

BOARD OF SUPERVISORS

MADISON COUNTY, MISSISSIPPI

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

3137 South Liberty Street, Canton, MS 39046
Office (601) 855-5582 FAX (601) 859-5857

MEMORANDUM

February 18, 2025

To: Casey Brannon, 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., PTOE
County Engineer

Re: Final Plat
Warren Meadows

The Engineering Department recommends approval of the final plat of Warren Meadows. The development is 6 lots on approximately 39.99 acres. There is no public infrastructure associated with this development.

CASEY BRANNON
District One

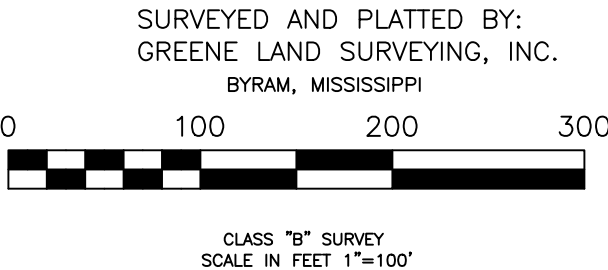
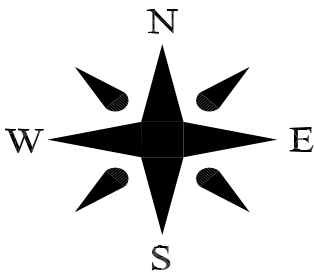
TREY BAXTER
District Two

GERALD STEEN
District Three

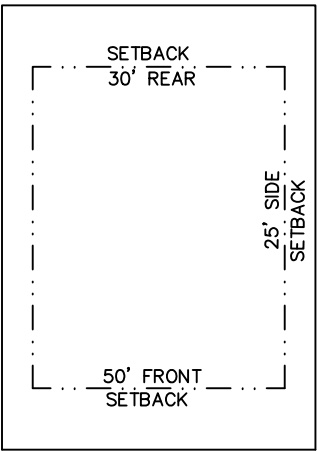
KARL M. BANKS
District Four

PAUL GRIFFIN
District Five

WARREN MEADOWS
SITUATED IN THE SE1/4 OF THE SE1/4 OF SECTION 14,
T-9-N, R-3-E, MADISON, COUNTY, MISSISSIPPI

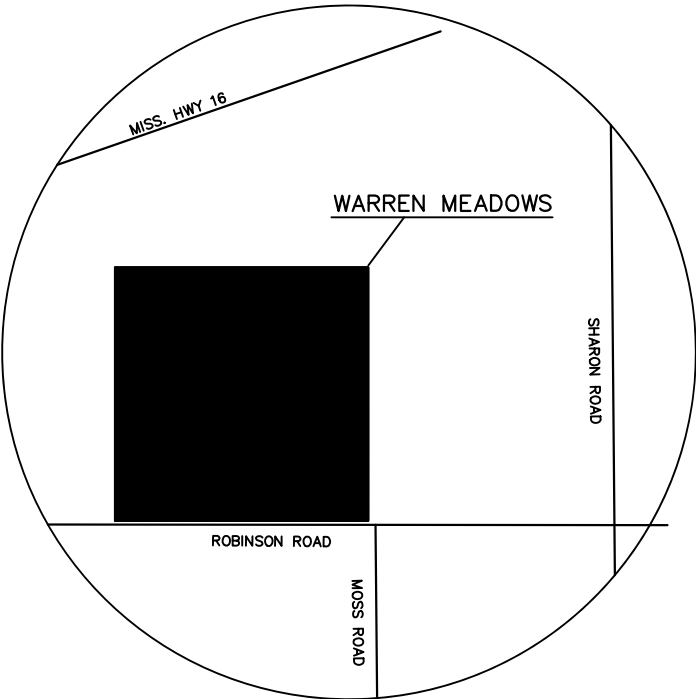


LEGEND

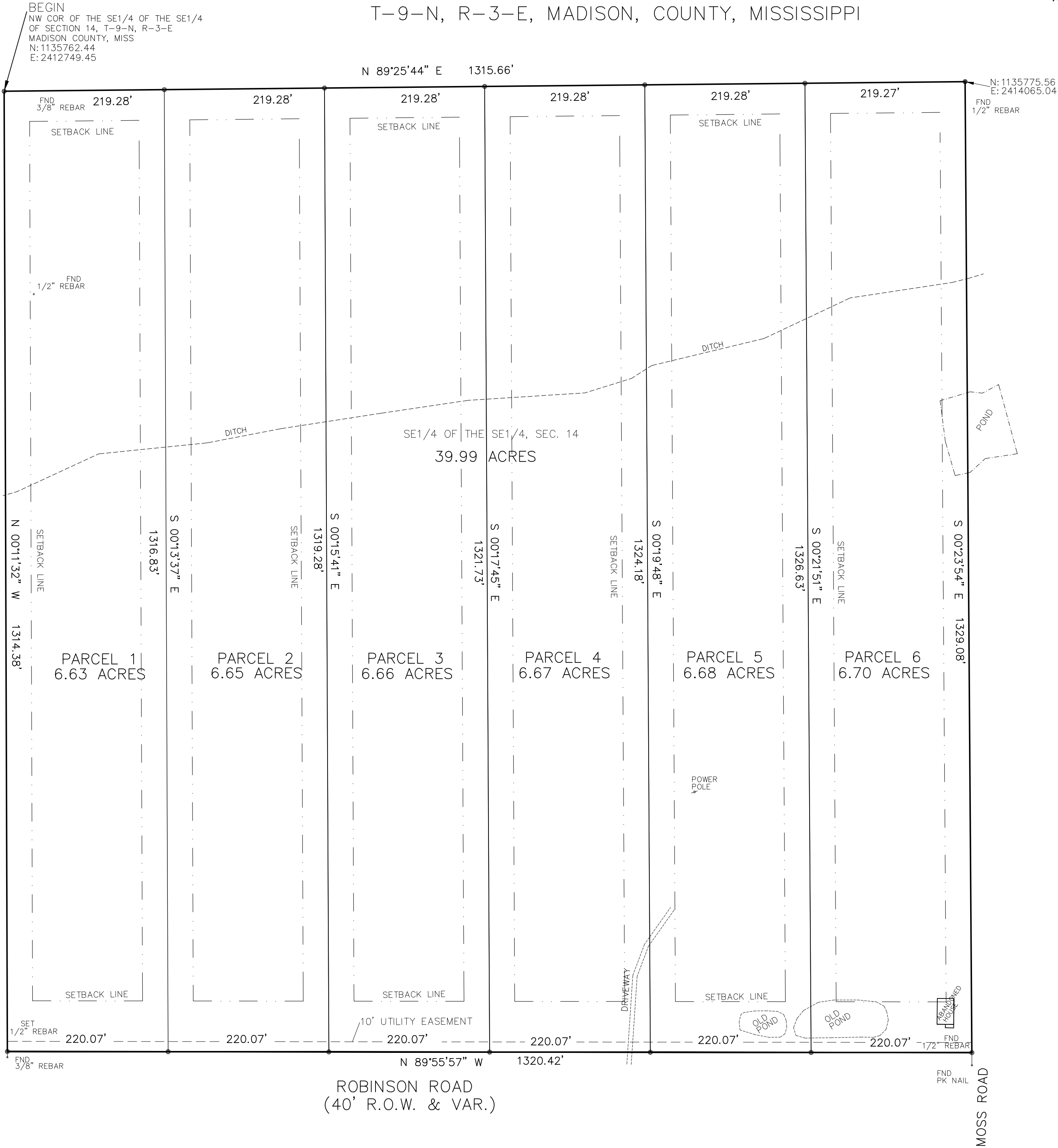


- LOT LINE
 - SETBACK LINE
 - 50' FRONT
 - 25' SIDE
 - 30' REAR
 - 10' UTILITY EASEMENT
 - SET 1/2" REBAR
- * BEARINGS ARE REFERENCED FROM GRID NORTH, USM CGCG REAL TIME NETWORK WEST ZONE, NAD83(2011)
CONVERGENCE ANGLE: +00°12'12.24"
SCALE FACTOR: 0.99995004

TYPICAL LOT DETAIL
SCALE: 1"=NTS



VICINITY MAP
SCALE: 1"=1000'



SURVEYORS CERTIFICATE

STATE OF MISSISSIPPI

COUNTY OF MADISON

I, Paul A. Greene, Professional Land Surveyor, do hereby certify that at the request of Stuart Warren, the owner, I have subdivided and platted the following described parcel of land lying and being situated in the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 14, Township 9 North, Range 3 East, Madison County, Mississippi and that this plat is true and correct and was prepared from an actual survey of the property and the survey and monumentation of the lots hereon was made by me or under my supervision, containing 39.99 acres, more or less. Being situated in the Southeast Quarter of the Southeast Quarter of Section 14, Township 9 North, Range 3 East, Madison County, Mississippi, and being more particularly described as follows: The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83 (2011), grid values, U. S. Survey feet, using a scale factor of 0.99995004 and a grid to geodetic convergence angle of (+) 00 degrees 12 minutes 12.24 seconds developed at the below described Beginning Point:

Begin at a found 3/8 inch rebar marking the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 14, Township 9 North, Range 3 East, Madison County, Mississippi, having a coordinate value of N:1135762.44, E:2412749.45, on the above referenced coordinate system, and run thence North 89 Degrees 25 Minutes 44 Seconds East along the North line of said Southeast Quarter of the Southeast Quarter of Section 14 for a distance of 1315.66 feet to a found 1/2 inch rebar marking the Northeast corner, having a coordinate value of N:1135775.56, E:2414065.04, on the above referenced coordinate system; Run thence South 00 Degrees 23 Minutes 54 Seconds East along the East line of said Southeast Quarter of the Southeast Quarter of Section 14 for a distance of 1329.08 feet to a set 1/2 inch rebar on the North right of way line of Robinson Road, as now laid out and exist; Run thence North 89 Degrees 55 Minutes 57 Seconds West along said North right of way line of Robinson Road for a distance of 1320.42 feet to a set 1/2 inch rebar on the West line of said Southeast Quarter of the Southeast Quarter of Section 14; Run thence North 00 Degrees 11 Minutes 32 Seconds West along said West line of said Southeast Quarter of the Southeast Quarter of Section 14 for a distance of 1314.38 feet to the Point of Beginning.

Witness my signature on this the _____ day of _____, 20____

Paul A. Greene, PLS No. 02511

CERTIFICATE AND DEDICATION OF OWNER

STATE OF MISSISSIPPI

COUNTY OF MADISON

I, Stuart Warren, Managing Member of Robinson Road Investment, LLC, a Mississippi limited liability company, hereby certify that the aforementioned is the Owner of the Land described in the foregoing Certificate of Paul A. Greene, Professional Land Surveyor, and that as Managing Member of said Robinson Road Investment, LLC, Owner of Warren Meadows, have caused same to be subdivided and platted as shown hereon, hereby adopt this plat of the said subdivision as the free act and deed of said Owner, and have designated the same as Warren Meadows.

All utilities, utility easements and other easements or as designated and defined hereon, shall be deciated for public use.

WITNESS OUR SIGNATURE on this the _____ day of _____, 202____

Robinson Road Investment, LLC.

By: Stuart Warren, Managing Member

ACKNOWLEDGE

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said county and state, on this _____ day of _____, 202____, within my jurisdiction, the within named Stuart Warren, who acknowledged that he is Managing Member of Robinson Road Investment, 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: _____

NOTARY PUBLIC _____

SURVEYORS CERTIFICATE OF COMPLIANCE
WITH SUBDIVISION REGULATIONS

STATE OF MISSISSIPPI

COUNTY OF MADISON

I, Paul A. Greene, Professional Land Surveyor, hereby certify that the monuments and markers shows hereon are in place on the ground and the plat shown and described hereon are a true and correct representation of the subdivision of an existing survey which was prepared by me and said subdivision of said survey was made to the accuracy designated is the subdivision regulations for Madison County, Mississippi.

Witness my signature on this the _____ day of _____, 20____.

Paul A. Greene, PLS., No. 02511

RECOMMENDATION OF COUNTY ENGINEER

STATE OF MISSISSIPPI

COUNTY OF MADISON

I, Engineer for the County of Madison, have examined this plat and find that it conforms to all conditions set forth on the preliminary plat as approved by the Board of Supervisors and thus recommend final approval.

County Engineer: Tim Bryan, P.E.

APPROVAL OF THE BOARD OF SUPERVISORS

STATE OF MISSISSIPPI

COUNTY OF MADISON

I, hereby certify that this plat of Warren Meadows is a true copy of this plat and this plat is hereby approved by the Board of Supervisors of Madison County, Mississippi in session on the _____ day of _____, 20____.

Witness my signature on this the _____ day of _____, 20____

MADISON COUNTY BOARD OF SUPERVISORS

ATTEST:

President, Board of Supervisors: Gerald Steen

Chancery Clerk of Madison County, Mississippi

CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI

COUNTY OF MADISON

I, Ronny Lott, Chancery Clerk, and Paul A. Greene, Professional Land Surveyor, do hereby certify that we have carefully compared this plat of Warren Meadows with the original thereof, and find it to be a true and correct copy of said plat.

Gives under my hand and seal of office on this the _____ day of _____, 20____

Paul A. Greene, PLS., No. 02511

Ronny Lott, Chancery Clerk

FILING AND RECORDATION

STATE OF MISSISSIPPI

COUNTY OF MADISON

I, Ronny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that this plat of Warren Meadows was filed for record in my office on this the _____ day of _____, 20____, and was duly recorded in Cabinet _____ at Slot _____ of the records of maps and plats of the land of Madison County, Mississippi.

Gives under my hand and seal of office on this the _____ day of _____, 20____

Ronny Lott, Chancery Clerk