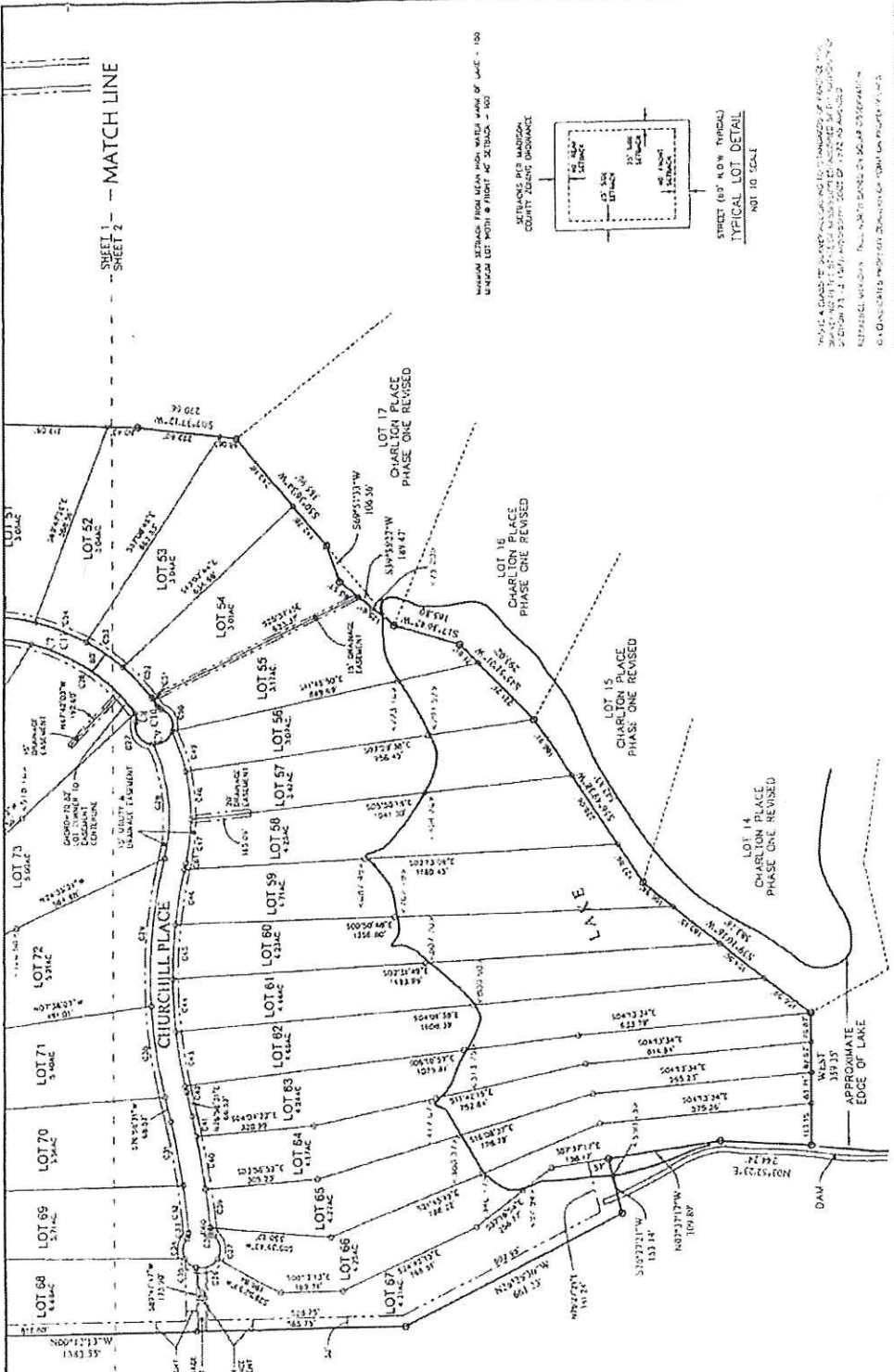




1469 P. 4A

SHEET 2/3

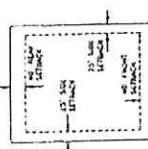
MATCH LINE -- SHEET 1 -- SHEET 2 -- MATCH LINE



CURVE	RADIUS	ARC	CHORD	BEARING
C1	26.00	38.31	31.17	S73°29'21"W
C2	26.00	38.31	31.17	S73°29'21"W
C3	26.00	38.31	31.17	S73°29'21"W
C4	26.00	38.31	31.17	S73°29'21"W
C5	26.00	38.31	31.17	S73°29'21"W
C6	26.00	38.31	31.17	S73°29'21"W
C7	26.00	38.31	31.17	S73°29'21"W
C8	26.00	38.31	31.17	S73°29'21"W
C9	26.00	38.31	31.17	S73°29'21"W
C10	26.00	38.31	31.17	S73°29'21"W
C11	26.00	38.31	31.17	S73°29'21"W
C12	26.00	38.31	31.17	S73°29'21"W
C13	26.00	38.31	31.17	S73°29'21"W
C14	26.00	38.31	31.17	S73°29'21"W
C15	26.00	38.31	31.17	S73°29'21"W
C16	26.00	38.31	31.17	S73°29'21"W
C17	26.00	38.31	31.17	S73°29'21"W
C18	26.00	38.31	31.17	S73°29'21"W
C19	26.00	38.31	31.17	S73°29'21"W
C20	26.00	38.31	31.17	S73°29'21"W
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C24	26.00	38.31	31.17	S73°29'21"W
C25	26.00	38.31	31.17	S73°29'21"W
C26	26.00	38.31	31.17	S73°29'21"W
C27	26.00	38.31	31.17	S73°29'21"W
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C34	26.00	38.31	31.17	S73°29'21"W
C35	26.00	38.31	31.17	S73°29'21"W
C36	26.00	38.31	31.17	S73°29'21"W
C37	26.00	38.31	31.17	S73°29'21"W
C38	26.00	38.31	31.17	S73°29'21"W
C39	26.00	38.31	31.17	S73°29'21"W
C40	26.00	38.31	31.17	S73°29'21"W
C41	26.00	38.31	31.17	S73°29'21"W
C42	26.00	38.31	31.17	S73°29'21"W
C43	26.00	38.31	31.17	S73°29'21"W
C44	26.00	38.31	31.17	S73°29'21"W
C45	26.00	38.31	31.17	S73°29'21"W
C46	26.00	38.31	31.17	S73°29'21"W
C47	26.00	38.31	31.17	S73°29'21"W
C48	26.00	38.31	31.17	S73°29'21"W
C49	26.00	38.31	31.17	S73°29'21"W
C50	26.00	38.31	31.17	S73°29'21"W
C51	26.00	38.31	31.17	S73°29'21"W
C52	26.00	38.31	31.17	S73°29'21"W
C53	26.00	38.31	31.17	S73°29'21"W
C54	26.00	38.31	31.17	S73°29'21"W
C55	26.00	38.31	31.17	S73°29'21"W
C56	26.00	38.31	31.17	S73°29'21"W
C57	26.00	38.31	31.17	S73°29'21"W
C58	26.00	38.31	31.17	S73°29'21"W
C59	26.00	38.31	31.17	S73°29'21"W
C60	26.00	38.31	31.17	S73°29'21"W
C61	26.00	38.31	31.17	S73°29'21"W
C62	26.00	38.31	31.17	S73°29'21"W

MINIMUM SETBACK FROM LANE AND WEST SIDE OF LAKE - 100  
 MINIMUM SETBACK FROM LANE AND WEST SIDE OF LAKE - 100

REFERENCES FOR HANDED  
 COUNTY ADJACENT JURISDICTION



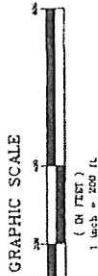
STREET (60' N.O.W. TYPICAL)  
 TYPICAL LOT DETAIL  
 NOT TO SCALE

THIS PLAN IS SUBJECT TO THE RECORDS OF THE MISSISSIPPI DEPARTMENT OF REVENUE AND THE MISSISSIPPI DEPARTMENT OF LAND AND FORESTRY. THE MISSISSIPPI DEPARTMENT OF REVENUE HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISSISSIPPI DEPARTMENT OF REVENUE. THE MISSISSIPPI DEPARTMENT OF LAND AND FORESTRY HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISSISSIPPI DEPARTMENT OF LAND AND FORESTRY.



SURVEYED & MAPPED  
 BY  
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